Harrogate Borough Council

Closure of Claro Barracks, Ripon – *Review of Economic Implications*

FINAL REPORT

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Overview

As part of the MoD's strategic review, the closure of Claro Barracks has been announced, with a process of relocation of 21 Engineers to Catterick having commenced with a view to the site being declared surplus to operational requirements by 2017.

This report seeks to:

- To provide a baseline assessment of the Ripon local economy against which the impact of the closure and future use options can be considered and future performance of the economy can be reviewed;
- To understand the potential direct and indirect economic impacts of the closure of Claro Barracks on the city economy;
- To assess the development potential of the surplus Barracks;
- To identify a range of strategic responses to the economic baseline findings and the opportunities presented by the Barracks site.

Ripon in context

Ripon is an important market town and local service centre. The vision for Ripon as set out in the Harrogate Core Strategy is that it will continue its successful regeneration and redevelopment of underused and vacant land for housing; and the City Centre's revitalisation with retailing and residential development will boost the City's service centre role and tourism industry.

At a Regional and District level, Ripon's future will involve strengthening its position as a local service centre which meets the needs of the local population in terms of housing, jobs and local services; but which also supports the wider economic function of larger nearby settlements.

Key findings from the economic baselining of Ripon are as follows:

- *Ripon is a City that underperforms the relatively affluent Borough of Harrogate on most indicators but which for the most part sits on a par with LEP and national averages*
- *Ripon's population is growing and ageing, but workforce size will not grow at the same rate as the City's population. Future housing demand will be for smaller homes*
- *The City has developed its tourism and retail offer, although its tourist assets are not significant employment contributors and its retail offer may be vulnerable*
- *Ripon has not seen significant employment growth in higher value-added sectors over recent decades and is lagging behind the Borough*
- *Connectivity remains an issue, particularly between the west, including Claro Barracks, and the motorway network, but there is significant outward commuting from Ripon to the rest of the Borough*
- *The supply of workforce skills limit Ripon's potential to attract high growth sectors*
- *Through net out-commuting and high levels of internal employment opportunities, Ripon has a large workforce compared to its working age population*
- *There is significant variation in performance among Ripon's three wards with Ripon Spa (the location of the Claro Barracks) outperforming the remaining wards*

Economic impact of Barracks closure

The announcement of the closure of Claro Barracks has raised specific concerns locally regarding the potential economic effects on the city of Ripon. Such concerns are natural given that the military presence has been a feature of Ripon for many years and Claro Barracks is a major institution in the City. Moreover, Ripon has experienced the previous closure of a key institution – Ripon & York St John's College, which closed its Ripon campus in 2001. For many local people, the closure of Claro Barracks will have been perceived as a further blow to the local area and Ripon's position in the sub-region.

The economic value of military presence in local areas has been the subject of previous assessments. Work commissioned by the MoD and the former Regional Development Agency, Yorkshire Forward in 2010 assessed the economic contribution of military presence in North Yorkshire focused on the Catterick Garrison Administrative Area, which includes Ripon. This study confirmed that employment at Ripon's barracks represented less than 3% of total military presence in North Yorkshire and is therefore very small in terms of MoD head-count.

For the purposes of assessing the potential economic impact of the Claro closure a range of data sources have been examined relating to:

- Direct economic effects – impacts arising from the employment of personnel on-site at the Barracks
- Induced economic effects – impacts arising due to expenditure of wages by service personnel on local goods and services in Ripon;
- Indirect economic effects – impacts arising from the purchasing activity on the operation of the Barracks and the generation of local contracts for businesses located in Ripon.

Data has been provided by the DIO in relation to the operation of the Barracks and consultations have been held with other stakeholders including HBC, Ripon City Council and the Ripon Chamber of Trade to build an understanding of the role of the military presence in the City and any linkages with wider economic and social activities in Ripon.

While the closure of Claro Barracks marks an important milestone for Ripon, the study has found limited evidence that the impact on the local economy will be significant – this conclusion is broadly in line with the views of most local consultees. While the barracks is a major employer in the town, it supports few civilian jobs, primarily those associated with contracted facilities management services on-site and the propensity for expenditure by non-family military personnel to flow into the local economy is limited.

The role of the service family housing is, however, a key factor in driving local economic benefit, generating an important contribution to the city economy and community. It has been made clear by the MoD that the service family housing will be retained in Ripon and will continue to be an important asset for military operations as they grow in Dishforth and Catterick.

On this basis, the economic effects of the Barracks closure is expected to be limited but this is subject to the retention of the service family housing. If the MoD was to change its position on this approach, then the local effects could be much more significant. HBC and the City Council should therefore maintain close contact with the MoD to monitor any changes in its estates strategy moving forward.

Characteristics of the site

Claro and Deverell Barracks are located on the north western edge of Ripon beyond the Lark Hill and Bishopton area of the City. The Barracks are approximately 1.2 miles from the City Centre. The Claro and Deverell Barracks have a significant site area of approximately 56.95 hectares / 140.7 acres. Most of the site falls within the defined Development Limit of Ripon.

Claro Barracks is the central area on the estate. Claro Barracks comprises modern service accommodation including substantial multi-storey accommodation blocks, catering services, classroom, guard room, Officers mess, Warrant Officers mess, sports, welfare and health facilities, stores and armouries.

Deverell Barracks comprises various timber barracks structures and ancillary buildings around a central parade ground/car park.

The Claro Technical Area extends beyond the Claro Barracks to the west and comprises the engineering workshops, garages and stores. The buildings comprise primarily single storey workshops and garages. Parts of the Technical Area fall outside the Ripon Development Limit.

There are significant amount of sports fields which form part of the estate mainly to the south of the Barracks along Clotherhome Road. These playing fields extend to approximately 12.65 hectares / 31.3 acres.

Property market context for future redevelopment

The residential market is beginning to show signs of recovery fuelled by a return to growth in the wider economy and supported by government initiatives such as Help to Buy. Local agents are reporting increased activity in the residential sector and there are limited new developments in the pipeline in Ripon (the large residential allocations being focussed on Harrogate and Knaresborough).

Claro and Deverell Barracks both have the potential to be attractive residential developments and are of significant scale which will attract attention from the national house builders. Deverell Barracks is the obvious residential development being adjacent to existing high value residential properties on Lark Hill and physically separate from Claro Barracks by Chatham Road which is itself an attractive tree-lined boulevard. Claro Barracks also has the potential to be an attractive residential development but subject to the treatment of the retained land (Deverell and/or the Technical Area).

As part of any residential development there is an opportunity to deliver a substantial amount of affordable housing given that the site in public ownership.

In addition to residential development, our consultations with convenience retailers have identified that there would be some interest in a convenience store in this location to service the local population. The size of this would be determined by the scale of the proposed redevelopment and planning policies. Depending on the location of the development within the 'master-plan' there could be scope to develop a 'district centre' with a family pub and other community/health facilities centred around the existing facilities on Claro.

The property market for B1, B2 and B8 uses is limited due to the scale of the economy in Ripon compared to say Harrogate, Leeds and York. It is also constrained by limited employment land availability along the main A61 trunk road. The main strategic location for B2 and B8 development is at Melmerby approximately 4 miles to the north of Ripon and 1.5 miles from the A1. In addition there are B1 and B2 opportunities within Ripon adjacent to Morrisons on the Harrogate Road. These developments are only likely to be viable on the basis that they are pre-let to end users. Given the location of the Barracks on the western side of Ripon furthest from the A61, new development for employment uses is unlikely to be able to compete with these more accessible locations.

Notwithstanding the above, there are a large number of reasonably modern and flexible workshops within the Claro Technical Area which could be reconfigured to provide flexible low cost workspaces of a type which is currently of limited supply in Ripon. This could provide opportunities for locally based companies to locate and grow within Ripon.

Development opportunities and constraints

A full analysis of the planning policy context of the site has been conducted. Based on this and the assessment of market potential the development capacity of the site has been considered.

Deverell Barracks is the most logical parcel of land to be released for redevelopment given that this is the location of the oldest building stock and this site is physically adjacent to the built up area of Ripon. The strengths and opportunities of the Deverell site from a development perspective include:

- Regular shaped site with readily identifiable boundaries comprising Kirkby Road and Chatham Road and the existing housing on Lark Lane and Tarbard Avenue.
- The potential to access the site from various points along Chatham Road and Tarbard Avenue and disperse traffic down both Clotherholme Road and/or Kirkby Road, subject to discussions with the local highway authority.
- The existing built up area is entirely within the existing Development Limits and there are no conflicting boundaries.
- Adjacent to existing high value residential along Lark Lane making this an attractive residential development site.
- If brought forward as a residential development site the Council would benefit from a significant contribution towards the housing and affordable housing targets.
- Potential to formalise the sports grounds to the south for substantial public open space and therefore increase the development capacity of the main Deverell site.
- Given the proximity to existing residential dwellings, it *may* be possible to develop a small local centre to better service the site and the existing population. This *could* comprise (say) a basket shopping convenience store, small unit shops, family pub and any public uses (e.g. health centre) – subject to demand at the time.

The weaknesses and constraints of the Deverell site from a development perspective include:

- The site is constrained by highways capacity through Ripon City Centre.
- Access to the main A61 road network is only via the City Centre making this a less attractive location for commercial development (office, light industrial, distribution) than sites on the east of Ripon (e.g. Melmerby).
- The security cordon around any remaining Barracks would need to be moved back in order to enable public access along Chatham Road.

Claro Barracks is the most logical parcel of land to be retained by the MoD to use as a future training base given that there are significant modern buildings which can continue in use with little adaptation or capital cost and include ancillary welfare and training accommodation.

The strengths and opportunities of the Claro Barracks site from a development perspective include:

- A major redevelopment opportunity substantially (but not entirely) within the Development Limits of Ripon.
- The potential to access the site from various points along Chatham Road and directly onto Kirkby Road and therefore disperse traffic down both Clotherholme Road and/or Kirkby Road, subject to discussions with the local highway authority.
- If brought forward as a residential development site, the Council would benefit from a significant contribution towards housing growth and affordable housing targets.

- Potential to formalise the sports grounds to the south and the assault course to the north for public use/public open space and therefore increase the development capacity of the main Claro site.
- There are a number of existing buildings that could be retained for alternative (community) uses such as the gymnasium and squash courts.

The weaknesses and constraints of the Claro Barracks site from a development perspective include:

- The site is constrained by highways capacity through Ripon City Centre.
- Access to the main A61 road network is only via the City Centre making this a less attractive location for commercial development (office, light industrial, distribution) than sites on the east of Ripon (e.g. Melmerby).
- The security cordon around any remaining Barracks would need to be moved in order to enable public access to the site. This would require the formation of a new access and security arrangement for the retained parts e.g. Deverell Barracks and/or the Claro Technical Area (possibly further along Clotherholme Road).
- In the event that Claro Barracks is released for redevelopment and Deverell Barracks is retained this will have the effect of separating the redevelopment site from the main built up area of Ripon with retained Barracks in between. It is unlikely that the MoD would elect to do this as it may be seen as adversely affecting the retained operational areas.

Claro Technical Area is the least logical parcel of land to be released for redevelopment (in isolation) given that it is the furthest from the existing built-up area of Ripon and currently is access through the main Claro Barracks site.

The strengths and opportunities of the Claro Technical Area site from a development perspective include:

- Substantial site area with the potential to create its own 'identity' as a development scheme given that is it is separated from the main built-up area of Ripon by Claro and Deverell Barracks.
- Substantially (but not entirely) within the Development Limits of Ripon.
- Located on the extreme periphery of Ripon with substantial views across the open countryside.
- Comprises some very serviceable modern workshop and garage units which could be very cost effectively reused for local/managed workspace units servicing the local market in Ripon and its hinterland.
- Such workspace is unlikely to be deliverable commercially by the private sector and therefore these facilities are an important opportunity for accommodating small business growth in Ripon.
- If brought forward as a residential development site the Council would benefit from a significant contribution towards the housing and affordable housing targets.
- Potential to formalise the sports grounds to the south for public use/public open space and therefore increase the development capacity of the main Claro site.

The weaknesses and constraints of the Claro Technical Area site from a development perspective include:

- The site is constrained by highways capacity through Ripon City Centre.
- Access to the main A61 road network is only via the City Centre making this a less attractive location for commercial development (office, light industrial, distribution) than sites on the east of Ripon (e.g. Melmerby).

- The site has no main road frontage and no direct access to Kirkby Road – it is accessed via Claro Barracks. The existing access points along Clotherholme Road are currently used for emergency access only. Any development of the Technical Area in isolation would require new access routes to be formed (possibly using the existing emergency access points along Clotherholme Road).
- The existing built-up area of the Technical Area does not correspond with the Development Limits of Ripon (which are drawn tighter) which could complicate future use options that require redevelopment.
- Any development of the Technical Area in isolation would require the security cordon to be relocated in order to enable public access to the site. This would require the formation of a new access and security arrangement for the retained parts e.g. the Claro Barracks area.
- Careful consideration would need to be given to boundary treatments given existing assets such as the petrol filling station and the firing range which may need to be retained by the MoD.
- In the event that the Claro Technical Area is released for redevelopment and Claro Barracks is retained this will have the effect of disjointing the redevelopment site from the main built up area of Ripon with retained Barracks in between.

Development potential conclusions

The market analysis indicates that residential development is likely to be the key use and value generator for this site. With such a significant land area available this will be the predominant use for future development. This will enable the City to grow as well as deliver affordable housing.

The western location of the site does present challenges in terms of other uses, predominantly due to issues relating to access and prominence.

A major new housing development would generate demand for services and amenities and it will be important to identify and establish these needs. From a market perspective there is evidence of some interest from retail and leisure operators which perhaps can be built upon to provide local services.

In terms of employment opportunities, the Barracks are not ideally located due to access considerations. However, supply within Ripon City is limited and when this is combined with the fact that the Claro Technical area provides quality accommodation; there is the potential to offer this to the market and promote the site as a new business location for the City.

The MoD will inevitably drive the future useage for the Barracks site. From a development perspective, it is clear that the Deverell Barracks site provides an excellent opportunity for new development, given that it has obsolete buildings and is adjacent to the built up area of Ripon.

Deverell Barracks can be developed independently from the remainder of the estate, which could be retained and thus not affect the future use and operations that the MoD may seek to retain. Claro Barracks comprise modern, purpose built buildings which could continue to be used for training purposes, releasing Deverell for redevelopment.

The Technical Area, whilst at the western end of the site, is discrete and could be either retained for re-letting or redeveloped at some point in the future. Access is a key consideration for the Technical Area and this would need to be resolved.

There is some potential to provide retail, leisure and civic development which will serve both the current and future population in this area of the City. Such development may be relatively small in scale, but may form part of an overall masterplan for the area. We have identified tentative interest from some commercial operators.

The location of such ancillary development will need to be addressed as part of a detailed site master planning process. Equally, the assessment of aspects such as open space and affordable housing provisions will also need to be addressed in further detailed work.

Further detailed work will be needed to both identify and assess constraints that may exist at the site. From the work to date it is clear that future development will need to deal with:

- Re-configuration of boundaries;
- Access – which may involve issues which are outside the site;
- Demolition and site remediation;
- Geo-technical aspects;
- Service/utility provision and capacity;
- Operational issues arising from retained MoD estate – for instance proximity or height of buildings.

The above will be important considerations which will inform scale and nature of the development as part of site planning processes. In relation to highways issues, it will be necessary for the Borough Council to work with NYCC to consider traffic impacts, capacity on the network and the mitigation measures required to facilitate redevelopment of the Barracks.

Strategic responses and next steps

- HBC and the City Council should maintain close liaison with the MoD during the closure process to ensure that any changes in the closure process are monitored effectively and fully understood by local stakeholders.

- Planning and economic policy should seek to promote Ripon as a focus for growth and create the conditions whereby the City can attract and retain higher value business activities.

- The potential for the redevelopment of the site to contribute to local economic growth potential should be recognised and any future masterplan should place emphasis on maximising such economic contribution.

- Growing Ripon's business base should be prioritised. The opportunity created by the vacated workspace at Claro Technical Area to support local SME growth should be fully exploited, balancing the need for a sustainable planning outcome for the site, the value realisation objectives of the MoD and a realistic projection of potential demand for workspace in this location.

- While Ripon can benefit from diversifying its business base and capturing a disproportionate level of higher value activity, the importance of realising the undoubted potential of the City as a quality market town and visitor attraction should remain a priority. The offer of the City Centre for visitors should be enhanced through additional, higher quality visitor services and by promoting additional footfall drivers in leisure and community sectors to locate in the centre.

- HBC/City Council and MoD should prepare a joint Development Brief as a pre-cursor to site marketing in order to promote an agreed approach to the redevelopment of Claro / Deverell and identify dedicated staff resource to support the interface with the local community and MoD, and to lead the local authority's input to development management.

1 Introduction

1.1 Study brief

Claro Barracks lies on the north western edge of the City of Ripon, within Harrogate Borough Council (HBC) local authority area. The Barracks site forms part of the Ministry of Defence's (MoD) operational estate within the Catterick Garrison Administration Area. Claro Barracks is home to the 21 Engineers Regiment and has stationed troops since World War 1.

The adjoining Deverell Barracks currently operates as a transit and training camp, primarily for cadets and reserve troops.

As part of the MoD's strategic review, the closure of Claro Barracks has been announced, with a process of relocation of 21 Engineers to Catterick having commenced with a view to the site being declared surplus to operational requirements by 2017.

The training role of Deverell Barracks is to be retained but the option of relocating this activity onto part of the surplus Claro Barracks is under consideration.

The MoD estate in Ripon also includes 277 service family housing units on an adjoining site. The MoD confirmed its intention to retain these units for military personnel as part of the growth plans for Catterick, Dishforth and Topcliffe bases which are all within travel distance from Ripon.

GENECON, in association with Aspinall Verdi, have been appointed by HBC, in conjunction with the York, North Yorkshire & East Riding Local Enterprise Partnership and Ripon City Council to review the potential economic impact of the closure of Claro Barracks. The focus of the study is:

- To provide a baseline assessment of the Ripon local economy against which the impact of the closure and future use options can be considered and future performance of the economy can be reviewed;
- To understand the potential direct and indirect economic impacts of the closure of Claro Barracks on the city economy;
- To assess the development potential of the surplus Barracks site (Aspinall Verdi)
- To identify a range of strategic responses to the economic baseline findings and the opportunities presented by the Barracks site.

A Project Group was established to steer the study, comprising representatives from HBC, York, North Yorkshire & East Riding Local Enterprise Partnership LEP and the City Council.

1.2 Study process

The study has comprised the following key processes:

- Inception and Steering meetings with the Project Group;
- Consultation meetings with the key agencies and other interests in the City;
- Liaison with representatives of the Defence Infrastructure Organisation (DIO) which oversees the MoD operational estate and Service Family Housing;
- Site visits to Claro and Deverall Barracks;
- Review of key planning and economic policy statements relevant to the future development of the site;
- Analysis of key economic data sets to inform the city economic baseline;
- Preliminary consideration of potential alternative use options for the site.

1.3 Current position regarding closure

The Claro Barracks were built on the north western edge of the City during the First World War, where the local community offered hospitality to soldier's wives and Flemish refugees. Following a similar role during the Second World War, the Royal Engineers (stationed at the barracks) were presented with the Freedom of the City in 1947.

The closure announcement was made in March 2013 with the intention that all military personnel would be relocated to Catterick by 2017.

The Claro Barracks site extends some 21 ha and Deverell a further 11.6 ha. Based on information provided by the DIO, we understand that there are currently 490 military personnel stationed at Claro of which 320 are housed in single person accommodation. There are 277 service family housing (SFA) units adjoining Claro & Deverall sites, of which 265 are currently occupied, 10% by service personnel whose duty station is outside of Ripon. The DIO has indicated that the Ripon based SFA will be an important source of accommodation for growing operational presence at Dishforth, where there is already a shortfall of SFA units.

Deverell Barracks has 471 bed spaces which are primarily used on a transitory basis or for training programmes.

The 21 Engineers Regiment is made up of personnel from across the UK and consequently many of the single personnel return home at weekends.

Significant local concern has been raised about the potential effects of the closure on the local economy and particularly on social infrastructure such as local schools. Confirmation that the service family housing is being retained is a key decision in this respect given that it ensures that existing levels of family expenditure and demand for local services will be retained in the city. It is currently understood that there are no plans to dispose of the service family housing and therefore this has not been factored into the consideration of economic impact at this stage. Clearly, if this decision changes then levels of local economic impact may be more significant and so the position should continue to be monitored by HBC and the City Council. For the purposes of the study, it is assumed that the service family housing will be retained.

In relation to Deverell Barracks we have assumed that current activities will be retained in Ripon but may be relocated to Claro when surplus accommodation, which is generally of better quality, becomes available. This has been factored into our consideration of the redevelopment potential of the combined Claro and Deverell estates from a statutory planning and property market perspective.

Given the scale of the combined Claro and Deverell sites the opportunity for redevelopment could be particularly significant for Ripon. The forward planning processes for the Borough and the City are at a pivotal point, with the Core Strategy currently being reviewed including consideration of the potential role of the various main centres in supporting spatial and economic growth, and the Ripon City Plan currently in preparation as a Neighbourhood Plan through which local community interests and ambitions for the city can be articulated. The opportunity created by the Barracks closure to drive growth in the City is a key consideration at both Borough and City levels. It is also referenced as a key growth opportunity in the York, North Yorkshire & East Riding Local Enterprise Partnership's investment strategy.

2 Ripon in context – key policy drivers

2.1 Key messages from policy statements

Harrogate Borough Council's (HBC) Core Strategy Policy SG2 defines Ripon as a 'Group A' settlement, alongside Harrogate and Knaresborough, although the main growth is focused on Harrogate and Knaresborough specifically. Ripon City Centre forms the main service and employment centre for an extensive rural area in the northern part of the District. It is an historical market town, characterised by its Cathedral, medieval streets and historic buildings. HBC's Core Strategy seeks to ensure that Ripon (alongside Knaresborough, Boroughbridge, Masham and Pateley Bridge), are supported to be effective local service centres; meeting the main housing, services and employment needs of the local population. The District's growth (in terms of new housing and commercial development), is to be focused on Harrogate. In part this reflects physical and geological limitations on Ripon's growth potential, including the risk of flooding in the City and surrounding countryside and gypsum rock deposits.

The Core Strategy states that, *"the landscape setting of the City (Ripon) is an important part of its character ..... a weekly market, regular cultural events and tourist attractions, including the Cathedral itself, all contribute to the City's role as an important centre for tourism"*. These positive policy statements point towards Ripon's role as a key asset in the District and the wider sub-region.

Past policy responses have recognised, however, that Ripon does face a number of challenges. Parts of Ripon's built up area require regeneration and the historical nature of its primary retail core creates some constraints for modern retailing formats. Ripon attracted one round of SRB funding for public realm improvements in the City Centre, and has received significantly more regeneration investment than any other town in Harrogate District.

The vision for Ripon as set out in the Core Strategy is that it will continue its successful regeneration and redevelopment of underused and vacant land for housing; and the City Centre's revitalisation with retailing and residential development will boost the City's service centre role and tourism industry.

The Strategy also promotes improved bus links to Leeds and Harrogate, thereby facilitating links to Leeds City Region's main growth centres and labour market opportunities. The Jobs and Business theme of the Core Strategy identifies market town renaissance as one of the pillars to support the Harrogate District economy. Ripon's role as a local market town is further reinforced by North Yorkshire County Council identifying Ripon as one of several market towns across North Yorkshire which have been supported through Action for Market Towns.

HBC's 'A Strong Local Economy Strategic Action Plan' 2012-2015 identifies two priorities for the borough; supporting business growth and job creation, and growing the visitor economy. This will include:

Supporting business growth and job creation	Growing the visitor economy
Lobbying for higher speed broadband Allocating land for employment Skills and workforce development Promoting business friendly planning Utilising our assets and powers Supporting people to start in business	Integrating destination management Converting business visitors to leisure visitors Investing in infrastructure Partnership and consultation Developing the local tourism product

Helping people find premises Working with significant businesses Helping businesses grow/move here Promoting business support initiatives Encouraging sector development	Providing high quality visitor services Encouraging sustainable tourism Improving quality and raising standards Marketing the district to visitors Encouraging longer and repeat stays Attracting business visitors

York, North Yorkshire & East Riding LEP Economic and Investment Strategy Draft (October 2013) identifies Ripon as a main settlement within the A1/A19 corridor local economic area. The strategy promotes investments in the corridor to overcome the infrastructure barriers faced by businesses and investors to ensure this area meets its growth potential and that opportunities are maximised. Specific reference is made to the implications of the closure of Claro Barracks, highlighting the potential for strategic growth in Ripon and the role of the former barracks site in delivering growth outcomes. The strategy affirms that market towns are pivotal to the distinctive identity, quality of life and economic prospects for the LEP area – it promotes local business led action tuned to the needs of the market towns and communities they are based within, and designed to attract and retain visitors and customers.

Leeds City Region's Growth Plan is focused on Leeds, York, Bradford and Harrogate as the main centres for economic development. The relationship between the wider Harrogate District and Leeds was explored in the Work Foundations ***2009 report on City Relationships***. Harrogate was identified as a "dependent" town given its strong links to Leeds in labour market terms. Harrogate was cited as a preferred residential location for Leeds' knowledge workers with a high proportion of workers commuting into Leeds. Commuter patterns for Ripon residents however indicate that Leeds is less important as a commuter destination for Ripon, with a high proportion of people in work remaining in the Harrogate District. The development of improved bus links may therefore serve to develop Ripon's links to wider region.

The strategic policy context reinforces Ripon's position as an important market town and local service centre. At a Regional and District level, Ripon's future will involve strengthening its position as a local service centre which meets the needs of the local population in terms of housing, jobs and local services; but which also supports the wider economic function of larger nearby settlements. This theme is picked up in the ***Greater Ripon Improvement Partnership's 2010-2014 Business Plan*** which aims to drive economic recovery primarily through retail development, but also by supporting local businesses and tourism. The Plan's three strategic themes include the economy, infrastructure and community. It identifies six issues to address:

- If the town entre is in decline, there is a knock on effect to all local businesses;
- Ripon's hinterland does not always look to Ripon for supply of retail or business products and services;
- Tourism alone cannot build Ripon's economy;
- Non-retail businesses must be sustained and helped to grow their market share;
- Businesses need to be supported to remain in Ripon even if they don't sell local; and,
- The community is very active but needs to be helped to drive activity from a base of success rather than increased deprivation.

Long-term actions for the plan include:

- Retail: more markets, more square activity, retail zones
- Business: incubators, estates and a "buy from" initiative
- Tourism: hotels, A1 exit and world class events
- Economy: CSR and empty property
- Infrastructure: rail review and pedestrianisation
- Community: 360 degree guide, One website

2.2 Future areas for policy development

In addition to a local service centre, Ripon's main economic focus may lie in capitalising on its role as a tourist destination. In the past Ripon Cathedral has secured Heritage Lottery Funding for the 'Discovering Ripon Cathedral' project which encouraged tourism through the interpretation of its heritage. In addition to the Cathedral, there are a number of high profile visitor attractions surrounding the city, but there is scope to increase the number of visitors brought into the city centre for longer stays. Although Ripon has attracted some national chains e.g. Café Nero's and Weatherspoon's, other major high street retailers are moving away from the city due to the lack of suitable units for modern retailing. There is also a high retail unit vacancy rate in the City Centre (11.6% in September 2013) which is above the average for the Harrogate District (8.6%).

Like many town centre high streets, the City Centre economy is vulnerable to decline. Consultation on priorities for the emerging ***City Plan*** has highlighted retail diversity amongst one of the most important changes required to boost jobs and encourage spending in Ripon. Ripon's retail offer needs to be strengthened, and increasing footfall in the city centre, through development of the visitor economy or business and housing development, could create critical mass to support this. The City Plan consultation indicated that 34% of respondents identified Claro Barracks as one of the three most important opportunities to provide "the right housing in the right places".

From an economic development perspective, Ripon has a number of significant and relatively niche employers. Wolseley's and Econ Engineering for instance are major employers in the area and provide highly skilled employment opportunities. Whilst areas surrounding Ripon, such as Melmerby, have developed as the main location for warehousing/large scale employment uses given A1 proximity; Ripon has a relatively high and sustained level of demand for employment and workshop space. HBC therefore see potential for Ripon to accommodate start-up business space and create high value employment opportunities (a key theme within the Harrogate Economic Development Strategy), particularly as a route to retain skilled workers in the local area.

There are therefore a number of opportunities open to Ripon. In addition to developing its role and function as a local service centre, there is scope for Ripon to look beyond its boundaries and consider its role in the wider Leeds City Region and York, North Yorkshire and East Riding LEP areas and the development of its tourism sector. Perception locally is that Ripon's City Centre is vulnerable to decline. Maintaining and improving its core City Centre services and functions to retain/attract residents and visitors may therefore be an important first step in securing greater economic stability. The new Tourist Information Centre at the Town Hall is a good example of this approach. This strategic context should be taken into account in considering future redevelopment options for the Barracks site.

3 Ripon in context – an economic baseline

3.1 Approach to baseline

Ripon does not have a standard administrative boundary from which standardised statistical reporting is undertaken. For statistical purposes we have constructed "best fit" geographic areas for investigation. We have defined the City as the extent of the built up area and, using ONS Guide to UK Geographies, have sought to align the current statistical framework for measurement in the UK to this definition. Due to the limits of reporting in national accounts, we have used a range a bespoke aggregated geographies to define the City. These comprise the following areas:

- Three Census Area Statistics (CAS) Wards 2009 – Ripon Moorside, Ripon Spa and Ripon Minster
- Built up Area (BUA) 2011 area - Ripon BUA
- Census Output Area (COA)
- Middle-Tier Super Output Areas (MSOA)
- Lower-Tier Super output Areas (LSOA)

The same definition and bespoke mapping exercise has been undertaken for the comparator towns in this analysis.

The majority of statistical evidence is already reported for the wider geographies assessed, with the exception of the York, North Yorkshire & East Riding Local Enterprise Partnership (YNYER LEP) area (a relatively new geography). Where required, we have aggregated data for its constituent areas. It should be noted that Census data excludes temporary residents, such as military personnel in Barracks accommodation. Therefore, all population and employment figures for Ripon and comparator areas exclude these personnel but include occupants of service family housing.

To analyse the current economic, spatial and social characteristics of Ripon, we have used a range of sources and techniques. The bulk of current and historic evidence has been sourced from secondary statistical sources from national accounts. This has been supported by existing reporting for the City from pre-existing literature – although we note that to date, there has been limited investigations into the dynamics of the City. The study also assesses the potential future performance of Ripon though economic projection data obtained from a range of statistical sources.

In developing a baseline understanding of the economic performance of the City of Ripon comparisons have been made with wider geographies - the Borough of Harrogate, the YNYER LEP Area and England across a number of key economic indicators. In order to understand local level performance among market towns in North Yorkshire, Ripon's performance has also been compared to the towns of Northallerton and Selby.

Northallerton is a similar sized town that is proximate to Ripon, but which has maintained and bolstered an administrative presence for North Yorkshire. Selby is a larger town than Ripon and has greater levels of connectivity to the nearby City of York and higher levels of nearby industrial activity present. Neither town contains the same range of tourist assets as Ripon, but both have central retail cores. Through analysis of similar towns in North Yorkshire which have pursued a different economic path, we seek to understand the potential options for Ripon going forward.

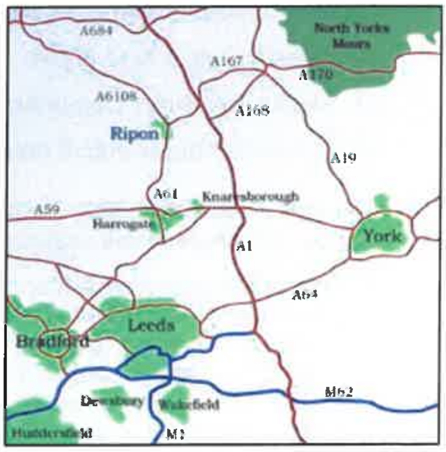
3.2 Ripon's position and evolution

The historic City of Ripon lies in the Borough of Harrogate, North Yorkshire, 12 kms north of the larger town of Harrogate and within 4 miles of the A1 trunk road, which provides easy access to the national motorway network and places the City within commuting distance to the larger urban areas of Harrogate, Leeds and York. As the fourth smallest City in England, Ripon has City status primarily due to the presence of its Minster cathedral.

Although the City retains some ceremonial status, much of its administrative role has since gone to the nearby towns of Harrogate, Thirsk and Northallerton.

Steeped in history, the town has drawn on its heritage to develop a strong tourist economy, although many of its key tourist assets are located outside of the City. Nevertheless the refurbished historic Market Place remains and forms the focus for its main retail core. Industrial development has largely occurred in the fringes of the City and is concentrated to the South East.

The A61 provides the main link road connection to the A1 motorway. The A61 skirts around the South and East of Ripon, forming a ring-road for the City. The A1 is also accessible via the B6265. While the City is relatively well connected to larger settlements to the south and east (Leeds, Bradford, York and Harrogate), there is limited road connectively to the west, although there are fewer larger settlements west of Ripon.



There is no active railway line running through Ripon, but the City is relatively well-served by public bus transport network.

3.3 Ripon's demography

Summary Baseline:

Population and Economically Activity
- Population of 16,360 in 2011 (10.4% of Harrogate BC; 1.4% of LEP)
- Working age population of 10,070 in 2011 (10.3% of Harrogate BC; 1.4% of LEP)
- Higher than average Workforce participation (75% economically active and involved in the labour market)
- Higher proportion of older residents compared to England, but on par with Borough and LEP
- 5% population growth over the decade to 2011, in line with Borough and LEP growth.

Skills and Education Provision
- Lower levels of higher skills (1 in 4 residents at NVQ 4+; 9.1% below Borough average)
- 3,100 residents without qualifications (On par with LEP and England, but below Borough)
- A good mix of Secondary school provision but lacks Higher Education provision

Health and Provision of Services
- 4 in 5 people self-assess their general health as being good or very good, below Borough but above LEP and national averages
- 780 residents self-assessed their general health as bad or very bad, above Borough, on par with LEP and below national averages

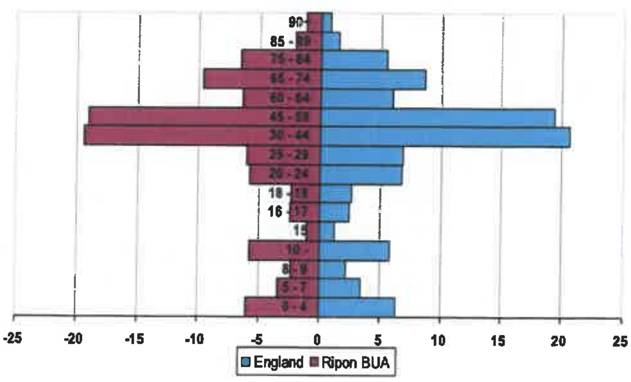
Unemployment and Deprivation
- Low levels of unemployment (3.0% compared to 2.6% in Borough, 3.2% in LEP and 4.4% in England) – lower than comparator towns
- Follows national trend in claimants with some positive signs of recovery from recession highs (48% reduction in claimants since early 2012)
- Half of households do not fall into any deprivation dimensions, slightly below Borough and LEP
- A fifth of households fell into higher levels of deprivation, again slightly worse than Borough and LEP averages

Connectivity
- Good trunk road links to Motorway network
- Lacks rail links

3.3.1 Population dynamics

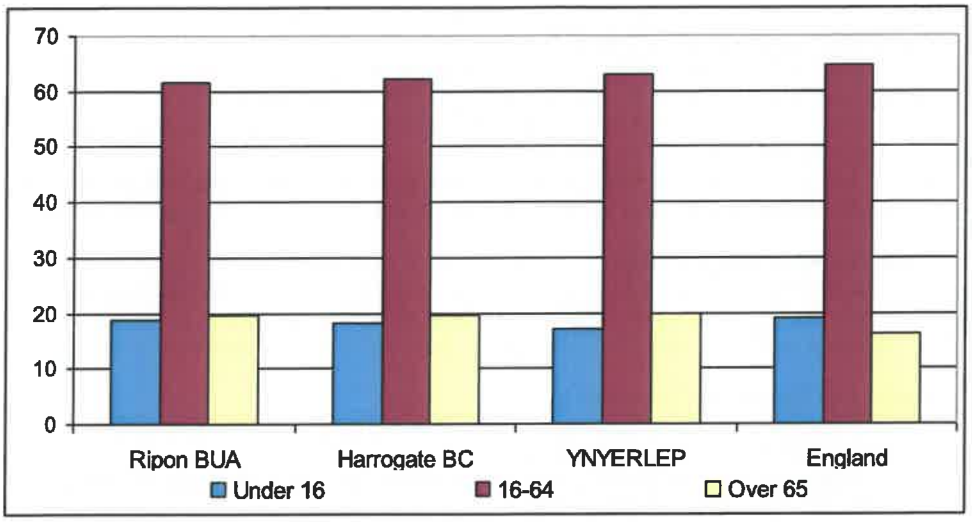
The total population of Ripon BUA was 16,360 in 2011, which was 10.4% of the Borough and 1.3% of the LEP area. Of its total population, 10,070 were of working age (16-64), which equates to 61.5% of residents, a slightly smaller proportion of working age residents than in Harrogate BC (62.2%) and YNYER LEP (63.0%) although all areas were below the national average of 64.8%.

Figure 1: Population Profile, 2011



While the age profile of Ripon BUA is fairly similar to the average for England, and the areas younger population is on par with the national average (3,080 or 18.8% people aged under 16), Ripon has a higher proportion of elderly residents (aged over 65). At 19.6%, this was 3.2 percentage points above the average for England, equating to an additional 540 people aged over 65 in Ripon than would be expected nationally. Figure 2 highlights the current age structure of the Ripon BUA compared to wider geographies[1].

Figure 2: Age breakdown by broad group, 2011, %



The total population of Ripon rose by 5.0% over the decade to 2011. This was broadly on a par with population growth throughout the Borough (+4.0%) and has been driven by a mix of natural change and small levels of net inward migration over the period (domestic and international).

Table 1: Ratio of economically active to economically inactive, 16-74, 2011	
Ripon BUA	75 : 25
Harrogate BC	74 : 26
YNYER LEP	71 : 29
England	70 : 30
Northallerton BUA	72 : 28
Selby BUA	74 : 26

A total of 8,750 people were economically active in the Ripon BUA in 2011 - around 3 in every 4 people aged between 16 and 74 – When looking at the ratio of working age people who are economically active to inactive, Ripon had a significantly higher proportion of its working age population involved in the labour market compared to LEP and England averages and the City was roughly on par with Harrogate BC over the period. At ward level, 77.5% of Ripon Spa's working age population were economically active in 2011, which was significantly higher than Ripon Moorside (72.3%), and slightly higher than Ripon Minster (75.1%).

When looking at the wider Borough of Harrogate, 84,700 or 74.2% of its working age population were economically activity in 2011, compared to 69.9% nationally. The vast majority of these were employees, but there was a slightly higher level of self-employment in the Borough - 10.3% compared to 9.6% in Ripon and 9.8% in England.

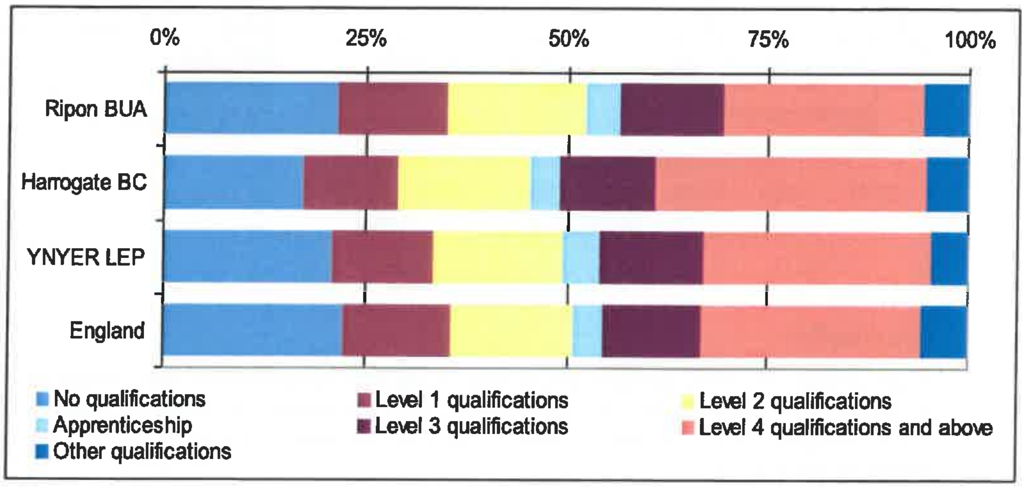
3.3.2 Skills and Education provision

Ripon has a significantly lower proportion of its residents qualified to NVQ Level 4 or above (degree equivalent) when compared to average proportions across the Borough, LEP area and England. The greatest deficit in the proportion of higher level skills occurs between Ripon and the Borough – with 25.1% of residents in Ripon qualified to NVQ Level 4 or above compared to 34.1% of residents in the Borough. With 3,600 people qualified at this level in Ripon, to achieve Borough wide levels an additional 1,200 people in Ripon would need a degree.

[1] Census 2011

At the other end of the scale, Ripon has a higher proportion of its residents without any qualifications than the average for the Borough; 21.7% in Ripon compared to 17.3% in Harrogate BC. However, the City's performance was roughly in line with averages across the LEP, England and the City performed slightly better than the comparator towns. Selby in particular had a higher proportion of its residents without qualifications, at 24.9%.

Figure 3: Highest level of Qualifications, 2011



Ripon previously had some Higher Education (HE) facilities delivered at the College of Ripon and York St John. In 2001, all activities were transferred to York. Secondary Education provision in Ripon is delivered through the following:

- Ripon Grammar School – which is a state secondary school with a selective intake which specialises in engineering.
- Outwood Academy Ripon – a non-selective state secondary school which has around 470 pupils.

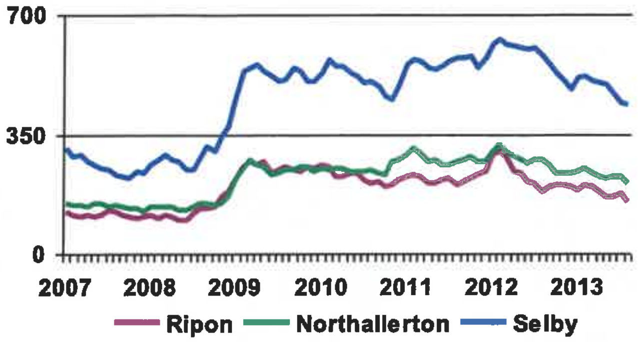
3.3.3 *Unemployment*

Unemployment among Ripon's working age population (350 people in 2011) was below the levels of unemployment experienced in the comparator towns of Northallerton and Selby and below the national average. It was roughly on par with averages across the Borough and LEP area, although it's worth mentioning that because of Ripon's small population, small fluctuations in unemployment data can have a significant bearing on averages.

Long term trends in claimant counts[2] in Ripon follow a similar trend to those experienced in the comparator towns. This is because wider economic influences impact on local level unemployment. Pre-recession lows in claimants were followed by a significant increase in claimants between late-2008 and mid-2009. Ripon then went through a relatively static period, when the number of real term claimants did not fall to pre-recession levels. Since a further peak at the start of 2012, the City has witnessed encouraging reductions in those claiming; falling by 140 people since February 2012, which was around a 48% reduction in claimants over the period. The latest figures available for August 2013 suggest that there were around 150 people in Ripon claiming some form of benefit.

[2] ONS, Claimant Counts

Figure 4: Claimants, Ripon & Comparator Towns



This follows a similar trend to the Borough, LEP and England – although the proportion of those claiming in Ripon has remained significantly below averages for the LEP and England throughout the period; reflecting a national trend in higher levels of claimants in larger urban areas. In August 2013, Ripon's claimants accounted for 12.5% of claimants in the Borough and 1.1% of claimants in the LEP.

3.3.4 *Deprivation*

A good measure of household deprivation is via the Census 2011. The following analysis is based on dimensions of deprivation which classify households based on four characteristics. A household is deprived in a dimension if they meet one or more of the following conditions:

- *Employment*: any member of a household not a full-time student is either unemployed or long-term sick,
- *Education*: no person in the household has at least level 2 education (see highest level of qualification), and no person aged 16-18 is a fulltime student,
- *Health and disability*: any person in the household has general health 'bad or very bad' or has a long term health problem, and
- *Housing*: Household's accommodation is ether overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating.

Around a half (49.5%) of households in Ripon did not fall into any of the deprivation dimensions, which was slightly below the Borough and LEP averages, but higher than the national average. Ripon's average is very similar to that of Northallerton.

At the other end of the scale, 21.1% of households in Ripon fell into two or more deprivation dimensions in 2011, which was slightly below averages for the Borough (16.5%) and the LEP average (19.9%), but was better than the national average (24.8%). Again, Ripon is on a par with the average for Northallerton (20.4%) but outperforms Selby (25.3%).

Table 2: Percentage of housing stock in deprivation dimensions

Total Dimensions	None	1	2	3	4
Ripon BUA	45.9	33.0	17.3	3.5	0.2
Harrogate BC	52.1	31.4	13.8	2.6	0.2
YNYER LEP	47.8	32.4	16.5	3.2	0.3
England	42.5	32.7	19.1	5.1	0.5
Northallerton BUA	46.2	33.4	16.9	3.3	0.2
Selby BUA	43.0	31.7	20.3	4.6	0.4

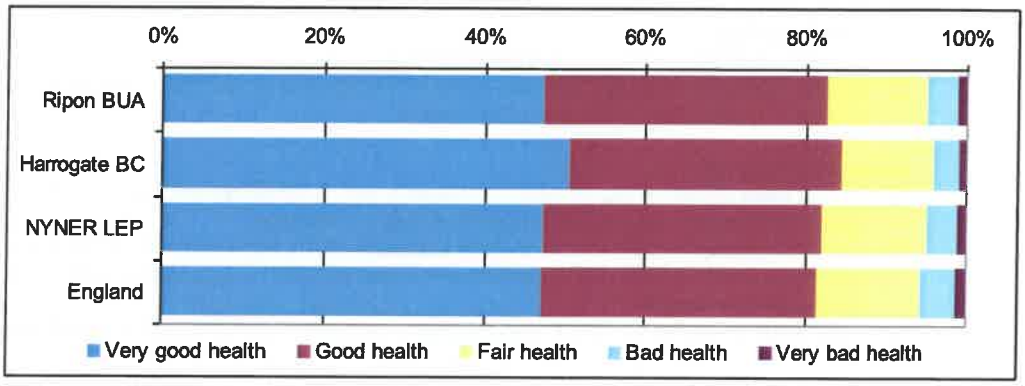
3.3.5 General Health

General health is a self-assessment of a person's general state of health. The 2011 Census asked people whether their health was very good, good, fair, bad or very bad. This assessment is not based on a person's health over any specified period of time, but reflects a person's opinion on their general state of health and is therefore forms a good proxy indicator for assessing quality of life.

82.6% of Ripon's residents described their general health as being good or very good, which was slightly above LEP and national levels, but slightly below the level for the Borough (84.4%). Higher response levels for good health across the Borough were offset by lower levels of "fair" health responses.

780 residents of Ripon described their general health as being bad or very bad at the time of the Census, which was a slightly higher proportion of bad health responses than the Borough average, but was on par with the LEP average and slightly better than the average for England.

Figure 5: Self-assessed general health, 2011



3.4 Working in Ripon

Summary Baseline:

GVA and Productivity
- Ripon contributes 8.0% of the Borough and 1.3% of the LEPs total output – low in terms of resident population proportions, but roughly on par with the number of businesses in the Borough – suggests low business formation rates
- Wholesale and Retail contribute 34.1% towards Ripon's GVA, other prominent sector contributions include Education, Health, and Social care activities
- Significantly low levels of productivity – £10,000 less GVA per worker than in the Borough and LEP – constrained by high levels of employment in low value added sectors
- High value added sectors account for 11.7% of employment in Ripon, compared to the 20.8% nationally.

Business Stock and Employment
- 515 businesses operating across 740 premises (1 in 12 of the Boroughs business stock) – 20 businesses employ more than 50 staff
- Higher levels of small businesses (10-49 employees) mostly in three sectors – Wholesale, Retail and Health
- Lower proportion of micro-firms (<10 employees)
- Broadly similar to Borough, LEP and national employment profile, but slightly higher levels of self-employment than in the comparator towns

Sector Specialisms
- Half of employment in two sectors – Wholesale and Retail (2,290 jobs) and Health and social care (1,080 jobs) – significantly higher than national averages
- Other large employment sectors include Education (620), Manufacturing (500), Accommodation and Food Services (460) and Scientific and Technical (380) – less distinct from national employment averages
- High focus on recreation and tourist activities – although these are not big employers

Occupations
- 37.5% employed in higher order occupations - Lower than Borough and national averages
- Achieving Borough levels would require a further 344 managers, directors and senior officials living in Ripon
- Higher levels of sales, process and elementary occupations – higher than Borough, LEP and national averages
- High proportion of occupations in Protective Services (c. 600 residents)
- Harrogate District has a significantly strong presence of armed forces occupations – the second highest in the Yorkshire and Humber Region

Commuting
- High levels of containment within the Borough - 85.4% of Ripon population work within the Borough and 75.8% of these worked in Ripon itself
- Residents commuting beyond the Borough predominately did so to Leeds and Hambleton
- Only significant inflow of commuters was from Hambleton, resulting in a small net outflow of commuters
- Similar to national levels, around two-thirds of residents commute by car

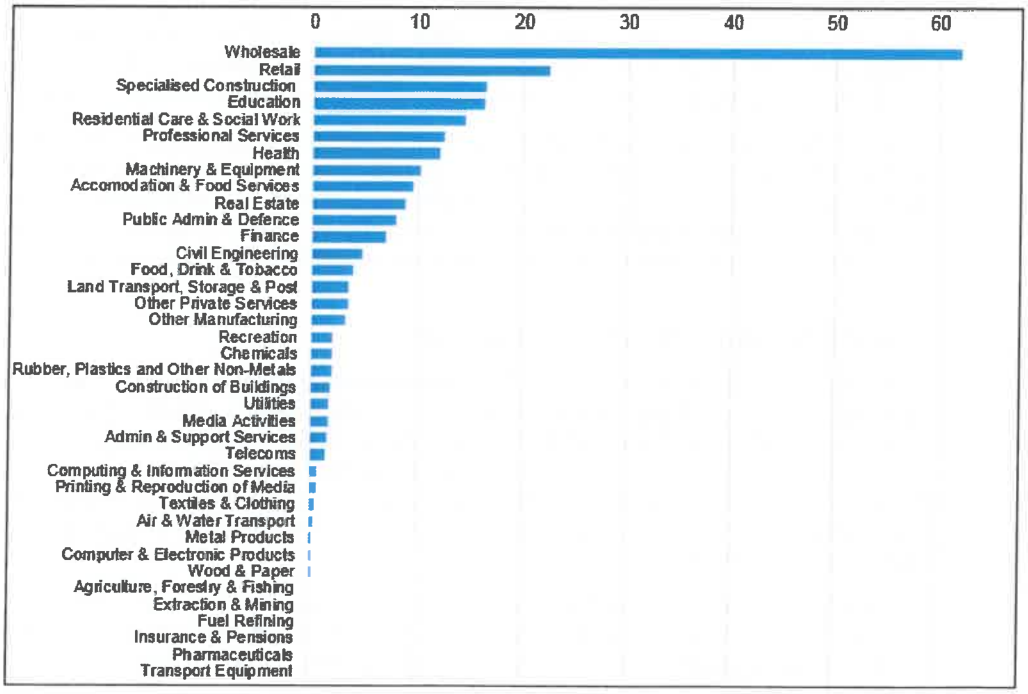
3.4.1 Output (GVA) and Productivity

In 2011, Ripon's total GVA was estimated to be £235.5 m. This equates to a 10.4% of the Boroughs population contributing 7.6% towards the total GVA of the Borough, or 1.4% of the LEP's population generating 1.25% of its GVA. Lower contributions to total output indicate that Ripon has not accrued the levels of higher value added industries compared to its surrounding areas.

When looking at sector level, Ripon's highest contributions come from sectors which nationally are lower value added. Wholesale and Retail activity generated 35.9% towards the City's GVA. The following sectors had the highest contribution towards Ripon's overall output in 2011:

- Wholesale - £62.1m
- Retail - £22.5m
- Specialist Construction Activities – £16.5m
- Education - £16.2m
- Residential Care and Social Work £14.4m
- Professional Services – £12.6m
- Health -£12.2m

Figure 6: Sector contributions to GVA in Ripon (£m), 2011



A dominance of low value added sectors within the City is reflected in lower levels of GVA per worker. In 2011, each worker in Ripon contributed £33,900 per year compared to £43,800 in the Borough, £43,700 in the LEP area and £52,700 in the UK.

Much lower rates of productivity is being constrained by its significantly higher levels of employment in its three largest employment sectors – GVA per worker was just £34,800 across the Wholesale, Retail and Health sectors in 2011.

3.4.2 Business Profile

In 2012, there were 515 businesses operating in Ripon, working across 740 units (premises). This was around 1 in 12 business units in the Borough (7,790 businesses operating across 9,155 units). Of the 875 businesses that started up in the Borough in 2007, 68.8% were still trading in 2010, which is in line with the national trend over the period. When looking at business mix, Ripon had a significantly higher level of small businesses (those employing between 10 and 49 people) in 2012; 16.2%, compared to

12.1% in the Borough, 12.8% in the LEP area and 13.5% in England. In Ripon, the majority of small businesses units were in three sectors: Wholesale, Retail and Health.

The higher proportion of small businesses was offset by significantly low levels of micro-firms in Ripon; at 81.1% compared to 85.4% in the Borough, 84.7% in the LEP area and 83.0% in England. There were a further 20 business units employed between 50 and 249 employees (medium sized) in Ripon and no units employed more than 250 people.

Table 3: Proportion of business stock by employment size

	Ripon BUA	Harrogate BC	YNYER LEP	England
Micro (0-9)	81.08	85.42	84.67	83.03
Small (10-49)	16.22	12.12	12.80	13.54
Medium (50-249)	2.70	2.24	2.26	2.97
Large (250+)	0.00	0.22	0.26	0.46

3.4.3 *Employment*

Total employment in Ripon in 2011 was 9,200. Of these, 5,200 residents were in full-time employment and 2,900 were employed in part-time roles. A further 1,100 people were self-employed (full and part time) and there were also 280 full-time students in Ripon.

With 74.1% of residents in employment in Ripon being employed full-time, this employment profile is broadly similar across the Borough, LEP and nation, Ripon did however have a slightly higher proportion of self-employment than in the comparator towns; with 13.7% of resident employees being self-employed, compared to 11.0% in Northallerton and 10.8% in Selby. The above analysis does not however account for commuting trends

3.4.4 *Workforce Jobs – Employment Sectors*

Over half of employment within the City was within two sectors in 2011 – Wholesale and retail (2,290 jobs) and Human health and social work activities (1,080). These sectors are typically characterised by lower GVA contributions. While these two sectors dominate the employment profile of the City and characterise its distinctiveness in relation to wider geographies, there are also significant levels of employment in Education (620), Manufacturing (500), Accommodation and food services (460) and Professional, scientific and technical (380) present within the City.

At the other end of the scale, there are significantly lower than Borough and national levels of employment in Finance and business services, transport and logistics and information and communications. These sectors are typically characterised by higher GVA contributions.

At Borough level in 2011, Harrogate has a significantly higher than national employment in Wholesale and retail trades (14,660 jobs), Information and communication (7,460) and Accommodation and food service activities (6,960); which collectively accounted for around 4 in every 10 jobs in the Borough. Other prominent employment sectors included Human health and social work (10,360), Professional scientific and technical (5,660) and Manufacturing (3,880)[3].

This profile suggests that Ripon's economy is generally underperforming the Borough. The City is dominated by employment in low value-added industries and is relatively reliant on a few service sectors to provide much of its employment. Meanwhile, the Borough has been able to diversify its employment base, attracting investment in some higher value-added industries, while maintaining its employment levels in lower value-added service sectors. Essentially, Ripon has not captured a significant market share of growth industries over the past few decades.

[3] ONS, Business Register and Employment Survey, 2011

3.4.5 Recreation and Tourism

Ripon and its hinterland contain a number of high profile tourism assets, most notably its Minster and the nearby attractions of Lightwater Valley, Studley Park and Fountains Abbey. While local level tourism data for the City is currently not available, efforts have been made to measure visitor numbers at some of the nearby attractions. Data available shows that the following assets collectively attracted nearly 3.3 million visits over a three year period[4]. This comprises:

- Fountains Abbey – an average of 497,700 visits per year between 2009/10 and 2011/12;
- Lightwater Valley – an average of 329,500 visits per year between Easter and Halloween 2009 and 2011;
- Newby Hall – an average of 135,000 visits per year between 2009 and 2011;
- Ripon Cathedral – an average of 88,300 visits per year between 2009 and 2011;
- Ripon Museums – an average of 23,000 visits per year between 2009 and 2011; and
- Ripon Tourism Information Centre (TIC) – an average of 18,600 visits per year between 2009/10 and 2011/12.

A 2011 review of visitor accommodation[5] found there to be 13 establishments offering accommodation in Ripon, totalling the provision of 141 rooms. This equates to 4.5% of all rooms in the Borough.

At Borough level, an estimated 9.94 million day visits lasting over three hours were made to the Borough of Harrogate in 2012, with day-visitors spending an estimated £178.9 million in the Borough[6].

Beyond day trips, there was a relatively high number of domestic overnight stays were made annually to the Borough – a total of 563,000 trips were made to Harrogate each year between 2009 and 2011, with 1.5 million overnight stays made. The estimated value of this expenditure was £95 million[7]

3.4.6 Occupations

Ripon's occupation profile was slightly below averages for the Borough, LEP and England in 2011, but above averages in the comparator towns. More than 3,100 people were employed in senior occupations (SOC 1-3), representing 37.5% of all residential jobs. The Borough shows a stronger occupation profile than Ripon, with a slightly higher than national proportion of people in professional occupations – some 38,500 were employed in senior or professional roles (SOC groups 1-3) in the Borough. This equates to 45.6% of the Borough's workforce, compared to 44.4% nationally.

To achieve the equivalent Borough levels of senior professionals, an additional 344 managers, directors or senior officials would have to live in Ripon.

At ward level, there was a significantly stronger presence of higher level jobs (SOC groups 1-3) in Ripon Spa, where 50.1% of its resident workforce is employed in these groups, compared to 34.0% in Ripon Minster and 29.5% in Ripon Moorside.

At the other end of the scale, Ripon has higher than Borough, LEP and national averages for sales, process and elementary occupations (SOC 7-9), although the City is on a par with averages in Northallerton. In Selby, there were significantly higher proportions of

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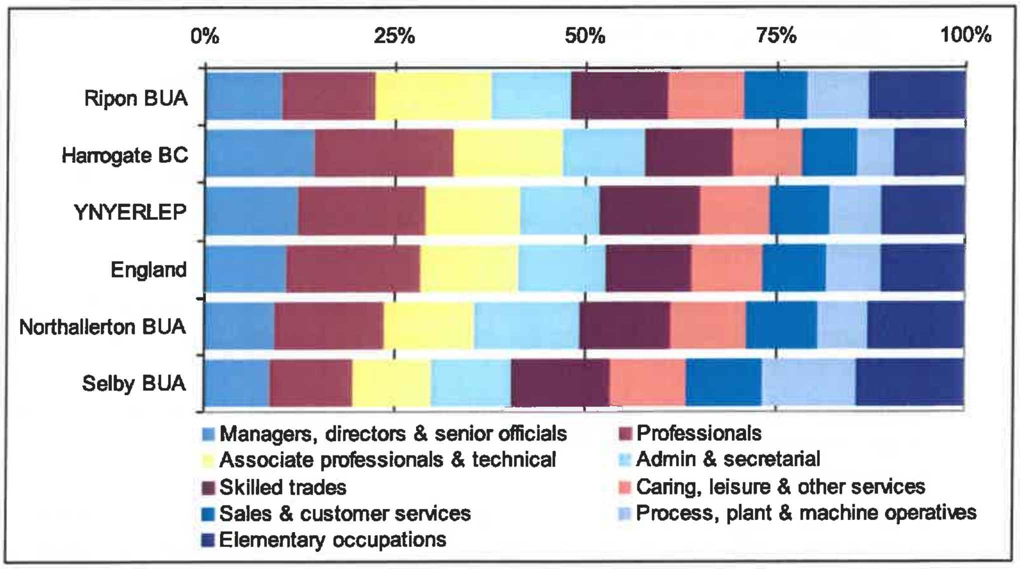
[4] Data provided by Harrogate Borough Council
[5] Harrogate Borough Council, Harrogate District Sites and Policies DPD, Visitor Accommodation Study, 2011
[6] Visit England, Visitor Survey, 2012
[7] Visit England, Great British Visitor Survey, 2012

process, plant and machines operatives; reflecting higher levels of manufacturing capacity within and around the town.

At ward level, Ripon Moorside and Ripon Minster had a higher proportion of those employed in elementary occupations; 15.2% and 15.8% respectably, compared to 9.4% in Ripon Spa. There was also a significantly lower proportion of people employed in skilled trades in Ripon Spa in 2011, at just 8.7% compared to 13.3% in Ripon Minster and 14.1% in Ripon Moorside[8].

Figure 7: Occupations 2011 – Resident proportions (16-74, SOC)



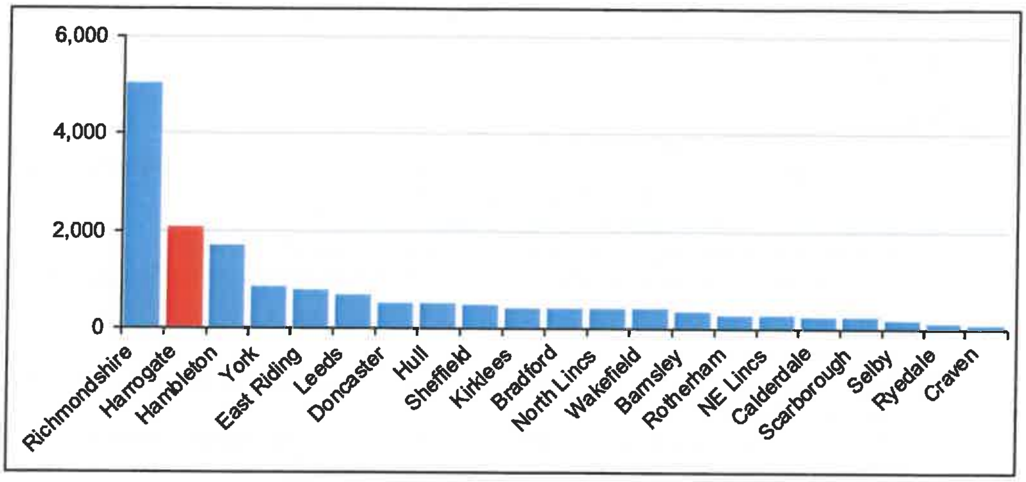
3.4.7 *Armed Forces Occupations*

We understand that there are currently 490 military personnel stationed at Claro of which 320 are housed in single person accommodation. When looking at the wider military presence, around 7 in every 10 (68.7%) of the resident armed forces personnel living in Yorkshire and Humber lived within the LEP area in 2011, and of these 10,900 personnel, around 1 in 5 live within the Borough of Harrogate in 2011 (2,050). The Borough was home to 1.4% of all armed forces personnel residing England.

The majority of armed forces personnel within the LEP area were resident of 3 districts, with Richmondshire, Harrogate and Hambleton containing 8 in every 10 personnel in the LEP area. Indeed, of all districts within the Yorkshire and Humber region, only Richmondshire contained more resident armed forces personnel than Harrogate (due to the presence of the Catterick Garrison). Within the Borough itself, around 3 in every 4 residents employed in the Armed Forces lived in a household, with the rest living in communal establishments.

[8] Census 2011

Figure 8: Total Armed Forces personnel in Yorkshire and Humber, 2011



3.4.8 *Travel to Work*

Although aged data, the 2001 Census is the only available source of data at ward level. In 2001, 85.4% of the resident working age population of Ripon worked within the Borough - of these 7,340 residents, 5,760 worked within Ripon itself, which implies significant levels of self-containment in the Borough, but a significant outflow of commuters to work in other areas within the Borough.

Of those residents commuting beyond the Borough, the majority were to Hambleton (400) and Leeds (270). Of those commuting into Ripon for work, the only significant inflow of commuters was from Hambleton (380). Commuting data from the 2011 census is yet to be released.

Commuting data for more recent years is only reported at local level. This data suggests that at Borough level, around 7 in 10 of Harrogate's workforce lived within the Borough in 2011. Some 23,240 people commuted into the Borough for work, while 18,490 commuted out from Harrogate daily. This equates to a net inflow of 4,750 commuters into the Borough.

The vast majority of those commuting into the Borough daily were from Leeds (7.5%), York (5.1%) and Hambleton (4.9%), while the majority of those commuting from the Borough daily did so to Leeds (12.7%) and York (3.5%)[9].

Analysis of travel to work data from the Census 2011 indicates that 66.0% of residents in Ripon travel to work by car, van, taxi or motorcycle (either as a driver or passenger) and a further 24.7% of residents travelled to work on foot or bike. The rest either work from home or travelled by public transport. This is a broadly similar mix across all geographies and in the comparator towns, with a few small differences:

- Proportionately more residents travelled to work by bike and foot in Ripon compared to LEP and England averages – this is unsurprising as rural populations at wider geographies skew results, because non-motorised travel from some areas is not possible.

- Ripon has a slightly higher proportion of those working from home than in Northallerton but significantly lower levels of those travelling via public transport in Selby. Again this is unsurprising, given the higher levels of connectivity in Selby (with more frequent rail and bus services).

[9] ONS Annual Population Survey, Commuting 2010-2011, Area Based Analysis

3.5 Ripon's Spatial Distinctiveness

Summary Baseline:

Housing
- 7,225 household spaces
- Lower proportion of detached housing than Borough and LEP averages, offset by a higher presence of terraced housing, flats and maisonettes
- Housing mix is closely aligned to national mix
- 10% housing growth over the decade, although this varies at ward level
- Lower proportions of stock in private ownership than Borough and LEP averages, offset by a higher presence of Social Rented housing – again, closely aligned to national levels

Employment Land
- Best employment sites to the South East of the City – significant contributions to the Borough emerging Local Plan
- Four larger sites supported by a number of smaller sites – Physical constraint limiting employment land development by presence of Gypsum Zone

Retail Core
- 225 commercial units, of which 61% were shops, 12% were financial institutions and 9% were food outlets
- High dominance of retail and low levels of commercial office and industrial space in the City's centre and lower levels of non-residential institutions
- 11.6% of units were vacant in September 2013 (Slightly higher than averages across northern towns)
- Lower than average levels of car parking spaces is offset by higher levels of on-street parking
- Ripon's market day has commercial, historic and socio-cultural value
- Primary and secondary retail catchment areas do not extend beyond the Borough and there is a 40.1% leakage to competing retail centres at Harrogate, Northallerton, Thirsk and Leeds.

Local distinctness
- Historic City with a range of assets of local, national and international significance within and outside of Ripon
- Dominant historic assets include Ripon Minster, Studley Park and Fountains Abbey
- Supporting recreational assets include Lightwater Valley and Ripon Racecourse

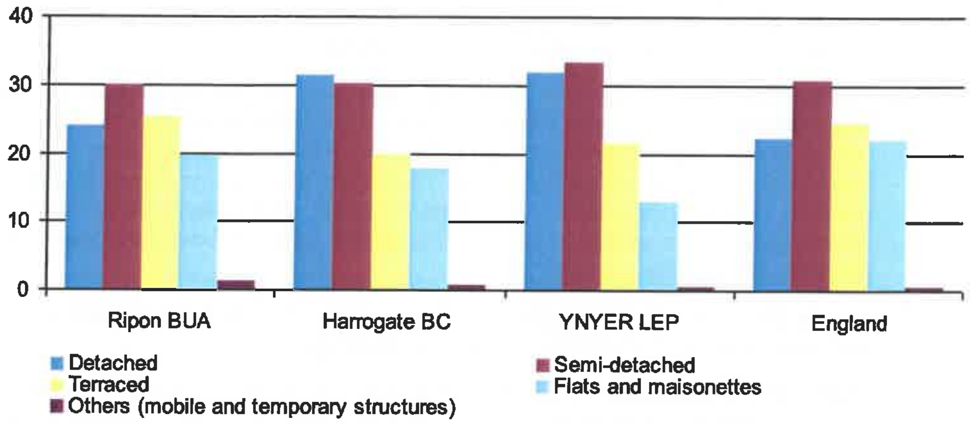
3.5.1 Housing stock

There were 7,225 household spaces in Ripon in 2011. The mix of properties was as follows:

- 1,730 detached properties
- 2,160 semi-detached properties
- 1,830 terraced properties
- 1,430 flats, apartments and maisonettes
- 80 mobile and temporary structures

Ripon's housing mix shows a significantly lower proportion of detached housing than the Borough and LEP averages, which was offset by a significantly higher proportion of terraced housing and flats and maisonettes. Ripon's housing mix is more closely aligned to national average.

Figure 9: Housing mix; percentage of total stock by housing type, 2011



The total number of households in Ripon rose by 10% over the decade to 2011, closely linked to population growth over the period. At ward level, Ripon Spa saw the highest increases in both population (+10%) and households (+19%) over the period. Similarly Ripon Minster saw increases of +9% population and +11% households over the period. Ripon Moorside however, saw a contraction in its population and dwelling stock over the period, with a 5% decrease in its resident population number and a -1% decrease in dwellings, suggesting the area has not been the focus for significant housing development investment over the period.

When looking at the tenure of the City's housing stock, Ripon had a significantly lower than Borough and LEP proportions of stock in private ownership, offset by higher levels of housing in the social rented sector. As with its housing mix, the tenure of Ripon's housing is more closely aligned to national averages than the Borough.

Table 4: Proportion of housing mix by tenure, 2011

	Owned	Shared ownership (part owned part rented)	Social rented	Private rented	Living rent free
Ripon BUA	65.83	0.69	14.16	17.82	1.51
Harrogate BC	71.07	0.59	9.14	17.52	1.68
YNYER LEP	70.99	0.51	11.11	15.74	1.66
England	63.34	0.79	17.69	16.84	1.34

3.5.2 *Employment Land*

Development across some of the City is constrained by its geology; where a high level of Gypsum reduces the stability of structures. Policy JB6 of the Council's Draft Sites and Policies DPD seeks to retain key employment sites in the city, identifying 3 sites in Ripon (out of 10 in the Borough) considered to be "good" sites, but no employment sites considered to be among the "best urban" sites in the Borough. The sites are as follows:

- ***Boroughbridge Road*** - This site is located on the edge of Ripon. It is part developed and includes a Travis Perkins builders yard, a number of small to medium size industrial units and a 2 storey speculative office building which was under construction at the time of the study. Approximately 3 hectares of land was vacant and available for development in 2007.
- ***Harrogate Road*** - The site is broadly triangular in shape. It was undeveloped in 2007 and comprised informal scrub vegetation. The site is sloping and has tree screening around much of its perimeter. Access is required through the adjoining supermarket

site. At the time of the Employment Land Review production, planning permission was granted on appeal for the mixed-use development of this site, including a store and B1, B2 and B8 employment development. Employment development was thought to likely provide e a total of 6,500 sqm of new floorspace.

- ***Dallamires Lane*** – The total area of the site was 15.1ha and was a fully developed site with no vacant plots and limited vacant units (one) in 2011. The site comprised a range of uses with a significant amount of non B use class employment uses including trade counters, car showrooms and non-trade showrooms together with a leisure centre. The site provided a mix of light industrial and warehouse accommodation of moderate to good quality in 2011, although the review found there were some lower grade buildings also present.

Harrogate Borough's Employment Land Review also identified the following smaller sites within the City some of which have now been redeveloped:

- ***Ash Grove Industrial Estate*** - The site comprised a number of single-storey prefabricated buildings of very poor quality. Occupiers vary but include a number of car repair operators. The site is accessed from Ash Grove to the south.
- ***Tower Garage, Palace Road*** - The site comprised a single storey brick-built garage building with forecourt area. It was vacant in 2007, formerly used as a car showroom and for vehicle servicing / repairs. Access to the site is from Palace Road, which abuts the site to the west. This site has now been developed for housing.
- ***Gas Holder Station, Stonebridgegate*** - This site is characterised by a mixture of scrub and hard standing areas. In 2007, the site had been vacant since 1994. Access is via Stonebridgegate. The site is 0.58 hectares.
- ***City Motors, Bondgate Green*** - This site comprised a brick-built garage with bay doors and a small forecourt and yard area. In 2007, it was unclear whether or not the site was in active use.

Further details of employment land and premises supply is presented in section 10.

3.5.3 Retail Core

There were 223 commercial units in Ripon's City centre in September 2013, of which 27 (11.6%) were vacant - This was roughly in line with the Borough average[10]. In 2012, 61% of units were shops, 12% were financial institutions and 9% were restaurants and cafes[11]. This shows a slightly higher prominence of shops within the City Centre than would be expected in equivalent small centres in the North East of England and within England itself, which suggests that Ripon has a strong level of commercial retail capacity. There is a lack of commercial office space within the City Centre, again highlighting the dominance of retail activities. There is a significantly lower level of non-residential institutions present than would be expected in equivalent north east small towns and in England – these comprise clinics, health centres, schools, cultural and religious establishments etc. This suggests that there may be issues surrounding access to and the provision of services for residents.

There were 248 parking spaces within the City Centre, which is significantly lower than the averages for North East small towns and England, and the vast majority of spaces are long stay spaces (of at least 4 hours). This deficit in parking spaces is in part offset by significantly higher levels of on-street parking in the City centre, although this is exclusively short stay parking spaces[12]. As an historic market town, the market day is an important asset in Ripon's retail offer; held on a Thursday there are around 120 stalls in total.

Ripon's primary and secondary retail catchment areas (where up to 80% of shoppers live) are fairly small and do not extend beyond the boundary for the Borough. Data from

[10] Harrogate Borough Council, Business Rates, Retail Unit Vacancies, accessed November 2013
[11] Town Centre Benchmarking – Ripon, AMT-I, 2012
[12] Town Centre Benchmarking – Ripon, AMT-I, 2012

Experian[13] suggests that Ripon's retail catchment area contains 16,400 households, and that there is a shopping expenditure of £86 million. The Experian data suggests that there is a 40.1% leakage to the top four competing retail centres at Harrogate, Northallerton, Thirsk and Leeds, which suggests these areas have a higher retail offer than Ripon. With 39.5% of shopper expenditure from its catchment population spent within Ripon itself, the City leaks £6 in every £10 spent by its residents. The same research found that Ripon's retail catchment has a high usage of online shopping and ecommerce.

Earnings data suggests that the Borough of Harrogate underperforms the average for England, with average weekly earnings of £481 in 2012, compared to £514 for England[14].

3.5.4 Local Distinctiveness

Ripon is a historic City with a number of identified assets of local and national significance within and around the City, which collectively characterise the place distinctiveness. Some of the assets include:

- ***Ripon Minster*** – The Minster is among the earliest dozen or so documented in England, with the earliest surviving record of its existence dating from c.660. There are a range of assets within or proximate to the Minster which contribute to the distinctive setting including the Cathedral itself, archaeological remains of the earlier College and monastery, chapels, sanctuary crosses, former deaneries and the former bishops' palaces, the Old Courthouse and historic routes linking the assets.
- ***Studley Park and Fountains Abbey*** – The World Heritage Site (WHS) of Fountains Abbey is of outstanding universal value, defined as of a cultural and natural significance so exceptional that it transcends national boundaries. The nearby Studley Park and its associated grounds support the attractiveness of the location.
- ***Newby Hall & Gardens*** – a key heritage attraction close to Ripon, with designs by Sir Christopher Wren and interiors including a collection of Chippendale furniture
- ***Ripon Market Place*** – In 1108 Ripon Minster was granted a charter allowing a weekly market and annual fair to be held in honour of St Wilfred. The market place remains in use today and has important evidential, historic, design, communal and social value.
- ***Ripon Canal*** – a restored canal running 2 miles from Ripon to the River Ure at Oxclose Lock providing important leisure facilities for local residents and visitors
- ***Ripon Racecourse*** – The City is home to a thoroughbred racecourse which has hosted events for over 300 years, and is currently hosting more than 15 events per year.
- ***Lightwater Valley Theme Park*** – The theme park is located to the North West of Ripon and contains a host of themed rides including Europe's longest rollercoaster.

[13] Town Centre Futures Report – Ripon, Experian, 2012
[14] ONS, Annual Survey of Hours and Earnings, 2012

4 Ripon in context with Yorkshire Towns

4.1 Ripon compared to Northallerton

Northallerton is a similar sized town to Ripon that has a broadly similar performance in terms of its socio-economic performance. Its demography, skills mix, health and deprivation performance are all broadly similar. There are key differences in the local level economic functions which impacts on its relative performance in the wider economy. Analysis of evidence across both areas shows the following:

- Northallerton does not have a strong tourism sector but has pursued and bolstered its administrative role for North Yorkshire and also has retained its rail connection.
- Evidence indicates that both areas have a relatively high outflow of commuting patterns to nearby larger urban areas (Harrogate, Leeds and York). Interestingly, despite the presence of a rail connection in Northallerton, 2011 Census data suggests that a low proportion of its residents commute by train.
- Both have a similar share of resident Managers, Directors and Senior Officials, but Northallerton has a significantly higher proportion of Professionals (14.3% compared to 10.3% in Ripon), while Ripon has a higher proportion of Associate Professional occupations. Northallerton therefore has a slightly stronger occupation profile than Ripon.
- Ripon has a slightly higher level of self-employment (12.7% compared to 10.2% in Northallerton) and at 33.2%, Ripon has a significantly lower proportion of economic inactivity (working-age population not involved in the labour market) compared to Northallerton (38.1%).
- Ripon has a significantly higher proportion of its resident workforce employed in Wholesale and Retail (21.0% compared to 17.4% in Northallerton). This is offset by Northallerton having a higher proportion of its resident workforce employed in Public administration and defence and Human health and social work activities (32.8% compared to 23.5% in Ripon).
- Both areas have a similar level of rented housing stock compared to total stock, Ripon has a significantly higher proportion of its rented housing stock that is private rented (55% of rentals are privately rented compared to 37.1% in Northallerton)

With Ripon's performance being significantly below Northallerton on a range of economic indicators, it shares a similar mix of socio-economic conditions. Evidence suggests that Northallerton holds a competitive advantage over Ripon with greater levels of connectivity and a maintained historic administrative function.

4.2 Ripon compared to Selby

Selby is a larger town (almost double the size of Ripon by population) with a greater level of connectivity and a higher proportion of manufacturing in its hinterland. Ripon outperforms Selby on the majority of socio-economic indicators.

- Evidence suggests that Selby has a much higher level of its residents commuting out of the town compared to Ripon (particularly to York, Leeds and Wakefield). This is unsurprising given its connectivity with York and its proximity to Leeds and Wakefield.
- Selby has a significantly higher proportion of its resident workforce employed in manufacturing (12.5%) compared to Ripon (7.5%) and a significantly lower proportion of people employed in those sectors which dominate employment in Ripon (Wholesale and retail, and Human Health and social care). Around a quarter of jobs in Selby are within these two sectors compared to over a half of all jobs in Ripon.

- Selby has a significantly lower proportion in higher order occupations - 29.9% of residents are employed in managerial, professional or associate professional roles, compared to 37.4% in Ripon.
- Selby has a significantly lower proportion of those qualified to NVQ Level 4 or above than Ripon - for every 4 people with a degree in Selby, Ripon has 5. This is offset by a significantly higher proportion of residents without any qualifications.
- Ripon has a significantly lower unemployment rate (3.0% compared to 4.9% in Selby) and a significantly higher level of self-employment (12.7% compared to 9.6% in Selby).

Despite significantly higher level of outward commuting, Selby underperforms Ripon on a range of socio-economic indicators.

5 Ripon's growth prospects

Summary Projections (2011-2021):

People and Place

- Ripon's population is projected to grow by 4.6% over the decade - nearly half the national rate
- Population growth is being driven by an ageing population and its working age population will remain relatively static over the period.
- A 7.9% increase in current housing stock is projected – slightly below the national level
- Projected housing stock growth outstrips household population growth – points toward lower household size.

Economy

- £35.5m GVA growth is projected over the decade – at 15.5%, this is below Borough and UK projected GVA growth, but higher than the LEP area.
- Volatile sector performance during recession but projected recovery across sectors.
- Ripon's highest overall sector contributors to GVA and employment growth are in low value added and low employment sectors.
- Despite a £3,600 increase in worker productivity in Ripon, the productivity gap between Ripon and the LEP and the UK is projected to increase over the decade.
- This is because the highest GVA and employment growth sectors nationally currently have lower representation in Ripon.

5.1 People and Place

5.1.1 Population

Population projections are not reported below district level in national accounts. We have therefore used ONS Interim 2011 Model-Based Population Projections for the Borough of Harrogate and weighted these for year-on-year population change against comparable age bandings for the Ripon BUA. Although this does not account for local differences in population change, it nevertheless provides a good picture for the likely direction of change for Ripon by applying the projected change for the wider Borough at City level.

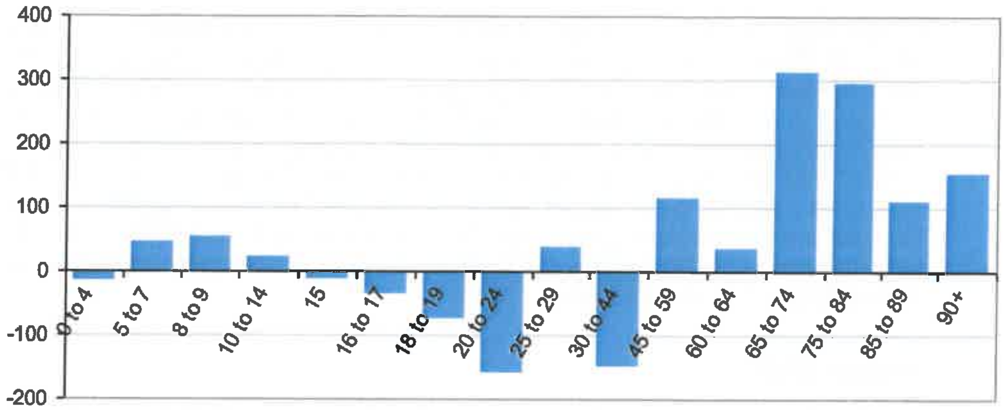
Figure 9 shows the projected change in Ripon's population between 2011 and 2021. The results of this analysis show a projected increase of 755 additional residents of Ripon between 2011 and 2021. This is an increase of 4.6% on the 2011 population, compared to an 8.6% increase in population in England.

When looking at the profiled change by age bandings, we see that population growth over the decade in Ripon will likely be fuelled largely by a significant increase is those aged over 65 (a net increase of 870 people). To place this in perspective, for every 10 people aged over 65 in Ripon in 2011, there will likely be 13 people aged over 65 in 2021, a significant increase in the City's demographic composition.

There will also be a small increase in those aged under 16 (a net increase of 90 residents) over the period, which is largely the result of projected increases in those aged between 5 and 10 years old.

Projected increases in young and elderly populations are offset by projected reductions in the City's working age population over the period - a net reduction of 230 people. It is however worth highlighting that this is only a 2.3% reduction in the City's current working age population over the period.

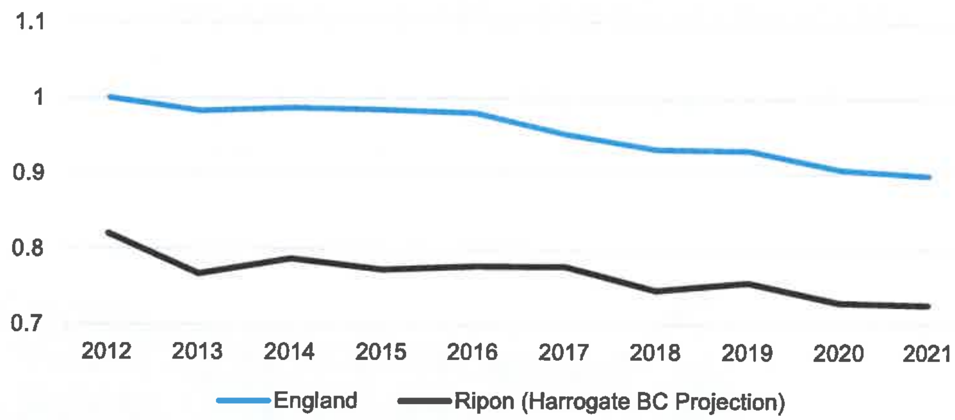
Figure 10: Projected change in Ripon BUA Population 2011-2021 (Total by age band)



5.1.2 Housing

Household projections are unavailable at ward level for Ripon. To arrive at an estimate for the levels of housing change up to 2021 in Ripon, we have used Department for Communities and Local Government (DCLG) Interim 2011-Model Based Household Projections at Borough and LEP area level. Weightings have been applied to model-based estimates, based on the levels of stock within Ripon compared to Borough and LEP geographies. While this does not account for local differences, in stock types or tenure per se, it nevertheless provides a good estimate for the likely projected growth in housing over the coming years. Figure 11 below shows the results of this analysis.

Figure 11: Model-based year-on-year household population growth projections for Ripon and the UK, to 2021, %



Evidence suggests there will be lower than national scale growth in the number of households in Ripon over the decade. Projections show an increase of around 7.9% in Ripon's total housing stock between 2011 and 2021. In real terms, this was a range of between 539 and 542 net additional households in Ripon over the period, depending on the modelled data. This is compared to a 10.0% increase in national housing stock projected over the period.

When looking at household population data, there is a projected increase in the number of households of between 4.4% and 5.7% over the period – significantly lower than the projected increase in stock. This is compared to a projected increase of 8.6% in England. This suggests that future supply of housing in Ripon will be for smaller homes, with lower numbers of residents.

5.2 Economy and Employment

Sector based economic projections from the Yorkshire and Humber Regional Econometric Model (YHREM) have been used to project future employment, output and productivity levels in Ripon. The lowest available geography reported in the YHREM is Harrogate BC. 2 Digit SIC employment data from ONS Business Register and Employment Survey (BRES, 2012) for Harrogate BC and Ripon was mapped to those sectors reported in the YHREM (30 sectors). Analysis of the contribution of Ripon to Harrogate BC's total employment across these sectors was then quantified and the proportional outputs from this exercise were then applied to the YHREM to equate data reported at Harrogate BC level to Ripon itself. The metrics derived from this analysis were also applied to Output and GVA data to arrive at projections for Ripon.

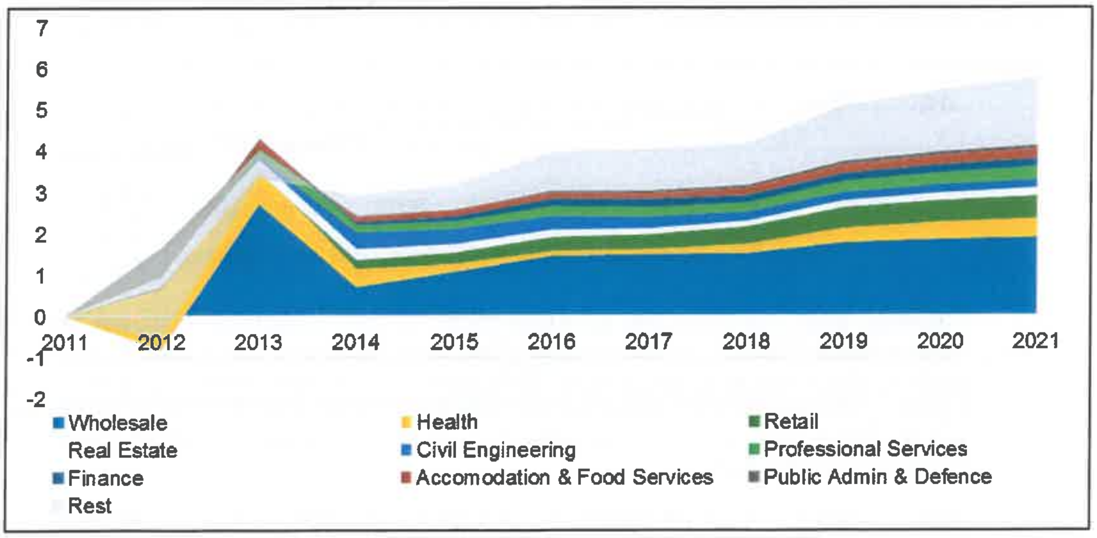
5.2.1 Output (GVA)

Ripon's economy is projected to grow by £37.5m between 2011 and 2021, to reach a total GVA of £272.9m. This means that Ripon's economy is projected to grow by 15.9% over the decade, compared to 16.3% in the Borough and 19.4% in the UK. Interestingly, Ripon's growth rate over the period is projected to outstrip that of the LEP's which is projected to see 12.6% growth between 2011 and 2021.

Nevertheless, lower than Borough and national growth projections are a reflection of Ripon's business mix, with three sectors dominating its current sector mix and its growth projections. Indeed, 53.2% of projected GVA growth is set to be within relatively low value added sectors – Wholesale, Retail and Health.

Forecasts suggest that Ripon has witnessed significant differences in growth among the sectors during the recession and the recovery to date. While some sectors have witnessed significant growth since 2011 (Health and Real Estate), the majority saw a decline in GVA growth. Despite this, significant GVA growth is forecast in some of the largest employment sectors in Ripon over the remainder of the decade. The figure below shows the sector contribution to forecast GVA growth in Ripon over the coming years.

Figure 12: Real-time forecast GVA growth in Ripon by sector, 2011-2021, £m



5.2.2 Productivity

Workforce productivity in Ripon is projected to increase by £3,600 between 2011 and 2021, reaching £35,100 in 2021. This increase in GVA per worker in Ripon is just 3.8% over the period – significantly below projected increases in the LEP (+4.8%) and the UK (+9.7%) between 2011 and 2021. The deficit in current workforce productivity between Ripon, the LEP and the UK is projected to grow.

Lower increases in total workforce productivity are being driven by significantly lower levels of employment in those sectors which are forecast to see significant increases in productivity over the period. Those sectors which are projected to see an increase in productivity of at least 20% over the decade currently only account for 11.7% of employment in Ripon in 2011. When compared to the nation, those equivalent sectors employ 20.8% of the UK's workforce.

5.2.3 Employment

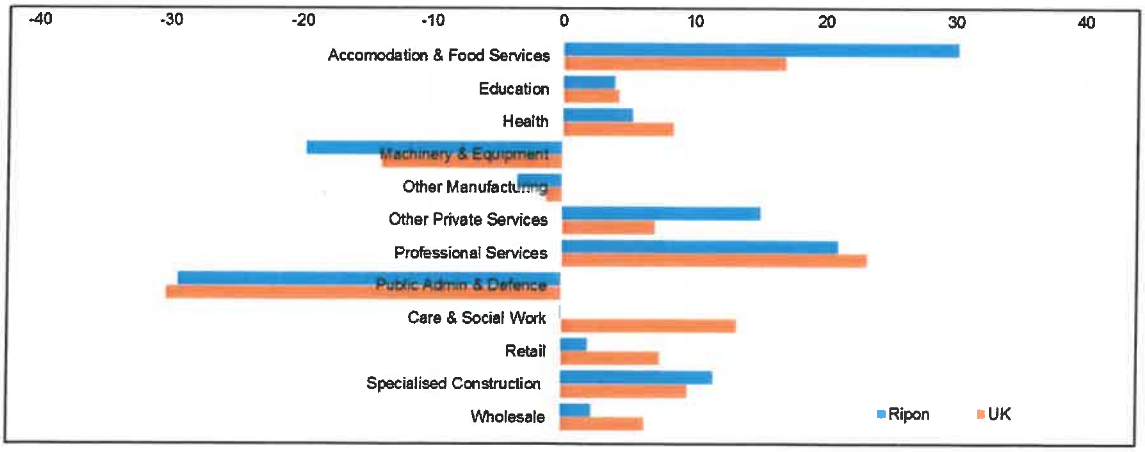
Employment forecasts show limited growth over the period. Employment is projected to increase by just 2.8% in Ripon over the decade, compared to 11.4% in the Borough, 7.6% in the LEP area and 8.7% in the UK.

The shortfall in projected employment growth is because Ripon currently lacks significant levels of employment in those sectors which nationally are forecast to see the highest levels of employment growth over the decade – Professional Services, Administration, Accommodation and Food Services, Land Transport, Storage and Post.

The figure below shows the projected change in the 12 largest employment sectors (those currently employing more than 100 people) in Ripon compared with the UK. In real terms, these sectors account for around 300 net additional projected jobs within the City over the decade, but this is projected to be weakened by losses in other sectors.

By far the largest contributor to projected employment growth in the City is Accommodation and Food Services – this relatively low value added sector is projected to see a significantly higher growth rate than nationally.

Figure 13: Projected percentage change largest employment sectors in Ripon compared to projected change in the UK, 2011-2021

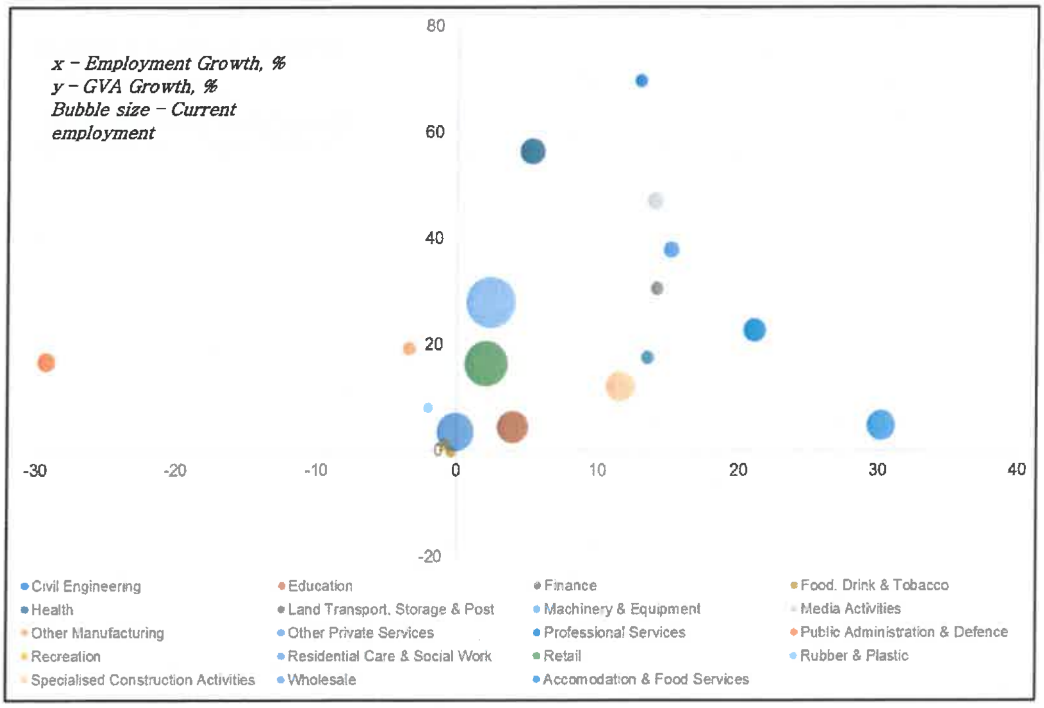


5.3 Bringing sector projections together

Bringing the above sector employment and GVA analysis together, Ripon's currently dominant employment sectors are not projected to see significant increases in either employment or GVA over the coming years. As Figure 14 highlights, those sectors which are projected to see the highest levels of growth between 2011 and 2021, in GVA and employment terms are currently not large employers in the City. These sectors comprise Professional Services, Other Private Services, Finance, Media activities and Civil Engineering.

There are however two sectors which are projected to see some significant growth in either GVA or employment terms which currently have a significant presence within the City - Health (which does not include residential and social care) is projected to see significant growth in its contribution to GVA and Accommodation and Food Services is projected to see significant employment growth. Both sectors currently have a reasonably strong presence in the City.

Figure 14: Current Employment and projected change in Ripon's employment and GVA, 2011-2021



6 Summary Baseline Findings

Ripon is a City that underperforms the relatively affluent Borough of Harrogate on most indicators but which for the most part sits on a par with LEP and national averages

- ❑Population mix and historic growth patterns similar to LEP
- ❑Housing mix similar to England
- ❑Similar skills profile to the LEP and nation and similar levels of deprivation

Ripon's population is growing and ageing, but workforce size will not grow at the same rate as the City's population. Future housing demand will be for smaller homes

- ❑Housing projections outstrip population growth
- ❑Projected growth in over 65's and a small reduction in working age population

The City has developed its tourism and retail offer, although its tourist assets are not significant employment contributors and its retail offer may be vulnerable

- ❑Dominance of retail in the city core and strong tourism assets on the periphery
- ❑Supported by historic market and attractive heritage assets

Ripon has not seen significant employment growth in higher value-added sectors over recent decades and is lagging behind the Borough

- ❑Over-reliance on Wholesale and Retail and Health and Social Care sectors
- ❑Low levels of Finance and business services and lack of office space development

Connectivity remains an issue, particularly between the west, including Claro Barracks, and the motorway network, but there is significant outward commuting from Ripon to the rest of the Borough

- ❑ High levels of self-containment within the Borough, but significant outward flows from Ripon
- ❑ No rail connectivity, lack of logistics capacity and low stock of industrial space and warehousing

The supply of workforce skills limit Ripon's potential to attract high growth sectors

- ❑Low levels of higher skills and low levels of higher order occupations
- ❑Lacks Higher Education provision following closure of Ripon St Johns
- ❑Occupation profile dominated by lower value added service sector employment

Through net out-commuting and high levels of internal employment opportunities, Ripon has a large workforce compared to its working age population

- ❑Low unemployment, positive reduction in claimants and high workforce participation
- ❑High proportion of sales, process and elementary roles

There is significant variation in performance among Ripon's three wards with Ripon Spa (the location of the Claro Barracks) outperforming the remaining wards

- ❑Strong employment rates and high proportion of higher occupations
- ❑Lower levels of deprivation

Ripon is....................

- performing reasonably well compared to England and LEP area, but underperforming in a strong Borough
- achieving population growth in line with Borough and LEP trajectories but could contribute more to growth
- building a higher value labour pool, notably in Ripon Spa, where Claro redevelopment could contribute
- dominated by small businesses in comparatively low value sectors and needs to improve GVA contribution
- a relatively self-contained economy but lacks the business infrastructure to attract higher value sectors
- endowed with peripheral visitor assets but needs enhanced visitor services in its centre to capture spend
- resilient as a retail centre but lacking diversity in its offer
- an unexploited growth opportunity capable of achieving a disproportionate level of growth in the Borough
- without policy / development response ('policy-off') Ripon is projected to fall short of growth trajectory for Borough and UK – the 'gap' will widen in employment and productivity.

7 Potential economic impact of Claro Barracks closure

7.1 Context for assessing economic impacts

The announcement of the closure of Claro Barracks has raised specific concerns locally regarding the potential economic effects on the city of Ripon. Such concerns are natural given that the military presence has been a feature of Ripon for many years and Claro Barracks is a major institution in the City. Moreover, Ripon has experienced the previous closure of a key institution – Ripon & York St John's College, which closed its Ripon campus in 2001. For many local people, the closure of Claro Barracks will have been perceived as a further blow to the local area and Ripon's position in the sub-region.

The economic value of military presence in local areas has been the subject of previous assessments. Work commissioned by the MoD and the former Regional Development Agency, Yorkshire Forward in 2010 assessed the economic contribution of military presence in North Yorkshire focused on the Catterick Garrison Administrative Area, which includes Ripon. This study confirmed a total MoD employment of over 17,000 in North Yorkshire (88% military / 12% civilian), about 6% of all jobs in the sub-region. Employment at Ripon's barracks represented less than 3% of total military presence in North Yorkshire and is therefore very small in terms of MoD head-count.

The 2010 study highlighted the importance of military families living in the sub-region and generating local expenditure and supporting the viability of local services – the intention to retain service family housing in Ripon post-closure of the Claro Barracks is thus a critical factor in the consideration of local economic impact. In addition, MoD procurement contracts were identified as having potential to generate significant indirect job impacts through local supply-chains. However, it confirmed that most contracts are procured centrally (at national level) and typically of a scale too large to be accessible directly to local contractors. An estimate of £61m per annum and circa 600 indirect jobs in North Yorkshire is suggested in the report. While efforts to increase local procurement were identified, it was recognised that indirect economic impacts from MoD presence in North Yorkshire will remain relatively limited and for small economies such as Ripon, the potential for downstream supply-chain impacts are very limited.

Other studies have reached instructive conclusions regarding the scope of potential economic impacts arising from the closure of military bases in local economies. Work in the US by the Congressional Research Service[15] identified very low levels of economic multiplier effects arising from military employment in local economies. It concluded that:...*"employment impacts were mostly limited to direct job loss associated with military transfers.....On average, the study found that per capita income was little affected by closures."*

While these findings may, in themselves offer little comfort to local stakeholders in Ripon who are seeking to retain and attract investment in the City, such analysis provides an important contextual 'positioning' of economic impact issues arising from the closure of Claro Barracks. Moreover, the closure of the site creates a major redevelopment opportunity with potential for significant local economic benefits to flow, subject to the nature and mix of future development activity on the site.

[15] Military Base Closures: Socio-economic impacts – Tadlock Cowan Feb 2012 – Congressional Research Service

7.2 Economic impact mechanisms

For the purposes of assessing the potential economic impact of the Claro closure a range of data sources have been examined relating to:

- Direct economic effects – impacts arising from the employment of personnel on-site at the Barracks
- Induced economic effects – impacts arising due to expenditure of wages by service personnel on local goods and services in Ripon;
- Indirect economic effects – impacts arising from the purchasing activity on the operation of the Barracks and the generation of local contracts for businesses located in Ripon.

Data has been provided by the DIO in relation to the operation of the Barracks. This has assisted in building an understanding of the scale of the current operation in terms of direct employment and local purchasing.

We have also held consultations with other stakeholders including HBC, Ripon City Council and the Ripon Chamber of Trade to build an understanding of the role of the military presence in the City and any linkages with wider economic and social activities in Ripon.

7.3 Direct economic impacts

Based on data from the DIO, we understand that a total of 496 military personnel are based at Claro Barracks – this makes the Barracks one of the largest single employers in the City. All of the personnel are military, with no direct civilian employees on-site. As with the picture across the wider North Yorkshire / Catterick Garrison Area, most of the personnel are in junior ranks - 41 officers / 95 warrant officers / 360 junior NCO. The process of relocation has commenced, so the numbers of personnel on-site will reduce in phases up to complete withdrawal in 2017.

Military personnel are drawn from across the UK and therefore we understand that few personnel are from the City. In direct economic terms, therefore, while the Barracks is a major employer, it has no substitution effects in terms of other local economic activity and thus all employment is net additional at the local level. Moreover, unlike other employers in the city, when personnel leave military employment many will return to their home locations. The 2010 North Yorkshire study estimated that no more than 25% of military leavers would move to alternative employment within Yorkshire – we anticipate that for the profile of the 21 Engineers Regiment, with personnel drawn nationally, the levels of retention in the local labour market would be considerably lower.

Based on data from the 2010 study and from DIO, the average MoD personnel salary at Claro is in the order of £32,000 (ranging from £47,000 for Officers, £37,000 for SNCOs and £20,000 for junior ranks). This would suggest a gross MoD salary account in Ripon in the order of £13-15m per annum. The induced economic impacts arising from wage expenditure on local goods and services is considered below.

7.4 Induced economic impacts

The propensity for MoD wages to be spent on local goods and services, and thus support induced economic impacts in terms of employment will depend on a number of factors, not least being the extent to which military personnel will generate a demand for such goods and services. For example, it is notable that few service personnel remain at Claro Barracks over weekends – the site was described to us as 'deserted' most weekends, with most 'non-family' personnel leaving the site on Friday afternoon and not returning until Sunday evening. This has a fundamental impact on the generation of local expenditure.

That said, of the 496 total personnel at Claro Barracks, only 320 are in single accommodation, with the remainder living in the 277 available service family housing and thus typically remaining in Ripon throughout the week and potentially having a higher propensity to spend locally on goods and services. Some 265 service family homes are currently occupied. Thus, it is estimated that personnel in service family housing generate gross MoD earnings in the order of £8-9m.

The 2010 study estimated that almost 40% of military earnings in North Yorkshire were spent outside of the region. Applying similar ratios to Ripon-based personnel suggests in the order of £5m of gross earnings available to be spent in Ripon. This equates to disposable incomes in the order of £3-4m, of which the 2010 study estimated around 20% might be spent on local goods and services, leaving around £0.7m contribution to the local economy per annum. Based on average turnover per employee ratios across employment sectors of approximately £50,000, this metric would suggest that the retention of the service family housing could sustain around 15 additional indirect jobs in the local economy. This is based purely on indirect wage expenditure by military personnel based in family housing – it does not include for wider household incomes nor maintenance work on the housing stock. More importantly, it does not include the wider impact of the service families in Ripon in terms of supporting the viability of local services, schools, etc.

Given that the service family housing is to be retained in Ripon, wage expenditure associated with personnel living in such accommodation, and any linked family visitor expenditure, will be largely retained in Ripon. Thus, the only significant impact of closure will be in terms of single personnel in Barracks accommodation who may have otherwise spent on goods and services in Ripon from Monday to Thursday. Given the presence of on-site catering facilities, we consider that the impact of the loss of this expenditure on the local economy will be very limited and unlikely to be discernible. It is unlikely to lead directly to any business closures or consequential job losses in the City.

At Deverell Barracks, we understand that there are 471 bed spaces, which hosted 56,000 man-training days in 2012. This is a significant level of activity and, in principle, could have the potential to generate expenditure in the local economy and thus support induced economic impacts. However, the DIO has indicated that a high proportion of the utilisation at Deverell is for cadet training, largely by under 18 year olds, who are confined to barracks during training periods. Thus, the propensity for these trainees to generate significant levels of local expenditure on goods and services will be limited.

The 2010 North Yorkshire study pointed to significant leakage of service personnel expenditure, with an estimated 40% being outside of Yorkshire & Humber – this will in part be driven by the accessibility to major centres to the north of Catterick in Teesside. For Ripon, the levels of leakage are likely be even higher, given the options for shopping and leisure visits to locations outside of the City.

It is notable that the 2010 study concluded on the basis of consultations with local traders that military presence *"has not shaped the goods and services provided by high street businesses in locations with significant military presence."* This position has been re-affirmed to us by the Ripon Chamber of Trade which has stated in consultation for this study that they consider the impact of the military presence at Claro Barracks to be limited in terms of local expenditure generation.

We therefore conclude that the economic impact of the withdrawal of military presence at Claro Barracks will be limited and unlikely to lead to consequential employment losses in the city as a result of the loss of the induced effects arising from wage expenditure by military personnel. This is particularly the case in Ripon, given that the service family housing is to be retained. If the decision to retain the service family housing was to be reversed, then the impact of withdrawal would be more significant given the benefit of local wage expenditure in the local economy. However, account should be taken of the potential for the military family presence to be replaced by in-moving civilian families that would occupy the former military houses and bring their own levels of expenditure to the local economy. Thus, we consider that levels of aggregate demand for goods and services from within the Ripon economy are unlikely to be affected discernibly by the closure of the barracks in isolation from the service family housing.

7.5 Indirect economic effects

Indirect economic effects arising from military activity at Claro Barracks will be driven by expenditure on the operational aspects of the MoD estate and the purchasing of supplies and services for facilities management – generally termed as 'hard FM' (buildings maintenance) and 'soft FM' (catering, cleaning etc.).

A limited amount of data is available from the DIO on expenditure on hard / soft FM at the local level. This is inevitable given that most of the contracts for such activity are procured nationally and disaggregated expenditure data at the individual barracks / site level is not readily available.

We have however been provided with some information on estimated resource levels at Claro / Deverell.

At Claro the annual 'hard FM' expenditure has been limited, with a figure of £10,500 pa provided by DIO. This activity is serviced from a central staff pool in Catterick but we understand that two members of the team live in Ripon. The loss of this level of hard FM expenditure is unlikely to lead to job losses.

For soft FM DIO has indicated that some 45 staff are employed by the contractor to undertake catering and cleaning work at the site. It is assumed that some of these jobs will be lost as a consequence of the closure, but this has not been confirmed by DIO.

At Deverell, hard FM activity is managed by a private provider, Landmarc, and expenditure has been in the order of £92,000 pa for material and contracted works. DIO has indicated that only 2% of these works are sourced from within a 5 mile radius of Ripon. Landmarc is reported to employ 4no full time staff at Deverell with a salary cost in the order of £73,000 pa. A proportion of this salary cost may be spent locally in Ripon, but will have very limited local economic effect.

For soft FM the information from DIO indicates that 5 local staff are employed by the contractor. If the Deverell activity is transferred to part of the Claro site, then it is assumed that these jobs will be retained. This has not been confirmed by DIO.

In addition, to FM costs and associated employment, it is worth recording that the MoD incurs a non-domestic rating liability for the combined Claro and Deverell sites of £337,000 pa.

Based on the above, the closure of the barracks will lead to a reduction in indirect economic activity associated with hard and soft FM. It is difficult to judge the precise level of impact on the information provided by DIO and much will depend on the extent to which contracted personnel from Ripon can be re-assigned to activity at other sites at Dishforth and Catterick. For some, this may be impractical and thus some negative local economic impact may arise, but this is unlikely to be significant at the City level.

7.6 Wider effects

Given that the quantifiable economic impacts of closure appear likely to be limited, we have given consideration to wider impacts which, whilst non-quantifiable, are nevertheless significant in terms of implications for a small City such as Ripon where military presence has a been a consistent feature of the social, economic and cultural life of the local community.

We have asked consultees to comment on whether they consider military presence in Ripon is a defining characteristic of the City. The general consensus is that the City is primarily defined by the Cathedral and its market town role, and whilst the presence of the Barracks and military activity has added to the life and 'colour' of the City, it is not a defining characteristic in the way that it has become so for other UK towns and cities.

That said, most commentators have been very positive about the wider benefits of military presence in the City, particularly referring to the military heritage and 'story' associated with the Barracks and the 21 Engineers Regiment.

The presence of the military families in the service family housing is widely regarded as having an important role in the local community and economy, supporting the viability of local services, including schools. The retention of the service family housing in Ripon is therefore important from a range of perspectives beyond the local economy, including social and community implications. We have no evidence from service managers in the Council, however, that the closure of the Barracks in isolation will have any implications for the ongoing viability of any local services.

At a ceremonial level, the military presence in Ripon has strong ties with the Cathedral and the City Council as well as sustaining international links for the City. Military personnel provide extensive support to local events, and military parades for Remembrance Day, the Freedom Parade and Battle of Britain Ceremony are popular locally and add much to the vitality of the City Centre. We understand that the MoD has confirmed that these events will continue to be supported in Ripon and therefore the associated benefits in terms of tourism and social cohesion will be sustained following closure of the barracks

7.7 Impact conclusions

While the closure of Claro Barracks marks an important milestone for Ripon, we find limited evidence that the impact on the local economy will be significant – this conclusion is broadly in line with the views of most local consultees. While the barracks is a major employer in the town, it supports few civilian jobs, primarily those associated with contracted facilities management services on-site and the propensity for expenditure by non-family military personnel to flow into the local economy is limited. The role of the service family housing is, however, a key factor in driving local economic benefit, generating an important contribution to the city economy and community. It has been made clear by the MoD that the service family housing will be retained in Ripon and will continue to be an important asset for military operations as they grow in Dishforth and Catterick. On this basis, the economic effects of the Barracks closure is expected to be limited but this is subject to the retention of the service family housing. If the MoD was to change its position on this approach, then the local effects could be much more significant. HBC and the City Council should therefore maintain close contact with the MoD to monitor any changes in its estates strategy moving forward.

8 The Site in Context

8.1 Location

Claro and Deverell Barracks are located on the north western edge of Ripon beyond the Lark Hill and Bishopton area of the City. The Barracks are approximately 1.2 miles from the City Centre and currently accessed via Clotherholme Road to the security gatehouse on Chatham Road.

Chatham Road runs north-south through the security perimeter and divides Deverell Barracks to the east from Claro Barracks to the west. Chatham Road joins Lark Hill/Kirkby Road at the northern end which provides a second route to and from the City Centre.

Kirkby Road continues northwest into the rural hinterland. Kirkby Malzeard and Grewelthorpe are approximately 4.4 and 4.9 miles along Kirkby Road. Masham and Pateley Bridge are a further 10 miles beyond Grewlethorpe and Kirkby Malzeard respectively.

Access to Harrogate (approximately 10 miles to the south) is via the city centre and the A61 Harrogate Road. The main access to the trunk road network is the A1(M) at Melmerby approximately 4.5 miles to the north east along the A61.

Ripon has a number of significant tourist attractions including the Cathedral in the City Centre, as well as Lightwater Valley Theme Park and Fountains Abbey World Heritage Site. Lightwater Valley is approximately 2 miles to the north of the Barracks but Kirkby Road passes the back of the Park and there is no general access to the Lightwater Valley from Kirkby Road. Fountains Abbey is approximately 3 miles as the crow flies from the Barracks but access is back towards the City Centre and out again along Studley Road over the River Laver.

The location of the Barracks is illustrated on the following maps and plans (Figures 15 and 16).

Figure 15 - Claro and Deverell Barracks Location Plan (Google)

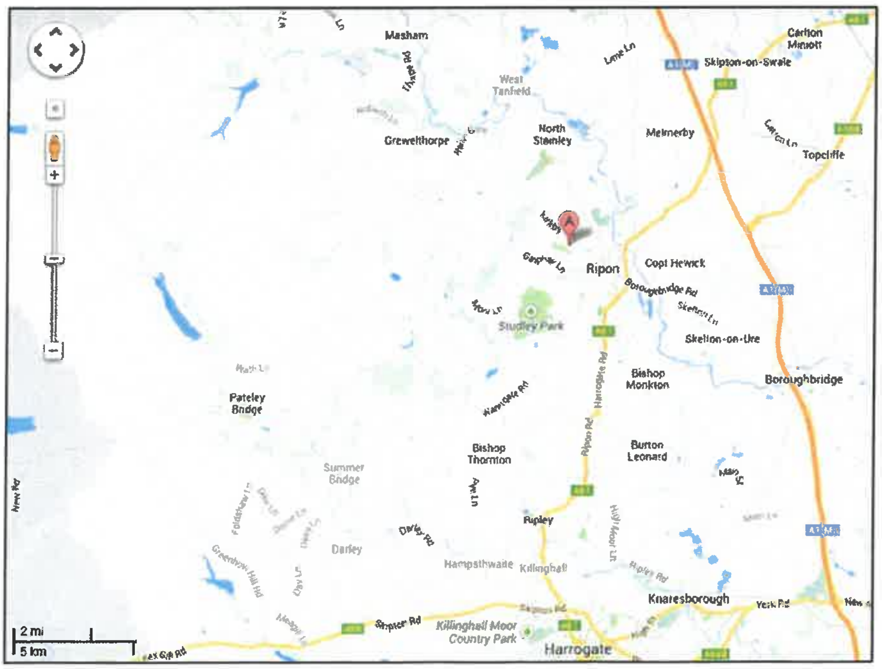
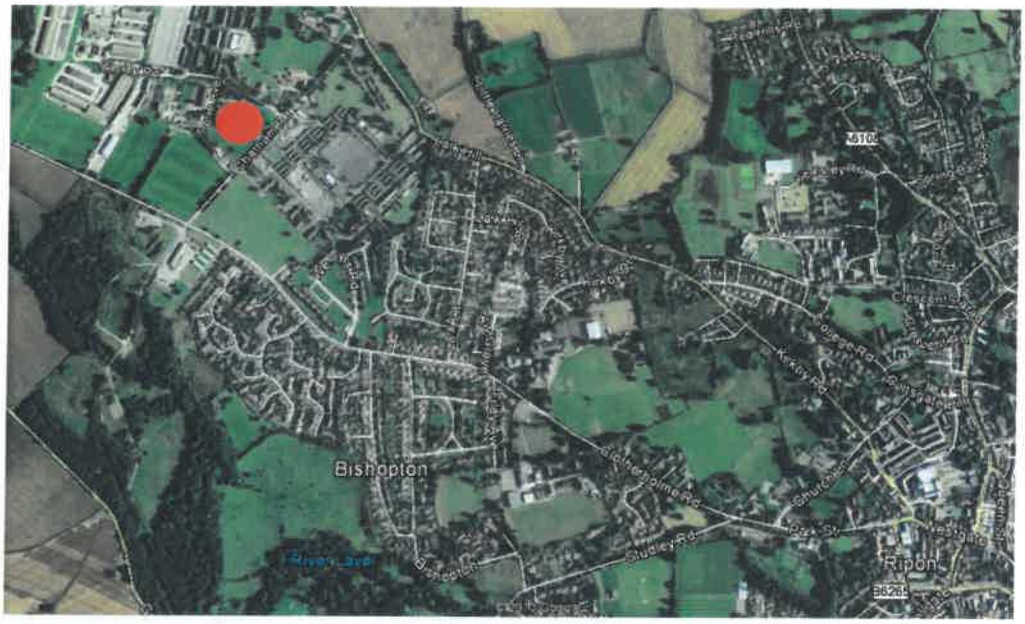


Figure 16 - Claro and Deverell Barracks Detailed Location Aerial Photograph (Google)



8.2 Characteristics

The Claro and Deverell Barracks have a significant site area of approximately 56.95 hectares / 140.7 acres, including the playing fields as illustrated on the red line site plan below (Figure 17) and the detailed aerial photograph (Figure 18).

Figure 17 – Claro and Deverell Barracks

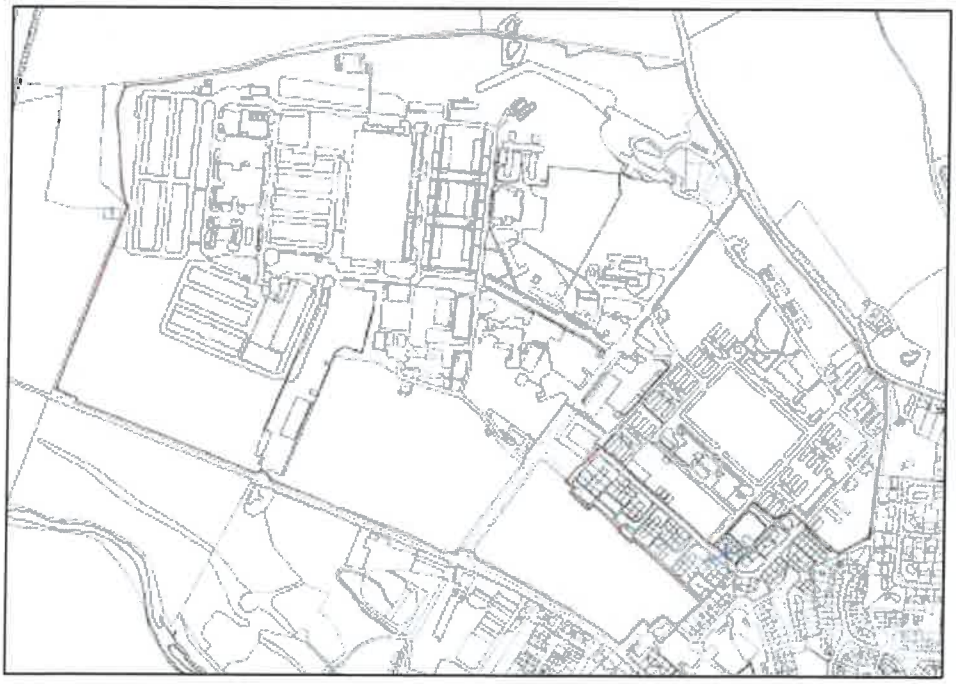
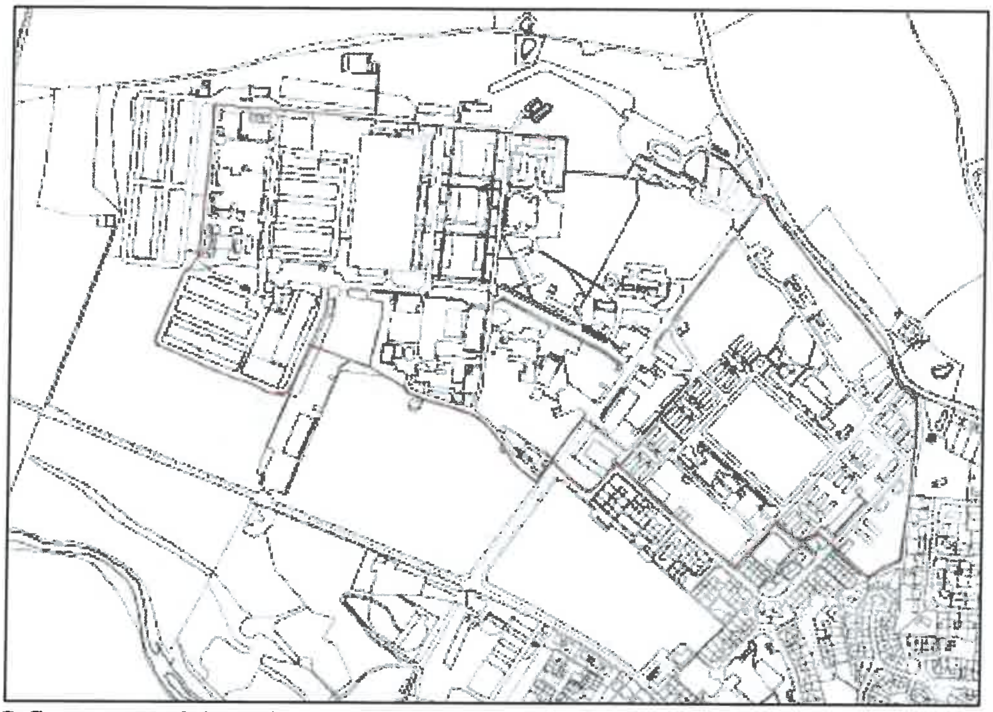


Figure 18 – Claro and Deverell Barracks (Google Earth)

It is important to note that the development limit of Ripon is drawn tighter than the estate boundary around the built up area of the Barracks.

The development limit (as included in Harrogate District Submission Sites and Policies DPD) is illustrated on Figure 19 below.

Figure 19 – Claro and Deverell Barracks Development Limit



The total site area within the development limit is 33.13 hectares / 81.9 acres. This comprises three main areas namely Deverell Barracks, Claro Barracks and the Claro Technical Area. A detailed breakdown of the areas is contained in Table 5 below.

8.2.1 Deverell Barracks

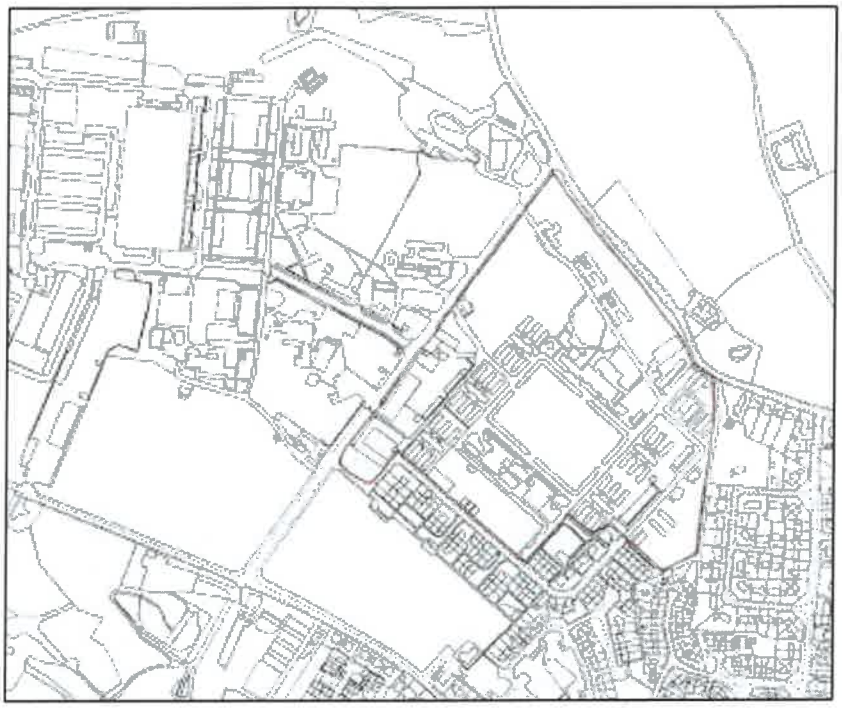
Deverell Barracks comprises the area to the east of Chatham Road. It comprises various timber barracks structures and ancillary buildings around a central parade ground/car park (see Figure 20) below. The sports grounds to the south are level and the site slopes up to the north eastern boundary with Kirkby Road. To the south east of Deverell Barracks is existing private residential dwellings off Lark Lane and MoD Married Quarters housing off Tarbard Avenue.

Two of the five timber "E" barrack buildings are currently redundant and there is a third large redundant barrack block on the north eastern side of the parade ground. Other buildings on the Deverell Barracks include various canteen, classrooms, armouries and instructors accommodation.

In addition there are various buildings which are let to third parties including the office building on the western corner of the site fronting Chatham Road and open garages for caravan storage.

Figure 20 shows the extent of Deverell Barracks built up area.

Figure 20 – Deverell Barracks built up area



The following are illustrative photographs of the Deverell Barracks.

	
View across the Parade Ground	Typical timber barrack buildings

	
Deverell Sports Grounds	Caravan 'open' storage

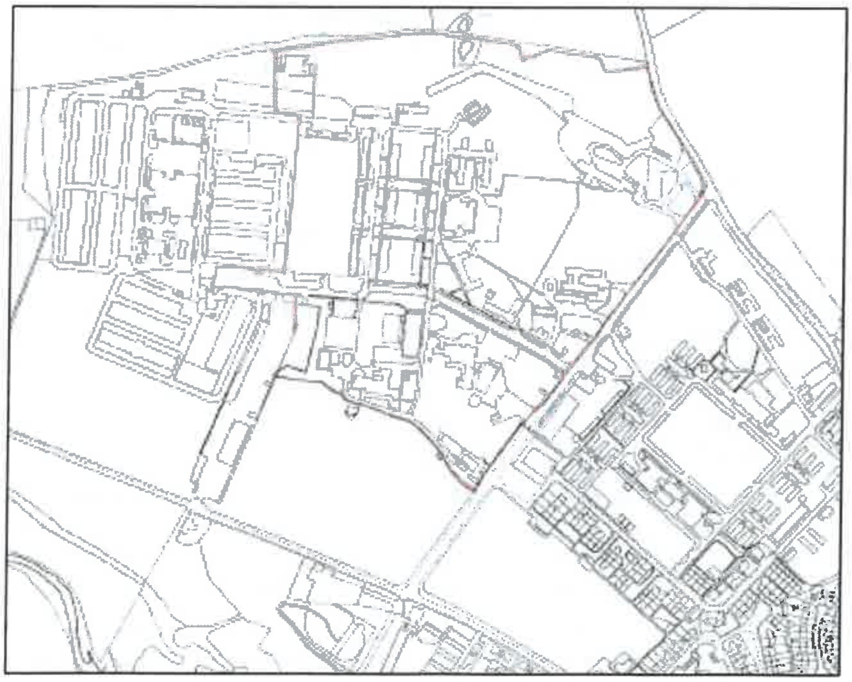
8.2.2 Claro Barracks

Claro Barracks is the central area on the estate. This comprises the area to the west of Chatham Road across to and including the Claro parade ground. Again there are substantial sports grounds to the south along Clotherholme Road and the barracks slopes upwards to the north. Note that Kirkby Road at this point bends away from the boundary of the site further to the north so there is only limited road frontage on this northern side around the junction of Chatham Road and Kirkby Road.

Located on Claro Barracks is more modern service accommodation including substantial mutli-storey accommodation blocks, catering services, classroom, guard room, Officers mess, Warrant Officers mess, sports, welfare and health facilities, stores and armouries. Along the northern boundary of Claro Barracks is an assault course and 30m firing range.

Figure 21 shows the extent of Claro Barracks built up area.

Figure 21 – Claro Barracks built up area



The following are illustrative photographs of the Claro Barracks.

View up Chatham Road

Claro Sports Grounds

8.2.3 *Claro Technical Area*

The Claro Technical Area extends beyond the Claro Barracks to the west and comprises the engineering workshops, garages and stores.

Again, there are substantial sports grounds to the south along the Clotherholme Road and the technical area slopes upwards to the northern boundary. Note that for the land beyond the Technical Area to the west, and for the open countryside/fields, there is currently no access to the Technical Area other than through the Barracks, except for a turning head and gate for emergency vehicles at the western end of Clotherholme Road, and a gate into the garages in the middle of Clotherholme Road.

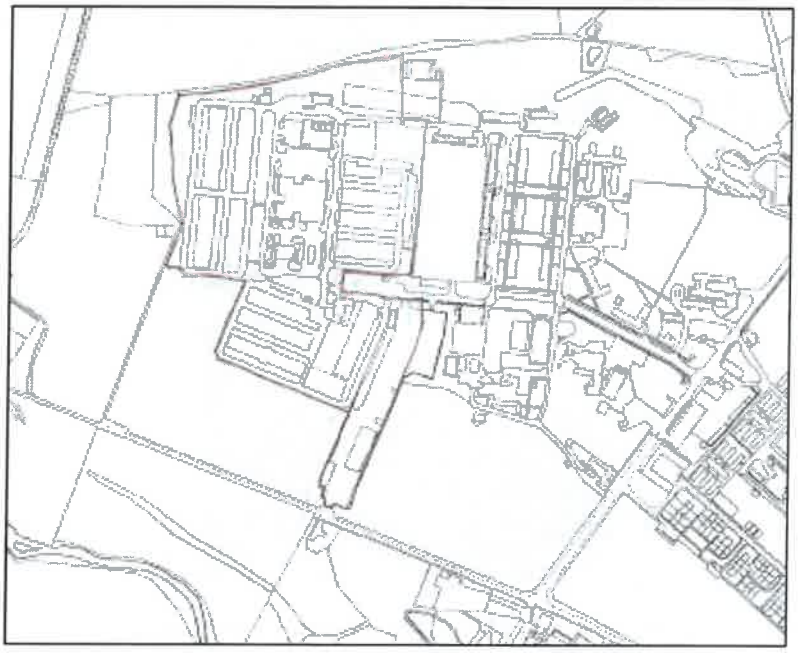
The buildings comprise primarily single storey workshops and garages of steel portal frame construction with metal cladding. The units provide flexible accommodation and have good access with various roller shutter doors to the front and in some cases rear elevations also. In the centre of the Technical area are some high bay mechanical engineering workshops.

At the end of Pasley Road which runs through the centre of the Barracks is a petrol filling station. This has been included in the Claro Barracks delineation as this is likely to be retained as part of the operational Barracks.

It is important to note than in two parts of the Technical Area, workshops and garages have been constructed which currently fall outside the Development Limit as defined by the Harrogate District Submission Sites and Policies DPD - on the southern part of the site between the playing fields and on the western edge of the site beyond the mechanical engineering workshops.

Figure 22 shows the extent of Claro Technical Area built up area.

Figure 22 – Claro Technical Area built up area



The following are illustrative photographs of the Claro Technical Area.

Clotherholme Road to Technical Area

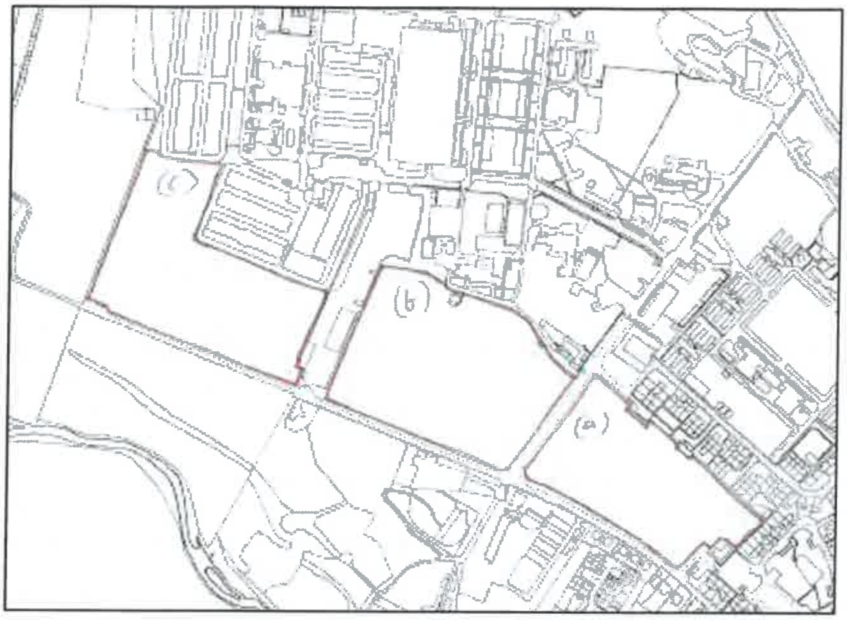
Access to garages from Clotherholme Road

Turning head at end of Clotherholme Road

8.2.4 Sports Grounds

As can be seen there are significant amount of sports fields which form part of the estate mainly to the south of the Barracks along Clotherhome Road. These playing fields extend to approximately 12.65 hectares / 31.3 acres.

Figure 23 – Sports Grounds



8.2.5 *Site Areas Summary*

A summary of the principal site areas is set out on the following table.

Description	Hectares	Acres
Total Claro and Deverell site area (Figure 17)	56.95	140.7
Total Claro and Deverell Development Limit area (Figure 5)	33.13	81.9
Deverell Barracks (Figure 20)	11.63	28.7
Claro Barracks (red line delineation Figure 21)	21.30	52.6
Claro Barracks (within Development Limit)	14.11	34.9
Claro Technical Area Built up area (Figure 22)	11.00	27.2
Claro Technical Area (within Development Limit)	7.82	19.32
Sports Fields (x3) along Clotherholme Road	12.65	31.3

Table 5 – Principal Site Areas (AVL, 2013)

9 Planning policy drivers and constraints

In this section we aim to summarise the relevant adopted and emerging planning policy in respect of Claro and Deverell Barracks. We also set out any planning issues and risks which may impact on the redevelopment/reuse of the Barracks, which could undermine or conflict with economic development objectives.

9.1 NPPF

The National Planning Policy Framework must be taken into consideration in the preparation of the local and neighbourhood plans, and is a material consideration in planning decisions.

Note that the NPPF makes it clear that the purpose of the planning system is to contribute to sustainable development and the NPPF policies have to be taken as a whole. We do not intend to rehearse all the NPPF policies as the emerging Sites and Policies DPD (see below) will conform to the NPPF at a site specific level.

The Ministerial foreword to the NPPF states that the purpose of planning is to help achieve sustainable development. It defines 'sustainable' as ensuring that better lives for ourselves, do not mean worse lives for future generations, and that 'development' means growth. Furthermore sustainable development is defined as 'positive' growth – i.e. making economic, environmental and social progress for this and future generations, including specifically:

- looking after and restoring the natural environment, habitats and green belt to contribute to well-being;
- cherishing the historic environment – buildings, landscapes, towns and villages; and
- designing to high standards.

9.2 Adopted Core Strategy (2009)

The Core Strategy, adopted on 11 February 2009, sets out the vision of what Harrogate District should be like and the strategic policies for development and conservation up to 2021 and beyond[16]. The policies within the Core Strategy are now operational for all planning applications. Note that Harrogate Borough Council has commenced a review of the Core Strategy however, this is currently at the early stages and there is nothing in the public domain for consultation.

The vision for Harrogate District is, "sustainable living, prosperity and access for all" and more specifically for Ripon:

> *"The City of Ripon will continue its successful regeneration and the redevelopment for housing of its underused and vacant land will minimise or possibly avoid the need to develop greenfield land. The completion of the city centre's revitalisation with retailing and residential development will herald a significant boost to its service centre role and tourism industry. The city will benefit from improvements to its local cycling and pedestrian environments and bus services to Harrogate and Leeds"*[17]

Ripon City centre forms the main service and employment centre for extensive rural areas in the northern part of the District. The City's Cathedral, its medieval street pattern and historic buildings make up the City centre with its heritage dating back to well before the Norman Conquest. However, the built up area is degraded in parts with vacant and semi

[16] http://www.harrogate.gov.uk/plan/Pages/Core-Strategy.aspx
[17] Core Strategy vision 2.1 page 6

derelict land in need of regeneration. Significant areas of the City and the surrounding countryside are at risk from flooding. The gypsum rock underlying much of the City means that special consideration of the construction details of new development is often required. The landscape setting of the City is an important part of its character, particularly where this provides views of the cathedral. A weekly market, regular cultural events and tourist attractions, including the Cathedral itself, all contribute to the City's role as an important centre for tourism.[23]

In this context Ripon is to be one of the main settlements for housing, developing local service and employment for the District[18]. The key Core Polices are:

- SG1 – Settlement Growth: Housing Distribution
- SG2 – Settlement Growth: Hierarchy and Limits
- SG4 – Settlement Growth : Design and Impact
- JB1 – Supporting the Harrogate and District Economy
- JB3 – Land for Jobs and Business
- JB4 – Retail and Town Centre Development
- TRA1 - Accessibility
- TRA2 – Transport Infrastructure
- TRA3 – Travel Management

The key components of these policies are described below.

9.2.1 *SG1 – Settlement Growth: Housing Distribution*

Policy SG1 - Settlement Growth: Housing Distribution – requires that the Borough Council will make provision for 390 new homes per annum (net annual average) in the District during the period 2004 to 2023. This equates to 7,410 homes over the 19 year period. Furthermore the policy requires an interim target of about 160 (40%) of this annual provision will be homes for local people at affordable prices.

Over this period as a whole, Policy SG1 allocates 8% of these homes to Ripon i.e. 593 homes. Furthermore, the policy states that priority will be given to the re-use and re-development of previously-developed land and buildings, principally in the District's largest settlements of Harrogate, Knaresborough and Ripon.

9.2.2 *SG2 – Settlement Growth: Hierarchy and Limits*

Policy SG2 defines the settlement hierarchy across the district[19]. The city of Ripon is defined as a 'Group A' settlement which is the highest order settlement alongside Harrogate and Knaresborough. This reinforces SG1 as the foci of growth in the District albeit the majority of the growth is planned for strategic sites around Harrogate and Knaresborough.

9.2.3 *SG3 - Settlement Growth: Conservation of the Countryside, including Green Belt*

Policy SG3 - Settlement Growth: Conservation of the Countryside, including Green Belt places strict control over new development outside the development limits in accordance with national planning policy protecting the countryside and Green Belt[20].

[18] Core Strategy Strategic Objective 4 page 7
[19] Core Strategy Policy SG2 page 17
[20] Core Strategy Policy SG1 page 19

This is relevant given the development limits boundaries that are tightly drawn around Claro Barracks in the Adopted Local Plan Proposals Map (2001) and the slightly amended boundaries in the Emerging Local Plan Proposals Map DPD (see below).

The policy confirms that outside the development limits the land is classified as countryside, and there will be strict control of development to certain uses and even stricter control in the Green Belt (See SG1).

9.2.4 SG4 - Settlement Growth: Design and Impact

Finally in terms of settlement growth policies SG4 is a key policy in terms of any future development of Claro and/or Deverell Barracks. Policy SG4 states:

All development proposals in the District should comply with the following criteria:

1. *The scale, density, layout and design should make the most efficient use of land; and*
    a. *be well integrated with, and complementary to, neighbouring buildings and the spatial qualities of the local area;*
    b. *be appropriate to the form and character of the settlement and/or landscape character.*
2. *Visual, residential and general amenity should be protected and where possible enhanced;*
3. *There should be no loss of greenfield land unless justified by national planning policy, the Regional Spatial Strategy, this Core Strategy or a policy or proposal within the Local Development Framework;*
4. *The environmental impact and design of development should conform with Policies EQ1 and EQ2 of this Core Strategy.*

    The travel impact of any scheme should not add significantly to any pre-existing problems of access, road safety or traffic flow and should have been fully addressed in accordance with Policies TRA1, TRA2 and TRA3 of this Core Strategy (see below).

9.2.5 JB1 – Supporting the Harrogate and District Economy

Policy JB1 - Supporting the Harrogate and District Economy[21] promotes the renaissance of Ripon as a Market town amongst other measures including developing tourism throughout the District, digital and food clusters and rural diversification.

The Core Strategy narrative clarifies that the Council seeks to ensure that market towns provide a focus for their rural hinterland providing locally based employment opportunities and services. It states that initiatives to improve the vitality and viability of market towns will be supported, where they facilitate physical renaissance whilst protecting the essential character and local distinctiveness of the individual settlements[22].

[21] Core Strategy Policy JB1 page 30
[22] Core Strategy paragraph 5.9 pp 30-31

9.2.6 *JB3 – Land for Jobs and Business*

The Core Strategy identifies some 15.3 ha of land already committed for employment in Ripon[23].

The policy requires a good range and mix of employment sites to be maintained and enhanced, including a mix of sites and premises for SMEs (JB3 d)).

9.2.7 *JB4 – Retail and Town Centre Development*

The Core Strategy seeks to protect the role of Ripon as a Principal Town through the expansion of retail *adjacent* to the City's shopping area, and improvements to car parking and the environment[24] (our emphasis).

9.2.8 *TRA1-3 – Access, Transport and Travel*

Core Strategies TRA1-3 relate to Accessibility, Transport Infrastructure, and Travel Management respectively. These policies together are to deliver the Core Strategy objectives of:

- To retain and improve access for all, particularly those disadvantaged groups, to key services of health, education, employment, food shopping, community facilities and recreation.
- To integrate development and transport provision and locate development where it is accessible to key services and facilities and a range of transport modes.
- To improve the provision of bus and rail services and facilities, pedestrian and cycle networks, community transport schemes, park and ride and traffic management measures to reduce traffic congestion, with priority given to Harrogate and Knaresborough.

These are key policy considerations for any future developments at Claro or Deverell Barracks.

Policy TRA1: Accessibility is about reducing the need to travel and improving accessibility to jobs, shops, community facilities etc. by linking into the Key Bus and Rail Network defined at Appendix 7 (of the Core Strategy) and applying the accessibility criteria at Appendix 8. It also requires a Transport Assessment for development that are likely to have significant transport implications.

These are tests that will need to be addressed at the planning application stage within any Transport Assessment including access to the by-pass (A61) and congestion in the city centre and the impact on the Air Quality Management Area.

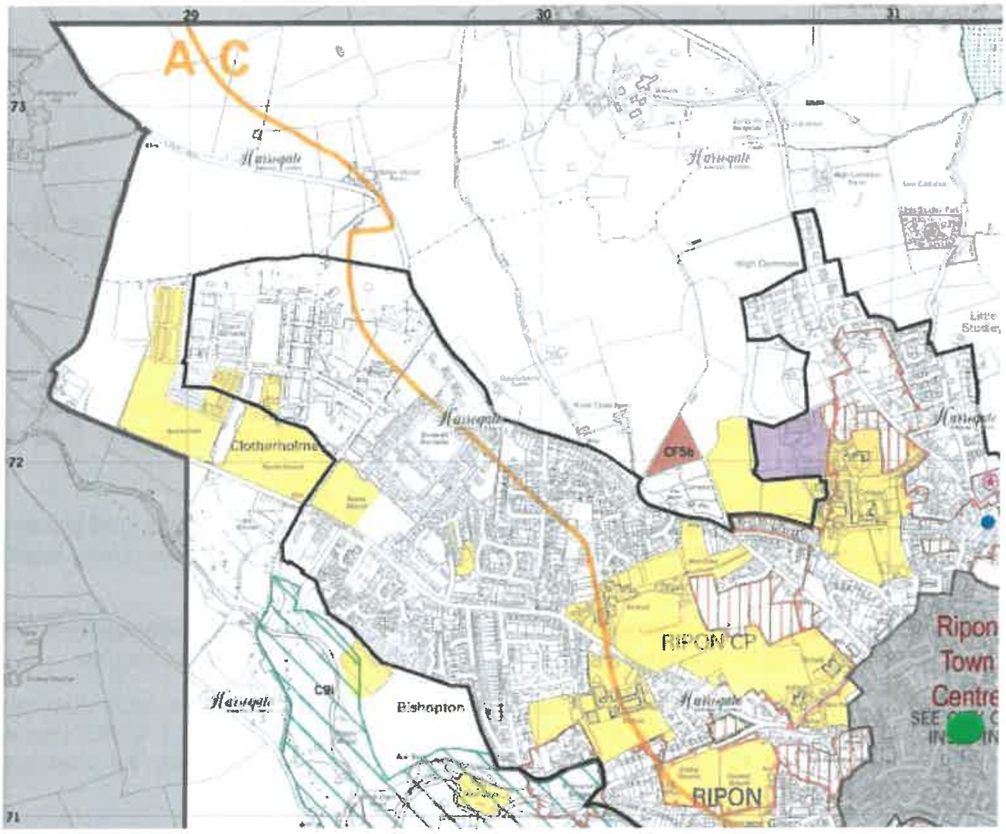
9.3 Adopted Local Plan Proposals Map (2001)

The current Proposals Map is the Harrogate District Local Plan Proposals Map 2001[25]. This will eventually be superseded by the emerging Local Plan Proposals Map which will reflect the Core Strategy which was adopted in 2009 and the Site and Policies DPD.

Within the 2001 Proposals Map the main built up areas of Claro and Deverell Barracks are not allocated - see Figure 24.

[23] Core Strategy Policy JB3 page 33
[24] Core Strategy Policy JB4 page 34
[25] http://www.harrogate.gov.uk/plan/Pages/Proposals-Map.aspx

Figure 24 - Adopted Local Plan Proposals Map (2001)



The Development Limit of Ripon extends south from Kirkby Road and includes the main Claro and Deverell Barracks, but excludes the Sports Fields and some the buildings on the extreme west and south of Claro Barracks. The buildings excluded on the west of the site are workshops, and on the south are garages.

The Sports Fields at Clotherholme (shaded yellow on the plan (Figure 24)) are allocated as Existing Recreation Open Space (policy R1).

9.3.1 *R1 – Recreational open space*

Policy R1 refers back to the 2001 Adopted Local Plan – Saved Policy version Sept 2007 (not the Core Strategy)[26]. Policy R1 states that, *'development proposals which involve the loss of existing public and private recreational open space will not be permitted unless* (our emphasis):

a) *there is a surplus of recreation open space in the area and its loss would not adversely affect the existing and potential recreational needs of the local population; or*

b) *a satisfactory replacement facility is provided in the catchment area which it serves; or*

c) *the land by virtue of its size, location and physical conditions, is incapable of appropriate recreational use; or*

[26] Adopted Local Plan 2001 – Saved Policy version Sept 2007 Policy R1, page 74

d) in the case of playing fields, where sports and recreation facilities can best be retained and enhanced through the development of a small part of the site.

Any loss of recreation land which may be acceptable under the above criteria will not be permitted where this involves the loss of open space of amenity value harmful to the character of the area (policy HD12).'

9.3.2 *Gypsum*

Notably the majority of the Barracks fall within the Gypsum Dissolution zone A – no known gypsum present. This presents the least risk for foundation design for redevelopment. Note that there is a zone to the north west of the Barracks (along Kirkby) road that is in zone C. Zone C is the highest Gypsum Dissolution risk zone – i.e. gypsum present and susceptible to dissolution. Development of this area is not disallowed, but a ground stability report will be required by a Geotechnical Specialist including ground investigations (boreholes) and potentially mitigation measures as part of the foundation design.[27] This policy is reflected in the Sites and Policies DPD (Policy SG10 (Appendix C)).

9.4 Emerging Sites and Policies DPD (May 2013)

The emerging Sites and Policies Development Plan Document (DPD) will sit alongside the Adopted Core Strategy and the emerging Local Plan Proposals Map (see below).

The Sites and Policies DPD was submitted to the Secretary of State on 29th November 2013 with Examination expected in Spring 2014. It contains the development management policies and site allocations to deliver the Council's Core Strategy. Once adopted, it will replace the Harrogate District Local Plan 2001 (Saved 2007). Note that the policy numbering runs throughout the Core Strategy and the Sites and Policies DPD.

9.4.1 *SD1: Presumption in Favour of Sustainable Development*

Policy SD1 of the Sites and Policies DPD sets out the Councils policy in respect of sustainable development in accordance with the NPPF.

The policy states that:

"When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with polices in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no Local Plan policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- *Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- *Specific policies in that Framework indicate that development should be restricted".*

[27] Adopted Local Plan February 2001 – Saved Policy version Sept 2007, Appendix XI

9.4.2 SG7 – Type, Mix and Density of New Market Homes

The Sites and Policies DPD Submission Draft 2013 states 421 new homes were built in Ripon between 2004 and 2013, and 156 homes had planning permission in April 2013, though 624 new homes still need to be developed to meet settlement targets by 2024.

The Council's allocated sites for housing in Ripon are Red House on Palace Road (20 dwellings), The Auction Mart on North Road (79 dwellings) and the Cathedral Choir School on Whitcliffe Lane (40 homes).

Policy SG7 requires that proposals for residential development on sites of 10 or more dwellings should take into account the Strategic Housing Market Assessment in determining the mix of unit sizes and types. At least **30%** of all new market dwellings should be designed for single people and couples. This should comprise either 1 or 2 bedroom properties in the form of flats, maisonettes, houses or bungalows.

Furthermore, new housing development will be expected to deliver housing at a density of no less than 30 dwellings per hectare. Higher densities of between **30 and 50 dwellings per hectare** will be sought on appropriate sites within built-up areas of Harrogate, Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge. In locations in and adjoining town, city and local urban centres with a good standard of accessibility to public transport, densities of over 50 dwellings per hectare will be sought.[28]

9.4.3 HLP7 – Affordable Housing

Policy HLP7 requires that all proposals for new residential development (including mixed use schemes and conversions) will be expected to contribute towards meeting the affordable housing need of the District. The policy requirement for Ripon is that **40%** of dwellings should be affordable and provided on-site for residential development on sites of 5 or more dwellings. The policy states that all targets are *subject to viability* and the local need for affordable housing. The Council's Affordable Housing Economic Viability Appraisal (2010) indicates that the provision of affordable housing is viable across a range of sites. It is therefore expected that this will be met in the majority of cases.

Harrogate Borough Council aims to distribute the District's housing requirement broadly in proportion to each settlement's need for affordable housing. Ripon requires 8% of the total affordable housing in the district. It is stated that the annual housing allocation for Ripon at present is 26, 10 of which are allocated for affordable housing[37]. 444 new homes are required to be developed between 2004 and 2023 to meet the Housing Needs Assessment[38].

There is most need for smaller homes (1-2 bed) but there is also need to provide larger family homes (3-4 bed).

Other policies in the Core Strategy cover the need for the affordable houses to be indistinguishable from the market housing, having the same design and the need for on-site provision of affordable homes.

9.4.4 JB6 - Protection and Enhancement of Existing Employment Areas

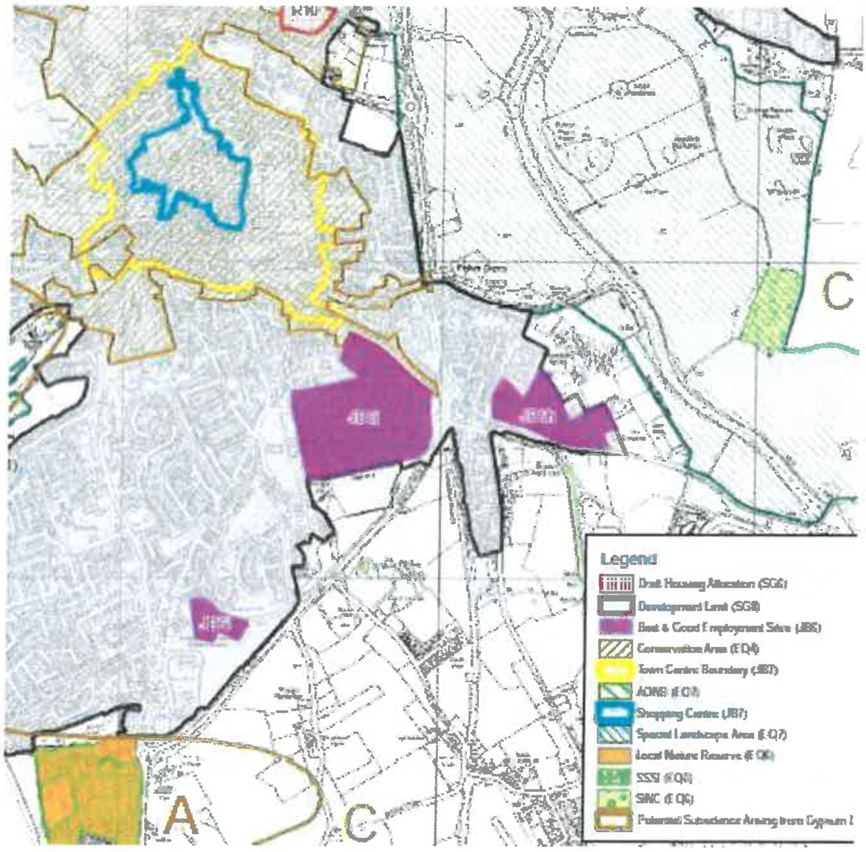
The Sites and Policies DPD Submission Draft (2013) states no new sites are to be put forward for employment in Ripon. There is still land with planning permission for employment in Ripon which is yet to be developed and there is an option to extend Barker Business Park at Melmerby which will serve the Ripon employment area.

[28] Sites and Policies DPD Policy SG7, page 9

Pursuant to policy JB3 above policy JB6 identifies various 'Best' and 'Good' employment sites for B1, B2 and B8 development. Ripon has no 'Best' sites but three 'Good' sites – namely Boroughbridge Road (JB6h), Harrogate Road (JB6i) and Dallamires Lane (JB6j).

The location of these employment sites is shown on Figure 25 below. This is an extract of the emerging Local Plan Proposals Map (see below) and shows the location of the employment sites relative to the town centre.

Figure 25 - Employment Sites Location (Emerging Local Plan Proposals Map)



9.4.5 *JB7 - Town and Local Centre Management*

The Sites and Policies DPD includes a 'sequential test' to the location of new main town centre uses within "in-centre" locations.[29]

The policy JB7 requires an Impact Assessment for retail and leisure developments that are greater than 500 sqm located outside of Ripon shopping centres for retail, and town centre boundaries for leisure proposals, but within the development limits (in accordance with the NPPF)[30].

9.4.6 *C5 – Protection of Existing Sport, Open Space and Recreation Facilities*

This is a key policy in respect of the existing playing fields to the southern edge of Claro and Deverell Barracks.

[29] Sites and Policies DPD para 5.29 page 30
[30] Sites and Policies DPD Policy JB& page 29

This policy states that:

Development proposals which involve the loss of existing outdoor public and private sport, open space and recreational facilities will not be permitted unless:

1. *the applicant can demonstrate that there is a surplus of similar facilities in the area and that its loss would not adversely affect the existing and potential recreational needs of the local population, making allowance for the likely demand generated by allocations in this plan; or*
2. *a satisfactory replacement facility is provided in a suitable location, accessible to current users, and at least equivalent in terms of size, usefulness, attractiveness and quality; or*
3. *the land by virtue of its size, location and physical conditions, is incapable of appropriate recreational use; or*
4. *in the case of playing fields, where sports and recreation facilities can best be retained and enhanced through the development of a small part of the site; or*
5. *in the case of playing fields, where the proposal involves the development of an indoor or outdoor sports facility that will benefit sports development in the District.*

Any loss of sport, open space, or recreational facilities which may be acceptable under the above criteria will not be permitted where this involves the loss of open space of amenity value that would be harmful to the character of the area.

It is important to note that the existing playing fields at Claro Barracks are within the secure perimeter fence of the army base. Notwithstanding their value in terms of landscape, views and openness they currently have no community value as playing fields. Similarly, the playing field at Deverell Barracks, whist outside the secure perimeter fence is also signposted "private" and is not therefore for general community use, although this does contribute to the character of this part of Ripon.

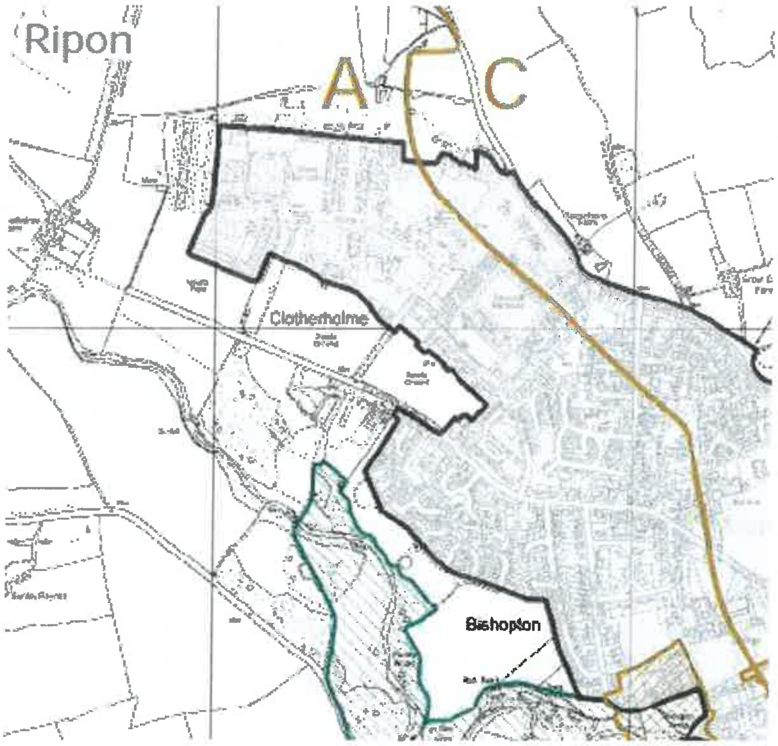
Policy C5 does not draw any distinction between private and public open space and the future use of these sites as informal recreation, formal playing pitches (with facilities) and even development will have to be addressed as part of the wider development proposal(s).

9.5 Emerging Local Plan Proposals Map/DPD

The emerging Local Plan Proposals Map will comprise of policies and proposals from Local Plan documents, e.g. the Core Strategy and the Sites and Policies DPD.

Within the emerging Local Plan Proposals Map the development limit has been revised south to include buildings adjacent to the sports field. The buildings to the extreme west are still beyond the development limit (see red dotted line on Figure 26 below).

Figure 26 - Emerging Local Plan Proposals Map (May, 2013)



9.5.1 *EQ5 – Local Distinctiveness*

Within the Sites and Policies DPD EQ5 deals with Local Distinctiveness. The policy requires that development should protect assets of the historic environment and enhance or reinforce those characteristics, qualities and features that contribute to the local distinctiveness of the District's rural and urban environments.

In particular, development should:

1. *Respect the spatial qualities of the local area, including the scale, appearance and use of spaces about and between buildings or structures, visual relationships, views and vistas.*
2. *Respond positively to the building density, building footprints, built form, building orientation, building height and grain of the context and the manner in which this context has developed and changed over time.*
3. *Recognise the contribution of fenestration, roofscape, detailing, the palette and application of materials, traditional building techniques, and evidence of past and present activity to local distinctiveness, which is important to settlement and landscape character.*
4. *Protect the significance of designated and undesignated components of the historic environment, particularly where heritage assets are part of a visual or thematic group.*
5. *Incorporate high quality design which is inspired by its local context or the best contemporary design which fits comfortably in its surroundings*[31].

Harrogate Borough Council has designated an Area of Special Control for advertisements which covers the whole district with the exception of the town centres of Harrogate, Knaresborough and Ripon. The barracks site is included within this area.

[31] Sites and Policies DPD Policy EQ5, page 52

9.5.2 Open Space and Development Limits

In the Sites and Policies DPD open space is protected under Policy C4 but specific sites are not identified on the emerging proposals map. The sites adjacent to the barracks are identified on the Harrogate District Local Plan Proposals Map adopted in 2009 which is in current use. This is a constraint which will require further consideration as part of any comprehensive proposals drawn up for the site (see Planning Constraints OS map43).

There is also a mismatch between the development limit boundary and the boundary of the recreation open space. In addition, the Claro Barracks block to the west is outside the development limit. Consideration should therefore be given to the inclusion of the whole of the Defence Estates Land at the Barracks site within any future brief for the comprehensive master planning of this site.

9.5.3 Gypsum

The same zones relating to the potential subsidence arising from gypsum dissolution still apply (see above para 9.3.2).

9.5.4 Housing Allocations

As mentioned above, the Council has commenced a review of its Core Strategy. This is likely to find that significantly more housing will be required up to 2035 in order to meet the District's objectively assessed housing requirements and satisfy demand in the District. Claro and Deverell Barracks are major brownfield sites within the development limit of Ripon and therefore represent a significant opportunity for further investigation in order to deliver new homes.

9.6 City Plan

Ripon City Council is working with a number of key stakeholders to prepare a Ripon City Plan. This will be a Neighbourhood Plan introduced as part of the Localism Act 2011. The Localism Act 2011 gives local communities new rights to shape and plan their neighbourhood by preparing a Neighbourhood Plan.

Neighbourhood plans must conform to National Planning Policy and the Local Development Plan and cannot be used to prevent development. Ripon City Council has a City Plan Committee and Working Group which are working together to progress the public consultation and preparation of the Plan.

The City Plan can propose more development than in the Local Plan and therefore could be used to facilitate development at the Barracks. However, before the Plan can be adopted it has to be the subject of an Examination in Public and a referendum of local residents. For the Plan to be adopted more than 50% of those who vote must register their support.

The Neighbourhood Plan is currently being developed and it is expected that it could be formally submitted to Harrogate Borough Council, as the local planning authority as early as September 2014 with a view to the Community referendum taking place in Spring 2015.

9.7 Highways

Given the location of the Barracks on the western side of Ripon (see Figures 15 and 16), a major constraint on any future development is likely to be highways capacity.

North Yorkshire County Council as the Local Highway Authority has been consulted in the preparation of this report. Key issues are likely to be the scale of the development in terms of the impact of traffic on the City Centre and the effect this has on congestion and the Air Quality Management Area.

The traffic impacts of development proposals will require further detailed investigation following discussion with North Yorkshire County Council and the Highways Agency. A Transport Assessment and Travel Plan would need to be provided as part of any planning application.

10 Property market prospects and opportunities

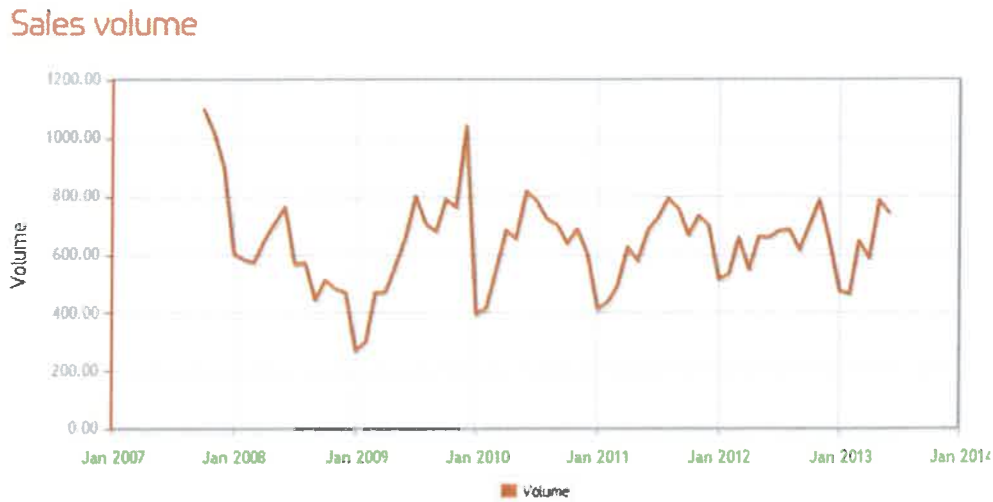
The following sections of our report aim to summarise the demand for key sectors of the property market in so far, as these are relevant to Claro and Deverell Barracks. We consider the market for residential, employment land, new build B1, B2 and B8 accommodation, refurbished workshops (of the type currently located in the Technical Area of Claro Barracks), and retail.

10.1 Residential

10.1.1 Overview

The residential property market is beginning to show signs of recovery following a long period of subdued activity due to the post credit crunch economic environment. The tight credit situation has restricted the supply of mortgages and this combined with the reduced supply of new housing has perpetuated the drop in properties sold. From 2007 property sales volumes saw a significant fall, as demonstrated in Figure 27. However, residential agents are reporting increased activity with more properties coming on to the market and more purchasers able to complete due to the Government's Help to Buy scheme. Help to Buy provides loans of up to 20% to enable purchasers to acquire new homes with only a 5% deposit (and 75% traditional mortgage). This scheme has recently been extended from first time buyers to *all* buyers up to a property value of £600,000.

Figure 27 - Total Residential Sales in North Yorkshire (Land Registry, 2013)

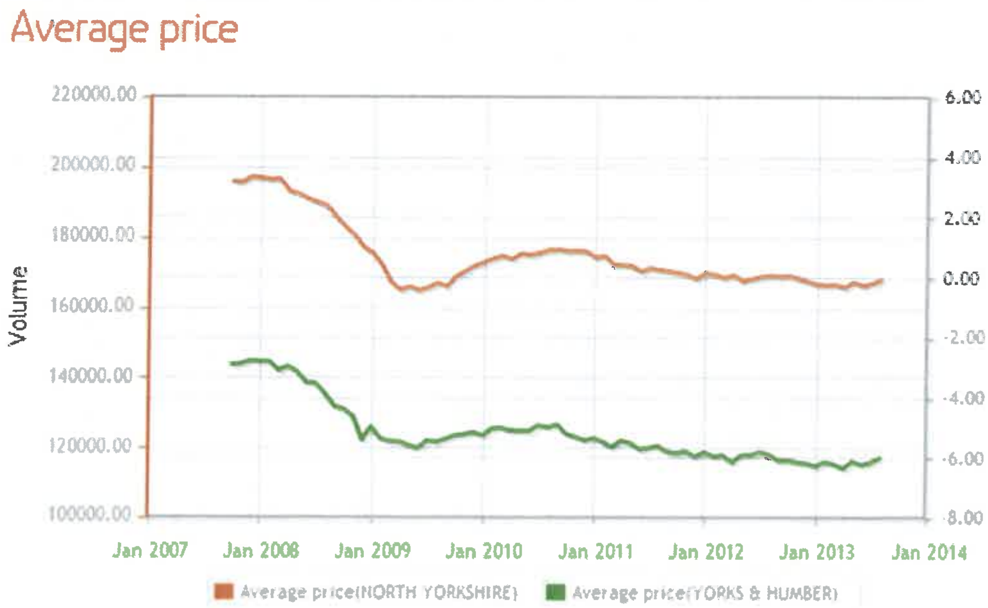


Reduced sales values have been a trend across the UK, excluding central London. As seen in Figure 28, North Yorkshire has a relatively high value housing market when compared nationally as it is one of the strongest performing housing markets within the region, with average house prices starting at £184,394[32]. Figure 29 also demonstrates that house prices in North Yorkshire are on average £60,000 more than in the whole area of Yorkshire and the Humber.

[32] GVA, North Yorkshire Strategic Housing Market Assessment, Strategic Housing Partnership, November 2011

Figure 28 - Residential Sales in North Yorkshire and England (Land Registry, 2013)

Figure 29 - Total Residential Sales in North Yorkshire and Yorkshire & Humberside (Land Registry, 2013)



10.1.2 Local Market Review

Ripon is a traditional market town. Tourism thrives in the area as people regularly visit sites such as the cathedral, Fountains Abbey and Studley Royal, Newby Hall, Lightwater Valley theme park and Ripon Racecourse. The City had a HE college up until 2001 when all activities were transferred to York St John University. The Census (2011) states the population of Ripon was 16,363.

Ripon is within the high value market area of North Yorkshire. Ripon is a popular settlement due to its accessibility for commuters to Leeds and York, and the close proximity of employment and amenities (North Yorkshire SHMA, 2011).

Ripon is within the wider Harrogate Postcode area (HG) which covers: Harrogate, Ripon and Knaresborough. Ripon City falls within the HG4 postcode; this postcode however also includes a number of areas outside the town centre as the boundary is not tight around the urban core.

We have obtained market data from the Zoopla website to analyse the house price differentials between locations and house types/sizes. These values include both old and new properties and therefore the average provided may be lower than sales prices for new homes which may attract a premium.

Average sold prices in Ripon (HG4) are lower than average values across the HG area. However, the sold prices in Ripon are mostly higher than the national averages.

Table 6 - Average Sold Prices (Zoopla, 2013)

Property Type	HG4 Avg. Beds	HG4 - Ripon	HG – Harrogate District (inc. Ripon)	National
Detached	3.8	£358,404	£420,073	£320,083
Semi-detached	3.1	£216,664	£234,969	£201,796
Terraced	3	£183,505	£200,511	£196,176
Flats	1.9	£151,569	£198,791	£225,483

Figure 30 shows how values vary across Ripon, with pockets of lower values in the centre of the City and more affluent areas toward the suburbs, particularly in the North and South West. It is notable that Claro and Deverell Barracks are part of a high value area. However immediately to the south there is a largely lower value area. Again, this heat map reflects both new and old properties.

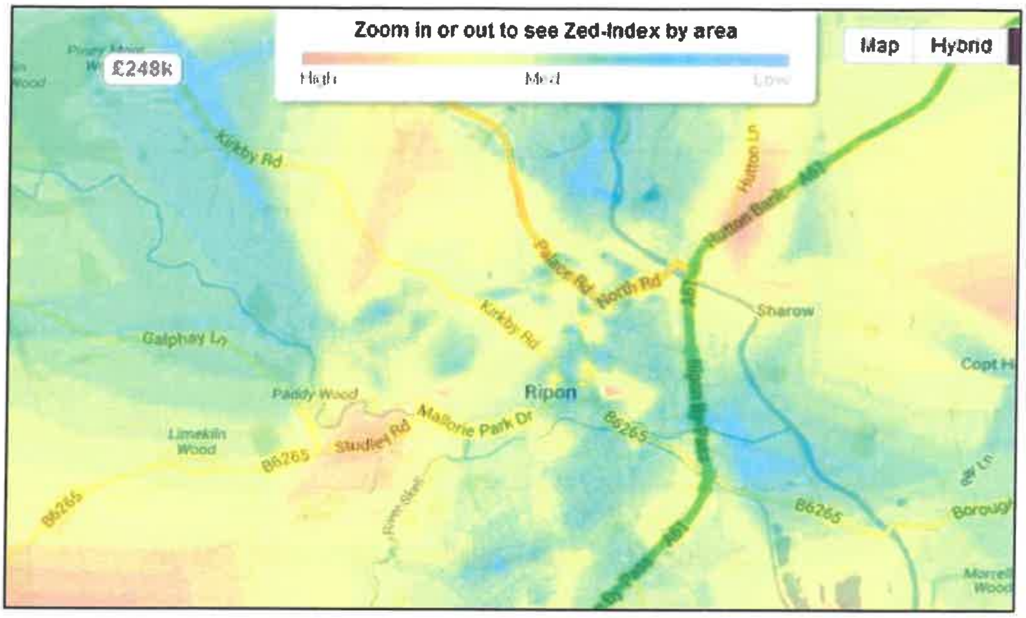


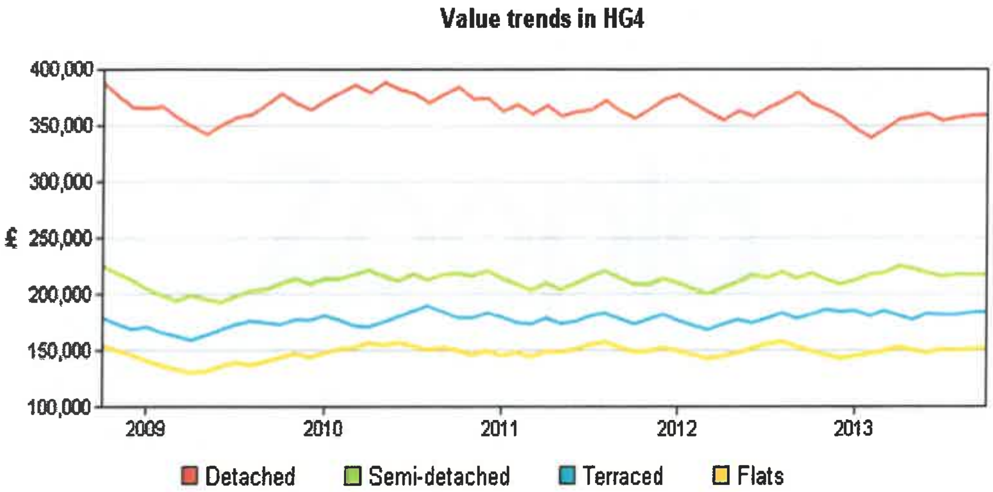
Figure 30 - Ripon Heat Map (Zoopla, 2013)

We have also utilised Zoopla statistics to analyse house *asking* prices. It can be seen from Table 7 and Figure 31 that house prices are mostly lower than the national average in HG4, and largely lower than values in HG. Asking prices should be treated with some caution as they can often reflect aspirational values.

Table 7 - Average HG4 Current Asking Values (Zoopla, 2013)

Bedrooms	HG4 - Ripon	HG – Harrogate District including Ripon	National
1	£103,412	£120,968	£153,595
2	£154,461	£187,767	£190,793
3	£241,729	£271,121	£241,974
4	£407,938	£442,106	£403,360
5	£582,536	£639,083	£728,888

Figure 31 - Value Trends by House Type (Zoopla, 2013)



10.1.3 North West Ripon

We have reviewed prices of houses sold over the last two years on residential streets to the North West of Ripon City to gain an understanding of potential housing values on the Claro and Deverell Barracks site(s). Our findings are presented in Table 8 below.

Table 8 – Sold House Values in North West Ripon (Zoopla, 2013)

Address	House Type	No. of Bedrooms	Sold Price	Transaction Date
Doublesgate Green	Terraced	2	£152,000	26/07/2013
	Semi-detached	1	£114,000	28/02/2013
	Semi-detached	1	£110,000	03/08/2012
Doublesgate Avenue	Detached	5	£285,000	02/11/2012
	Semi-detached	3	£169,000	16/07/2012
	Detached	4	£233,000	13/07/2012
	Detached	4	£245,000	30/04/2012
Bellman Walk	Detached	6	£246,500	26/07/2013
	Detached	4	£215,000	04/10/2012
	Detached	4	£222,000	25/07/2012
	Semi-detached	3	£179,500	01/08/2013

Bishopton Lane	Detached	2	£181,500	11/04/2012
Lark Lane	Semi-detached	4	£270,000	15/12/2011
Lark Hill Crescent	Semi-detached	4	£235,000	22/10/2012
	Detached	3	£280,000	24/09/2012
Lark Hill Close	Detached	3	£230,000	22/03/2013
Kirkby Drive	Detached	4	£285,000	22/03/2013
	Detached	3	£245,000	16/01/2013
	Detached	4	£282,500	29/11/2011
Clotherholme Road	Semi-detached	4	£220,000	12/07/2013
	Flat	2	£147,000	31/05/2013

The majority of the housing stock in the vicinity of Claro and Deverell Barracks is 3 and 4 bed semi-detached and detached properties. Sold house values to the North West of Ripon over the last two years have not exceeded £300,000. Almost half of the properties sold were 4-bed detached, of which the average sold value was £245,000. The average sold values are:

- 2 bedroom - £160,000
- 3 bedroom - £220,000

There are a limited number of new properties on the market in Ripon. The only new properties available are both 5 bedroom on the St Mary's Court development in North Stainley village approximately 4.4 miles north of Ripon City Centre, of which both are offered at £410,000.

The values that could be achievable at the Barracks site will be determined by a number of factors including size, design and the quality of the environment that is created. We would anticipate that a sizeable development would exceed the levels indicated immediately above.

10.2 Employment Land

In this section we analyse the supply and demand of employment land and new commercial property B1, B2 and B8 uses[33] in Ripon.

GENECON completed comprehensive Employment Land Research in June 2012 for GRIP (Greater Ripon Improvement Partnership). We have reviewed this research and updated it where necessary.

The emerging Sites and Policies DPD (May 2013) identifies various 'Best' and 'Good' employment sites for B1, B2 and B8 development. Ripon has no 'Best' sites but three

[33] B1 – Business including offices, research and development, light industry appropriate in residential area / B2 – General Industrial use for industrial purposes / B8 – Storage and Distribution

'Good' sites – namely Boroughbridge Road (JB6h), Harrogate Road (JB6i) and Dallamires Lane (JB6j).

These sites described in more detail below.

10.2.1 Dallamires Lane

Dallamires Industrial Estate is located just off the A61 Ripon Bypass (see Figure 25 above). It is a very centrally located 15 hectare estate with good road frontage onto the A61. It is Ripon's main central employment location and comprises a range of uses from light industrial and warehousing through to trade counters, car showrooms and a leisure centre[34]. This is a fully developed site with no vacant plots of land, though there is currently one vacant unit of 480 sqft[35].

Figure 32 – Site J, Dallamires Lane (Google, 2013)

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[34] GENECON, Greater Ripon Improvement Partnership Employment Land Research Final Report June 2012 page 4-5
[35] Harrogate Borough Council Property Finder, October 2013

10.2.2 Boroughbridge Road (Ripon Business Park)

Boroughbridge Road (Ripon Business Park) is an established Business Park which has been developed by Canalside Developments (Yorkshire) Ltd. The c.4.9 hectare site comprises a range of uses from B1 office uses in Canalside House, through to building merchants and trade suppliers which seem to dominate much of the site. Plots are available to let only, with the possibility of design and build opportunities. In the 2012 GENECON report, there were three vacant plots of land dispersed across different locations on the estate. The land available was largely situated next to the sewage works, therefore it may not be a desirable location for some businesses[36].

We contacted Canalside Developments to assess the current availability on the estate and found there were no vacant units or available plots of land – Ripon Business Park is fully occupied at present.

Figure 33 – Site H – Boroughbridge Road (Google 2013)

[36] Genecon, Greater Ripon Improvement Partnership Employment Land Research Final Report June 2012 page 5

10.2.3 Harrogate Road

This is a 3.7 hectare greenfield site located adjacent to the A61 and the existing Morrisons foodstore.

Harrogate Borough Council is currently determining a planning application received by Morrisons (11/01947/FULMAJ) for the 'erection of Class A1 superstore, 60 bed hotel, 5 office blocks (Use Class B1), 3 Class B2 blocks, 1 showroom, conversion of existing Class A1 superstore to DIY store with outside garden centre with associated car parking, landscaping and alterations to vehicular access'. Under this scheme Morrisons would build a new 6,596 sqm gross (3,437 sqm net sales area) supermarket together with 2,578 sqm convenience retail, 859 sqm comparison retail, 4,237 sqm DIY store (utilising the existing supermarket) and 200 sqm other bulky goods retail.

In addition the scheme includes five B1 office units (4,088 sqm (gross)) and three B2 units (1,930 sqm (gross)) and a 60 bed hotel. Once this development is complete there will be no remaining employment land at the Harrogate Road site.

Figure 34 – Site I – Harrogate Road (Google, 2013)

10.2.4 Barker Business Park / Melmerby Industrial Estate

In addition to the above employment locations which are within the Ripon built up area, Barker Business Park and Melmerby Industrial Estates provide additional land approximately 4 miles to the north of Ripon and 1.5 miles from the A1[37]. Melmerby is set in a rural location and offers a range of business premises from 1,500 sqft to 200,000 sqft. These include light industrial, warehousing and office uses and a range of leasehold and freehold options are on offer.

The Melmerby Industrial Estate is operated by Potter Distribution Group.

Planning permission has been granted for a mixed use warehouse and industrial building of 0.24 ha on Area 13 of the site[38]. We understand from the joint agents that they have up to 130,000 sqft of B2 and B8 design and build opportunities at Melmerby Industrial Estate. This can be configured to suit individual occupier requirements from 12,000 sqft (1,115

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[37] GENECON, Greater Ripon Improvement Partnership Employment Land Research Final Report June 2012 page 6
[38] HBC Application Number 09/05319/FUL

sqm) to 75,000 sqft (6,970 sqm). There is no existing (built) stock available on the industrial estate which is being actively marketed.

An extension to Melmerby Industrial Estate has been provisionally allocated of 4 hectares of expansion in the emerging Sites and Policies DPD[39]. This was proposed as it is a 'best' site and supports a number of businesses relating to food production[40]. The site will provide new employment land to support the food cluster element on the existing site[41].

The Barker Business Park is a second employment location in Melmerby. The Business Park currently has 4.8 hectares (12 acres) of employment land allocated for development, with an additional 3.2 hectares (8 acres) allocated in the emerging plan. The business park owns a further 8 hectares (20 acres) of unallocated open farmland. We understand that enquires for the business park tend come from companies already located in the area looking to expand and/or other in the distribution and food sector. There is limited demand for offices. Again, there is no existing stock currently available on the business park, save for a couple of small offices. The business park is for all intents and purposes fully occupied.

10.2.5 *Employment Land Summary*

Table 9 below summarises the land supply.

Table 9 – Ripon City Employment Land Supply

Employment Site	LDF Allocation	Land available as at June 2012	Land remaining (November 2013)
Dallamires Lane	15 ha	none	None
Boroughbridge Road (Ripon Business Park)	4.9 ha	1.6 ha	None
Harrogate Road	3.7 ha	3.7 ha (subject to a retail planning application)	None – albeit 6,018 sqm floorspace to be built
Sub-total (Ripon City)	**23.6 ha**	**5.3 ha**	**0.0 ha**
Barker Business Park, Melmerby			4.8 ha
Melmerby Industrial Estate			c 3.0 ha
Total (Greater Ripon)			c 7.8 ha

The data indicates that the supply of employment land is tight and tightening in Ripon City Centre.

There is no capacity at the Ripon Business Park site or the Dallamires Industrial Estate. There is some capacity for new development for B1 and B2 units at the Harrogate Road site (6,018 sqm), but this will only come forward if there is sufficient occupier demand to sustain viable rents and yields.

[39] GENECON, Greater Ripon Improvement Partnership Employment Land Research Final Report June 2012 page 6
[40] Harrogate District Local Plan Sites and Policies Development Plan Document Publication Draft May 2013 page 24
[41] Draft Allocations Non-Settlement RL2019 – Land South of Barker Business Park, Melmerby.

There is significantly more land available (7.8 hectares in total) at Melmerby Industrial Estate and Barker Business Park, but this is more B2 and B8 and targeted towards distribution and food sectors. These sites are likely to be favourable to national companies due to the scale of the developments proposed and its accessibility from national road networks. As an out of town location, Melmerby is less suited for businesses serving Ripon City Centre and/or with a need for passing trade.

10.3 Employment Floorspace

In this section we analyse the supply and demand of new commercial property (B1, B2 and B8 uses[42]) in Ripon.

GENECON completed a Small Business Space research report in June 2012 for GRIP (Greater Ripon Improvement Partnership). We have reviewed this research and updated it where necessary. The report specifically concentrated on office space and not small light industrial units[43].

10.3.1 Supply

We have completed a review of the existing commercial property on the market in Ripon to analyse the existing supply. We tabulate our findings from Estates Gazette data and current advertisements on the Harrogate Borough Council website below.

Table 10 – Industrial Property Availability in Ripon (Egi, October 2013)

Location	Unit Size (Sqft)	Comment
Ure Bank Top, Ripon by-pass	4,807	Second-hand
Old Goods Yard, Hutton Bank	19,798	Second-hand
Melmerby Industrial Estate, Melmerby	12,625	New Design and Build opportunities
	16,750	
	25,000	
	50,000	
	53,750	
	75,500	

Table 11 – Industrial Property Availability in Ripon (HBC Property Finder, October 2013)

Location	Unit Size (Sqft)	Comment
Mankin Lane, south of Ripon	760	Second-hand
Ure Bank Top, Ripon by-pass	2,302	
	38,924	

[42] B1 – Business including offices, research and development, light industry appropriate in residential area / B2 – General Industrial use for industrial purposes / B8 – Storage and Distribution
[43] GENECON, Greater Ripon Improvement Partnership Small Business Space Research Final Report June 2012 page 7

Bond Gate Green, City Centre	30,492	
Blossomgate, City Centre	118	
Dallamires Lane, City Centre	480	
Melmerby Green Lane. Melmerby	5,000	
Old Goods Yard, Ripon by-pass	2,440	
	3,815	
	11,563	

Table 10 sets out the range of units that is available on a Design and Build basis at Melmerby Industrial Estate. Most of the properties advertised on the Harrogate Borough Council website are of low quality or in out of town, inaccessible locations.

Tables 12 and 13 below show similarly the availability of office accommodation in and around Ripon.

Table 12 – Office Property Availability in Ripon (Egi, October, 2013)

Location	Unit Size (Sqft)	Grade
Kearsley Road, north of Ripon	1,250	Second-hand
	1,417	
Ure Bank Top, Ripon by-pass	2,302	
	2,916	
	387	
	755	

Table 13 – Office Property Availability in Ripon (HBC Property Finder, October 2013)

Location	Unit Size (Sqft)	Grade
Market Place, City Centre	599	Second-hand
	247	
Blossomgate, City Centre	443	
Fishergreen,Ripon by-pass	600	
Sycamore Business Park, east of Ripon	766	
Duckhill, City Centre	875	
	1,002	
Allinson Court, City Centre	964	
Highfield Business Park, north of Ripon	1,288	
Premier House, north of Ripon	2,916	
Old Goods Yard, Ripon by-pass	1,980	
	3,815	
	11,563	

The majority of the offices advertised on the Estates Gazette website in Ripon have been available since October 2012. The office sizes which are most available are those sized between 1,000 and 3,000 sqft. The rents for the units listed above were unavailable. The majority of office workspaces advertised on Harrogate Borough Council's property finder were located in central Ripon.

We have also reviewed office rents for the offices currently advertised on Rightmove in Ripon. Our findings are tabulated below.

Table 14 – Office Availability in Ripon (Rightmove, 2013)

Location	Rent (pcm)	Sqft	Rent PSF
Westgate	£500	-	-
Dallamires Lane	£320	-	-
Market Place	£163	245	£7.98
	£125	188	£7.98
	£110	166	£7.95
	£75	112	£8.04

The information gathered above is generally for smaller accommodation which is ancillary to other ground floor uses. Equally the properties are being marketed on a rent per month basis. The rental levels reflect weak demand for this type of space.

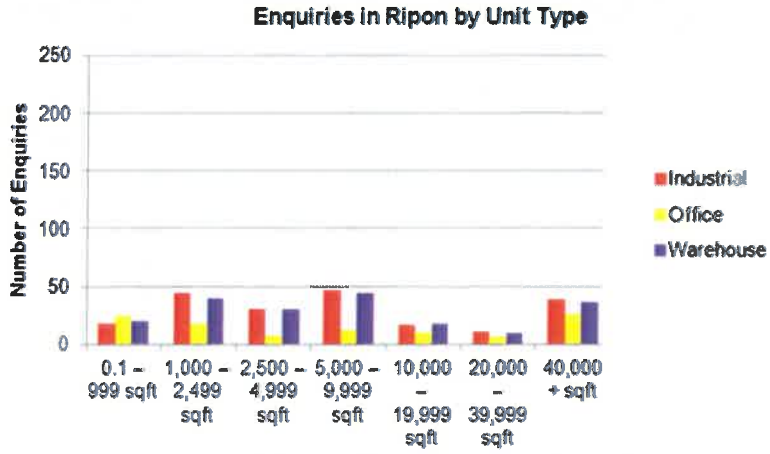
10.3.2 Demand / Enquiries

We have analysed Harrogate Borough Council's database of enquiries it has received with regards to different unit types and sizes – office, industrial and warehouse from the past three years. This is set out on the table below.

Table 15 – Enquiries in Ripon by Unit Type 2010 – 2013 (HBC, October 2013)

	Industrial	Office	Warehouse
0.1 – 999 sqft	18	25	20
1,000 – 2,499 sqft	44	17	40
2,500 – 4,999 sqft	30	7	30
5,000 – 9,999 sqft	47	12	44
10,000 – 19,999 sqft	16	10	17
20,000 – 39,999 sqft	11	6	10
40,000 + sqft	38	26	36
Total Enquiries	204	104	197

Figure 35 – Enquiries in Ripon by Unit Type 2010 – 2013 (HBC, October 2013)



As can be seen from the chart above (Figure 35), the number of enquiries is relatively evenly distributed over the size categories. There are consistently more enquiries (greater demand) for industrial (B2) and warehouse (B8) compared to offices (B1). This highlights the lack of demand for offices in Ripon.

In 2012, GENECON analysed enquiries from 2009 – 2012 and found HBC received 826 enquiries in total for office, industrial and warehousing premises in Ripon – equating to an average of 275 enquiries per annum. The number of enquiries over this period is significant given the location, scale and nature of the economy in Ripon. 42% of enquiries were for industrial, 39% for warehousing and 19% for offices. This demonstrates Ripon's focus on B2/B8 activities[44].

Similarly we analysed the unit enquiries from 2010 – 2013 and found Harrogate Borough Council received 505 enquiries for office, industrial and warehousing premises in Ripon, which is an average of 168 enquiries per annum. This shows there has been a significant drop in the number of enquiries the Council has received. However, the split of enquiries has remained similar as 40% of enquiries were for industrial units, 39% for warehousing and 21% for offices, as shown in Figure 21 and Table 15.

The number of enquiries evidently outweighs the level of available commercial floor space in Ripon. Enquiries across all unit use classes were for a wide range and mix of sizes from less than 1,000 sqft up to 40,000+ sqft.

There is a clear demand for small start-up office offices sized below 1,000 sqft. The industrial and warehouse units most in demand are those sized between 5,000 and 9,999 sqft.

10.3.1 Demand / Take up

We have reviewed the overall industrial floor space take-up from October 2007 – October 2013 across all size categories in the Ripon area.

Only 11 industrial transactions have taken place in Ripon over the last 6 years according to Estates Gazette. The type of space sold has been industrial and distribution, or motor garages and showrooms[45].

[44] GENECON, Greater Ripon Improvement Partnership, Employment Land Research, Final Report, June 2012, page 11
[45] Estates Gazette Website 2013

Only 2 office sales transactions have taken place between October 2007 – October 2013 across all size categories in the Ripon area. One deal was for an office sized 1,268 sqft and another at 10,890 sqft[46].

According to Estates Gazette there are currently 9 offices available in Ripon, with 7 being below 2,500 sqft. The majority of the offices have been on the market for approximately one year – which suggests there is a low demand for office space in the area[47].

10.4 Small Business Space

GENECON completed Small Business Space Research in June 2012 for GRIP (Greater Ripon Improvement Partnership). We have reviewed this research and updated it where necessary.

10.4.1 The Phoenix Business Centre

The Phoenix Business Centre is located on the eastern side of the city centre close to the Cathedral. It compromises 24 units of varying size with a mix of office and light industrial workspace, totalling 20,000 sqft of letting space. The units are 'self-sufficient'; therefore the facility has no central management. Unit sizes range from 440 sqft for start-up businesses, to 2,400 sqft for larger enterprises, a number are also double storey[48].

At the time of GENECON's consultation in 2012 the centre was fully let due to a combination of factors – a high quality 'feel'; attractive environment; proximity to the City Centre and southern bypass; parking availability; and flexible terms.

We contacted Phoenix Business Centre and found there are currently two single storey units available sized at 570 sqft and 770 sqft, and one two storey unit sized at 1,500 sqft.

10.4.2 Newby Hall Stables

The Newby Hall stable complex contains high quality business units in a remote stately home setting. Again, there is no central management, however tenants have access to the estate office where they are able to seek advice and support. The stables also benefit from other facilities on site such as cafes, and opportunities for client hospitality and product showcasing[49].

19 small business' take up the units on site, who all have access to onsite parking. Office sizes range from 260 sqft to 2,124 sqft. Despite centre occupancy declining upon the emergence of the recession, in 2012 the centre regained full occupancy through a number of factors[50].

However, there are now 3 ground floor units available sized 700 sqft, 1,250 sqft, and 625 sqft. The centre manager stated that businesses are typically attracted to the centre due to refurbishment of larger units, the 'green/rural' location, business support, superfast broadband accessibility and the supply of high quality units with affordable rents.

10.4.3 Sycamore Business Park

The Sycamore Business Park is located 3.1 miles to the east of the City Centre in a rural location at Copt Hewick. The centre comprises 34 units sized between 400 sqft and 2,200 sqft, with a mix of office and light industrial uses.

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[46] Estates Gazette Website 2013
[47] Estates Gazette Website 2013
[48] GENECON, Greater Ripon Improvement Partnership, Small Business Space Research, June 2012, page 3
[49] GENECON Greater Ripon Improvement Partnership Small Business Space Research June 2012 page 4
[50] GENECON Greater Ripon Improvement Partnership Small Business Space Research June 2012 page 4

In 2012 there were only two vacant units, both being for office use and sized at 540 sqft and 766 sqft. High occupancy levels have been reached through flexible management and lease terms, as well as financial incentives for new tenants[51].

Upon our own consultation with the centre manager we found that the business park currently has full occupancy, though one contract is due to expire in January (the occupier does not wish to renew as they require a larger unit).

10.4.4 Low Cost Business Space

The scope of GENECON's 2012 report of small business space did not include demand for light industrial units in Ripon[52], however there is an evident market for light industrial units due to the full to high occupancy levels at the Phoenix Business Centre, Barker Business Park and Sycamore Business Park. Therefore, should there be provision of refurbished small, light industrial units at a low cost and flexible terms, it is likely there will be a demand for this space.

10.5 Consultations

The 2012 GENECON report conducted primary research with businesses in Ripon. Of the 7 consulted businesses, only 1 indicated that they were looking to relocate. The remaining 6 businesses expressed they were satisfied with their current location and had no issues with the current supply of employment premises in the area. Businesses on the Dallamires appear to have been established on the estate for several years.[53]

GENECON also conducted research of the local property agents in 2012. In this respect the feedback was that existing employment sites are badly located within the City as they are adjacent to residential areas, which restricts activity and expansion. Increased flexibility within planning policy is essential, to provide new appropriate employment land to attract businesses to the City. One agent specified there has been demand for 2-3,000 sqft light industrial units, yet no availability[54].

Ripon Civic Society expressed concern that there is no employment land provision for Ripon. The Civic Society does not want Ripon's economic contribution to the District to be challenged by a shortage of development opportunities. Other businesses have expressed concern that the allocation of employment land in Ripon should be higher than has been proposed[55].

We have also consulted local commercial property agents in Ripon to assess current opinions of employment land in Ripon and whether there is a specific demand. A common theme appeared throughout all consultations, which was that supply of employment land is low and existing employment sites are overcrowded. Most agents stated new accessible employment land must be provided to attract new businesses into the City to encourage inward investment and create more jobs for the local population.

Agents felt existing office units available on the market are of poor quality and in inaccessible locations. The general consensus was that there would be a demand for small units for start-up businesses, though one agent implied large offices should be supplied to attract well established companies to the City. Agents suggested Ripon should be an attractive area for industrial uses due to its accessible location and cheap rents (in comparison to neighbouring locations such as Harrogate and Leeds). It was suggested enquiries for industrial premises are low due to the lack of supply, though most agents

[51] GENECON Greater Ripon Improvement Partnership Small Business Space Research June 2012 page 5

[52] GENECON Greater Ripon Improvement Partnership Small Business Space Research June 2012 page 7
[53] GENECON Greater Ripon Improvement Partnership Employment Land Research June 2012 page 12
[54] GENECON Greater Ripon Improvement Partnership Employment Land Research June 2012 page 12
[55] Harrogate Borough Council Urban Areas Consultation 2012

agreed demand would be high should there be industrial units supplied on a good quality site.

Regarding small start-up offices for micro businesses, the agents we consulted with felt these would be in high demand due to companies requiring good, modern facilities in accessible out of town locations. One agent suggested offices should be a range of sizes to attract a number of different businesses. Most agents felt there was likely to be a demand for low cost flexible workshops or units as they often receive enquiries about storage spaces or garages, however one agent thought there would be a small demand due to existing low cost workshops in the area being vacant.

10.6 Retail and Leisure

In this section we consider the potential for retail and commercial leisure uses.

10.6.1 City Centre

Ripon City is a principle service centre with its shopping area around market square and new Booths development.

According to the Estates Gazette, 39 retail transactions have taken place in Ripon between October 2007 – 2013. Much of the space transacted was general retail (A1), or mixed use with residential (C3). 91% of these sales were retail spaces sized below 10,000 sqft (Estates Gazette, 2013).

10,204 sqft of retail units are currently available in Ripon, within 7 units. Of the 7 units, 4 units are sized below 1,000 sqft and the other remaining 3 are below 2,500 sqft (Estates Gazette, 2013).

We also reviewed the retail property currently advertised on Rightmove in Ripon. Our findings are tabulated below.

Table 16 – Retail Property Availability in Ripon (Rightmove, 2013)

Location	Rent (pcm)	Sqft	Rent psf
Westgate	£583	376	£18.61
	£500	206	£29.12
High Skellgate	£495	408	£14.6
Market Place	£400	720	£6.67
Blossomgate	£295	-	-

10.6.2 Convenience Retail

We have reviewed the current locations of convenience stores around the Ripon area. There are currently three large supermarkets in Ripon, with two located in the City Centre (Booths and Sainsbury's), while the other is located on the edge of town on the Harrogate Road (Morrison's). Other convenience stores are significantly smaller and are mostly located on the sites of petrol stations.

Figure 36 – Convenience Store Locations in Ripon (AVL, 2013)

There is currently only one small convenience store located to the west of Ripon, the Co-operative food.

We have made tentative enquiries of various retailers in order to ascertain demand for a further "basket" convenience store/district centre at the Barracks. These enquiries were on confidential basis for research purposes only. We have identified some potential to provide retail, leisure and civic development which will serve both the current and future population in this area of the City. Such development may be relatively small in scale, but may form part of an overall masterplan for the area.

10.6.3 Out of Town Retail

Currently there are no significant out of town retail parks surrounding the City of Ripon, which results in the population travelling to neighbouring towns to access stores. However, under the proposals by Morrison's this would deliver 2,578 sqm convenience retail, 859 sqm comparison retail, 4,237 sqm DIY store (utilising the existing supermarket) and 200 sqm other bulky goods retail in addition to a new foodstore.

Note that the location of the Barracks is not suitable for major retail development and the consequent traffic and retail impact.

10.6.4 Trade Counters

A number of trade counters are located on sites along Dallamires Lane and Boroughbridge Road. Most of these counters are for building supplies, and traders include Plumb Centre/Wolseley Group, Screwfix and Travis Perkins. Other sectors on these estates include agriculture (Agricultural Supply Centre) and automotive (Euromaster).

Currently, only one agricultural store is located in the area of Ripon City. The other nearest agricultural store is Farmway Trading Limited, which is located 8.3 miles away in the rural location of Ripley, and another is 12.8 miles away in Thirsk.

10.6.5 Family Pub/Leisure

There are approximately 12 pubs in Ripon, all of which are located within the City Centre. There are currently no local pubs in the residential areas surrounding the City, which results in families travelling into the centre of Ripon should they wish to go for a meal.

This suggests there is potential for the development of a family pub in a suburban area of the city. There is a large residential population to the west of the Ripon, suggesting there may be demand for such a facility in the area.

We have obtained informal feedback on the location from Marsdens Inns and Taverns. The site is a little remote with no main road prominence. They might be interested depending on the final number of new houses that might be developed and that the local centre be located on the outer edge of the scheme on the main access road into the site.

This is a matter to consider further as part of a comprehensive masterplan for the site.

10.6.6 Health and Community Uses

Harrogate District Council Culture Tourism and Sport department is leading on a 'Healthy Ripon' agenda. As part of this work the Council has been working with the NHS Trust and reviewing options for the leisure centre (dry sports only) on Dellamires Lane, the historic Spa Baths swimming pool and the Community Hospital site to the rear of the baths on Firby Lane. Wider options for these facilities are being tested but are currently unfunded.

We have made enquiries of the Harrogate and District NHS Foundation Trust and Harrogate and Ripon Centres for Voluntary Service but have been unable to identify any current specific property requirements that could be located on Claro or Deverell Barracks.

Notwithstanding this, there are opportunities for community and health uses at the Barracks depending on the nature and scale of redevelopment and the assets retained for operational use by the MoD. There are substantial sports fields to the south of the built up area along Clotherholme Road extending to approximately 12.65 ha / 31.3 acres, some of which could be opened up to community groups. There is also a sports pavilion, gymnasium, squash and tennis centre as part of Claro Barracks that could be reconfigured for community uses should they become surplus to operational requirements. We understand that for security and operational reasons it would not be possible to share these facilities between the MoD and the community.

Finally, there is an existing dentist surgery block on the Claro Barracks which could possibly be reused for healthcare. The feasibility of this and the requirement for specific healthcare facilities would need to be determined once the surplus and operational requirements are known.

10.7 Property market summary

The residential market is beginning to show signs of recovery fuelled by a return to growth in the wider economy and supported by government initiatives such as Help to Buy. Local agents are reporting increased activity in the residential sector and there are limited new developments in the pipeline in Ripon (the large residential allocations being focussed on Harrogate and Knaresborough).

Claro and Deverell Barracks both have the potential to be attractive residential developments and are of significant scale which will attract attention from the national house builders. Deverell Barracks is the obvious residential development being adjacent to existing high value residential properties on Lark Hill and physically separate from Claro Barracks by Chatham Road which is itself an attractive tree-lined boulevard. Claro Barracks also has the potential to be an attractive residential development but subject to the treatment of the retained land (Deverell and/or the Technical Area).

As part of any residential development there is an opportunity to deliver a substantial amount of affordable housing given that the site in public ownership.

In addition to residential development, our consultations with convenience retailers have identified that there would be some interest in a convenience store in this location to service the local population. The size of this would be determined by the scale of the proposed redevelopment and planning policies. Depending on the location of the development within the 'master-plan' there could be scope to develop a 'district centre' with a family pub and other community/health facilities centred around the existing facilities on Claro.

The property market for B1, B2 and B8 uses is limited due to the scale of the economy in Ripon compared to say Harrogate, Leeds and York. It is also constrained by limited employment land availability along the main A61 trunk road. The main strategic location for B2 and B8 development is at Melmerby approximately 4 miles to the north of Ripon and 1.5 miles from the A1. In addition there are B1 and B2 opportunities within Ripon adjacent to Morrisons on the Harrogate Road. These developments are only likely to be viable on the basis that they are pre-let to end users. Given the location of the Barracks on the western side of Ripon furthest from the A61, new development for employment uses is unlikely to be able to compete with these more accessible locations.

Notwithstanding the above, there are a large number of reasonably modern and flexible workshops within the Claro Technical Area which could be reconfigured to provide flexible low cost workspaces of a type which is currently of limited supply in Ripon. This could provide opportunities for locally based companies to locate and grow within Ripon.

11 Future development opportunities

In this section we review the strategic development opportunities and constraints before making our recommendations (next section).

It is important to note that the MoD as landowner will ultimately determine which part or parts of the Claro and Deverell Barracks are surplus to operational requirements and ultimately which parts can be brought forward for development. Similarly, the MoD will determine the *mechanism* by which any surplus land is brought forward and also the future uses in consultation with the local planning authority.

11.1 Deverell Barracks

Deverell Barracks is the most logical parcel of land to be released for redevelopment given that this is the location of the oldest building stock and this site is physically adjacent to the built up area of Ripon.

11.1.1 Deverell Strengths and Opportunities

We set out below (in no particular order) the strengths and opportunities of the Deverell site from a development perspective:

- Regular shaped site with readily identifiable boundaries comprising Kirkby Road and Chatham Road and the existing housing on Lark Lane and Tarbard Avenue.
- The potential to access the site from various points along Chatham Road and Tarbard Avenue and disperse traffic down both Clotherholme Road and/or Kirkby Road, subject to discussions with the local highway authority.
- The existing built up area is entirely within the existing Development Limits and there are no conflicting boundaries.
- Adjacent to existing high value residential along Lark Lane making this an attractive residential development site.
- If brought forward as a residential development site the Council would benefit from a significant contribution towards the housing and affordable housing targets.
- Potential to formalise the sports grounds to the south for substantial public open space and therefore increase the development capacity of the main Deverell site.
- Given the proximity to existing residential dwellings, it *may* be possible to develop a small local centre to better service the site and the existing population. This *could* comprise (say) a basket shopping convenience store, small unit shops, family pub and any public uses (e.g. health centre) – subject to demand at the time.
- No known gypsum present on the site.

11.1.2 Deverell Weaknesses and Constraints

We set out below (in no particular order) the weaknesses and constraints of the Deverell site from a development perspective:

- The site is constrained by highways capacity through Ripon City Centre.
- Access to the main A61 road network is only via the City Centre making this a less attractive location for commercial development (office, light industrial, distribution) than sites on the east of Ripon (e.g. Melmerby).
- The security cordon around any remaining Barracks would need to be moved back in order to enable public access along Chatham Road.

11.1.3 Deverell Development Capacity

Based on the gross site areas set out in Table 5 above, we estimate that Deverell Barracks has the following development capacity.

Table 17 – Deverell Residential Development Capacity (AVL, 2013)

Description	Hectares (gross)	Hectares (net)	Dwellings (dph)	Dwellings (dph)	Dwellings (dph)	Commercial (site coverage) Sqm	sqft
		75%	30	35	40	40%	
Deverell Barracks	11.63	8.72	262	305	349	34,881	375,463

This is based upon a 75% net to gross allowance to provide an indicative net developable area. We have assumed three scenarios for residential density 30, 35 and 40 dwellings per hectare (dph) and 40% site coverage for the commercial. Note that this does not take into consideration any constraints (e.g. highways capacity) and/or demand (for commercial).

11.2 Claro Barracks

Claro Barracks is the most logical parcel of land to be retained by the MoD to use as a future training base given that there are significant modern buildings which can continue in use with little adaptation or capital cost and include ancillary welfare and training accommodation.

11.2.1 Claro Strengths and Opportunities

We set out below (in no particular order) the strengths and opportunities of the Claro Barracks site from a development perspective:

- A major redevelopment opportunity substantially (but not entirely) within the Development Limits of Ripon.
- The potential to access the site from various points along Chatham Road and directly onto Kirkby Road and therefore disperse traffic down both Clotherholme Road and/or Kirkby Road, subject to discussions with the local highway authority.
- If brought forward as a residential development site, the Council would benefit from a significant contribution towards housing growth and affordable housing targets.
- Potential to formalise the sports grounds to the south and the assault course to the north for public use/public open space and therefore increase the development capacity of the main Claro site.
- There are a number of existing buildings that could be retained for alternative (community) uses such as the gymnasium and squash courts.
- No known gypsum present on the site.

11.2.2 Claro Weaknesses and Constraints

We set out below (in no particular order) the weaknesses and constraints of the Claro Barracks site from a development perspective:

- The site is constrained by highways capacity through Ripon City Centre.
- Access to the main A61 road network is only via the City Centre making this a less attractive location for commercial development (office, light industrial, distribution) than sites on the east of Ripon (e.g. Melmerby).
- The security cordon around any remaining Barracks would need to be moved in order to enable public access to the site. This would require the formation of a new access and security arrangement for the retained parts e.g. Deverell Barracks and/or the Claro Technical Area (possibly further along Clotherholme Road).
- In the event that Claro Barracks is released for redevelopment and Deverell Barracks is retained this will have the effect of separating the redevelopment site from the main built up area of Ripon with retained Barracks in between. It is unlikely that the MoD would elect to do this as it may be seen as adversely affecting the retained operational areas.

11.2.3 Claro Barracks Development Capacity

Based on the gross site areas, we estimate that Claro Barracks has the following development capacity.

Table 18 – Claro Residential Development Capacity (AVL, 2013)

Description	Hectares (gross) (5)	Hectares (net)	Dwellings (dph)	Dwellings (dph)	Dwellings (dph)	Commercial (site coverage) Sqm	sqft
		75%	30	35	40	40%	
Claro Barracks (red line delineation)	21.30	15.97	479	559	639	63,898	687,810
Claro Barracks (within Development Limit)	14.11	10.58	317	370	423	42,332	455,668

Again, this is based upon a 75% net to gross allowance to provide an indicative net developable area. We have assumed three scenarios for residential density 30, 35 and 40 dwellings per hectare (dph) and 40% site coverage for the commercial. Note that this does not take into consideration any constraints (e.g. highways capacity) and/or demand (for commercial).

11.3 Claro Technical Area (TA)

Claro Technical Area (Figure 8 above) is the least logical parcel of land to be released for redevelopment (in isolation) given that it is the furthest from the existing built-up area of Ripon and currently is access through the main Claro Barracks site.

The approximate areas of buildings within Claro TA are tabulated below.

Table 19 - Claro TA Building Areas (AVL, 2013)

Location	Size (Sqm)	Size (Sqft)
1	2,300	24,758
2	1,884	20,282
3	214	2,306
4	2,750	29,609
5	316	3,408
6	160	1,725
7	236	2,545
8	707	7,610
9	260	2,803
10	1,542	16,598
11	1,850	19,918
12	1,923	29,705
13	1,260	13,563
14	1,125	12,112
Total	**16,527 sqm**	**186,942 sq ft**

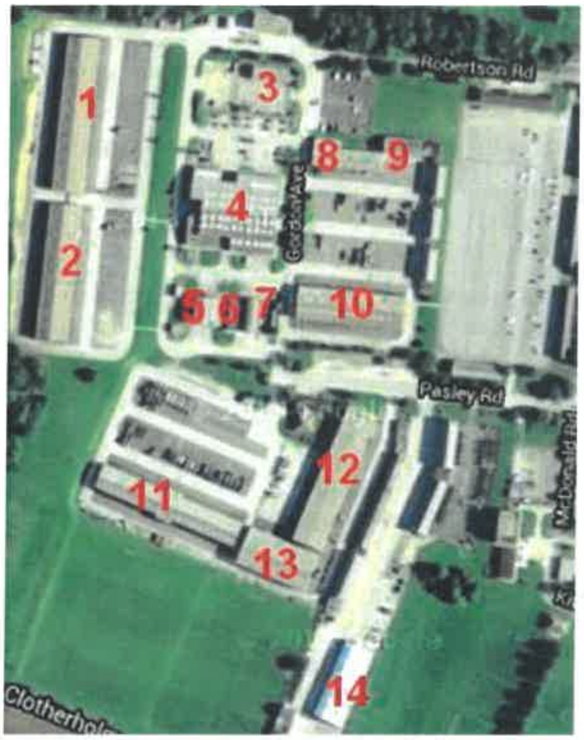

Figure 37 – Locations of Buildings in Claro TA (AVL, 2013)

11.3.1 Claro TA Strengths and Opportunities

We set out below (in no particular order) the strengths and opportunities of the Claro Technical Area site from a development perspective:

- Substantial site area with the potential to create its own 'identity' as a development scheme given that is it is separated from the main built-up area of Ripon by Claro and Deverell Barracks.
- Substantially (but not entirely) within the Development Limits of Ripon.
- Located on the extreme periphery of Ripon with substantial views across the open countryside.
- Comprises some very serviceable modern workshop and garage units which could be very cost effectively reused for local/managed workspace units servicing the local market in Ripon and its hinterland.
- Such workspace is unlikely to be deliverable commercially by the private sector and therefore these facilities are an important opportunity for accommodating small business growth in Ripon.
- If brought forward as a residential development site the Council would benefit from a significant contribution towards the housing and affordable housing targets.
- Potential to formalise the sports grounds to the south for public use/public open space and therefore increase the development capacity of the main Claro site.
- No known gypsum present on the site.

11.3.2 Claro TA Weaknesses and Constraints

We set out below (in no particular order) the weaknesses and constraints of the Claro Technical Area site from a development perspective:

- The site is constrained by highways capacity through Ripon City Centre.
- Access to the main A61 road network is only via the City Centre making this a less attractive location for commercial development (office, light industrial, distribution) than sites on the east of Ripon (e.g. Melmerby).
- The site has no main road frontage and no direct access to Kirkby Road – it is accessed via Claro Barracks. The existing access points along Clotherholme Road are currently used for emergency access only. Any development of the Technical Area in isolation would require new access routes to be formed (possibly using the existing emergency access points along Clotherholme Road).
- The existing built-up area of the Technical Area does not correspond with the Development Limits of Ripon (which are drawn tighter) which could complicate future use options that require redevelopment.
- Any development of the Technical Area in isolation would require the security cordon to be relocated in order to enable public access to the site. This would require the formation of a new access and security arrangement for the retained parts e.g. the Claro Barracks area.
- Careful consideration would need to be given to boundary treatments given existing assets such as the petrol filling station and the firing range which may need to be retained by the MoD.
- In the event that the Claro Technical Area is released for redevelopment and Claro Barracks is retained this will have the effect of disjointing the redevelopment site from the main built up area of Ripon with retained Barracks in between.

Based on the gross site areas set out in Table 1 above, we estimate that Claro Technical Area has the following development capacity.

Table 20 – Claro TA Residential Development Capacity (AVL, 2013)

Description	Hectares (gross) (Table 1)	Hectares (net)	Dwellings (dph)	Dwellings (dph)	Dwellings (dph)	Commercial (site coverage) Sqm	sqft
		75%	30	35	40	40%	
Claro Technical Area Built up area (Figure 8)	11.00	8.25	247	289	330	32,985	355,057
Claro Technical Area (within Development Limit)	7.82	5.86	176	205	235	23,459	252,512

Again, this is based upon a 75% net to gross allowance to provide an indicative net developable area. We have assumed three scenarios for residential density 30, 35 and 40 dwellings per hectare (dph) and 40% site coverage for the commercial. Note that this does not take into consideration any constraints (e.g. highways capacity) and/or demand (for commercial).

12 Development Conclusions

At the time of preparing this report the timescales and exact position of the MoD is not known. However, it appears likely that part of the Barracks will become vacant and this presents opportunities for both the MoD and the local community.

One of the likely objectives of the MoD/Defence Estate will be to maximise the financial outcome from disposal of the site. However, given its public sector ownership there is an opportunity that the site can deliver an outcome which will leave a positive legacy for the City.

We set out below our conclusions from the work that has been completed.

12.1 Market Analysis

The market analysis that has been undertaken has indicated that residential development is likely to be the key use and value generator for this site. With such a significant land area available this will be the predominant use for future development. This will enable the City to grow as well as deliver affordable housing.

The western location of the site does present challenges in terms of other uses, predominantly due to issues relating to access and prominence.

A major new housing development would generate demand for services and amenities and it will be important to identify and establish these needs. From a market perspective there is evidence of some interest from retail and leisure operators which perhaps can be built upon to provide local services.

In terms of employment opportunities, the Barracks are not ideally located due to access considerations. However, supply within Ripon City is limited and when this is combined with the fact that the Claro Technical area provides quality accommodation; there is the potential to offer this to the market and promote the site as a new business location for the City.

12.2 Development Options and Constraints

The MoD will inevitably drive the future useage for the Barracks site. From a development perspective, it is clear that the Deverell Barracks site provides an excellent opportunity for new development, given that it has obsolete buildings and is adjacent to the built up area of Ripon.

Deverell Barracks can be developed independently from the remainder of the estate, which could be retained and thus not affect the future use and operations that the MoD may seek to retain. Claro Barracks comprise modern, purpose built buildings which could continue to be used for training purposes, releasing Deverell for redevelopment.

The Technical Area whilst at the western end of the site is discrete and could be either retained for re-letting or redeveloped at some point in the future. Access is a key consideration for the Technical Area and this would need to be resolved.

There is some potential to provide retail, leisure and civic development which will serve both the current and future population in this area of the City. Such development may be relatively small in scale, but may form part of an overall masterplan for the area. We have identified tentative interest from some commercial operators.

The location of such ancillary development will need to be addressed as part of a detailed site master planning process. Equally, the assessment of aspects such as open space and affordable housing provisions will also need to be addressed in further detailed work.

12.2.1 Claro Technical Area - issues for re-use

The re-use of the existing workspace space may not be an attractive proposition to the MoD due to:

- the need to address access – and this may have significant cost implications;
- requirements for sub-division of units and ensuring that the perimeter is made secure (against the retained estate);
- market risk, the nature and level of demand for this location is uncertain;
- the need for active management of such a site.

We highlight the above issues as they will need to be addressed if the opportunity to re-use the buildings is to be promoted. One option may be for the Technical Area to be transferred from the MoD to an alternative estate management entity with support from the LEP for economic development purposes.

12.2.2 Development Constraints

Further detailed work will be needed to both identify and assess constraints that may exist at the site. From the work to date it is clear that future development will need to deal with:

- Re-configuration of boundaries;
- Access – which may involve issues which are outside the site;
- Demolition and site remediation;
- Geo-technical aspects;
- Service/utility provision and capacity;
- Operational issues arising from retained MoD estate – for instance proximity or height of buildings;
- Environmental impact and design.

The above will be important considerations which will inform scale and nature of the development as part of site planning processes.

12.2.3 Highways

We anticipate that in all development scenarios, highways capacity in Ripon City Centre is likely to be a constraint. It will be necessary for the Borough Council to work with NYCC to consider traffic impacts, capacity on the network and the mitigation measures required to facilitate redevelopment of the Barracks.

12.3 Delivery & Next Steps

12.3.1 Project Governance

Effective collaboration between Harrogate Borough Council, Ripon City Council and the MoD will be critical in securing an optimal redevelopment outcome for the surplus Barracks site. Whilst matters are evolving we would suggest that the following approaches are considered to take the project forward:

- Memorandum of Understanding (MoU) – the Council and MoD could consider entering into a MoU to work together to bring forward the surplus property. The MoU would set out in simple terms how the parties would work together and agreed objectives;

- Project Officer and Champion – we would recommend that the Council appoint a Project Officer to act as the lead on further work and liaison with respect to the future development of the site. The Project Officer can then work with colleagues and act as a single point of contact. Equally at Member level it may be appropriate to have a Project Champion to provide leadership and input to the project. This will be important to external stakeholders (including the MoD) as it will signal the importance of the scheme from the Council's perspective.
- Task & Finish Group – whether with or without an MoU, the Council and MoD could establish a Task & Finish Group which would take forward more detailed work which is set out below.

The intention with the above is to bring the parties together to work collaboratively (but from their own perspectives) to realise future site development. Future work and consultancy would be procured and managed jointly.

Ultimately the MoD will wish to dispose of the site and maximise their return, equally the local community will wish to see an appropriate and quality development take place where the impacts are mitigated as far as possible. The preparation of a Development Brief which will act as a guide to future development/developers would be the recommended mechanism for managing development delivery.

12.3.2 Masterplan / Development Brief

A jointly produced masterplan / development brief can articulate the parameters of future development and thus help to de-risk a project and create certainty. It can and should also act as a "prospectus" to encourage interest and generate value through the provision of detailed information and guidance for a development.

We consider that the work that needs to be undertaken includes:

- An assessment of highway capacity throughout the City Centre;
- An assessment of development capacity including a review of the Development Limits;
- Assessment and evaluation of constraints and in particular the access/security issues;
- Identification of both commercial and civic requirements which would be ancillary to the development, but are needed to make it more attractive and also to mitigate impacts;
- Incorporate public consultation to engage locally to ensure the development brief does not conflict with the Core Strategy review and emerging Neighbourhood Plan;
- Consider viability and financial aspects such as the delivery of affordable housing.

A successful development brief will incorporate flexibility whereby future requirements can be accommodated, however it will "fix" specific aspects which are known and agreed and as such create a clear framework.

13 Strategic responses

The closure of Claro Barracks creates both challenges and opportunities for the City of Ripon. Inevitably, the closure announcement raises local concerns regarding economic and social effects of the withdrawal of a sector of the local population that has been a consistent feature of the city for many years. In reality, the economic effects of closure will be relatively benign. From an economic and community perspective, the effects of closure will be mitigated by the intention to retain the service family housing and the continuing role of the military in ceremonial events which will ensure that Ripon's military heritage is sustained. While there will be a degree of lost expenditure from the City, this is not expected to be discernible in terms of business closures or significant local employment impacts. The phased approach to closure will further mitigate impacts and provides a window of opportunity to plan the redevelopment proposals for the site in a manner that minimises any negative effects locally while maximising potential future local benefits.

HBC and the City Council should maintain close liaison with the MoD during the closure process to ensure that any changes in the closure process are monitored effectively and fully understood by local stakeholders.

The economic context of Ripon points to a number of key issues that could influence the approach to redevelopment of Claro / Deverell, with a view to ensuring that the opportunities arising from closure are maximised for the City. While Ripon's economic profile is, by and large, unexceptional compared to national averages, within the context of Harrogate Borough the city is underperforming across a range of indicators and the gap is projected to widen without interventions to realise Ripon's growth potential.

The dominance of comparatively low value economic activities points to the need to diversify Ripon's economic offer and seek to enhance its role as a location for higher value, higher growth businesses. In effect, Ripon needs to position its offer to capture a higher proportion of the higher value activities that are growing at Borough level and to promote a higher growth trajectory than hitherto in order to enhance Ripon's role and function as a key settlement in the sub-region.

Planning and economic policy should seek to promote Ripon as a focus for growth and create the conditions whereby the City can attract and retain higher value business activities.

Ripon, however, lacks some of the economic assets necessary to support this growth trajectory. At one level, the issue is one of demography, with a growing but ageing population, and a projected decline in the proportion of the population of working age. This creates potential medium term issues in providing a local labour pool with the skills and potential to support a higher value economic growth profile. More immediately, Ripon's limited supply of employment land and modern business accommodation has been widely recognised. Critically, the City Centre has a limited offer in terms of business space to attract and grow higher value service sectors and businesses seeking better quality premises in a central location.

The Claro Barracks site offers a potential opportunity to contribute to the growth and regeneration of the City. While the site is located to the west of the City Centre and therefore less accessible to the strategic road network, it lies in the part of the city with a proven potential to attract and grow a higher skilled labour pool. Major housing development at the site could prove attractive as a residential choice for higher skilled, higher earning workers, supporting a higher value local economy, not only through skills for business growth, but also increasing catchment expenditure for City Centre retail and services.

Moreover, the existing premises in the Claro Technical Area offer a key opportunity to provide business infrastructure in Ripon, albeit relatively remote from the strategic road network. Critically, the scale and quality of these premises should be seen as a potential asset for the City given that the prospect of such premises being developed speculatively in other areas of the City are very limited. If businesses premises supply is seen as a barrier to economic growth in Ripon, then Claro Technical Area must be recognised as a key short-term opportunity to address this deficit.

The potential for the redevelopment of the site to contribute to local economic growth potential should be recognised and any future masterplan should place emphasis on maximising such economic contribution.

Growing Ripon's business base should be prioritised. The opportunity created by the vacated workspace at Claro Technical Area to support local SME growth should be fully exploited, balancing the need for a sustainable planning outcome for the site, the value realisation objectives of the MoD and a realistic projection of potential demand for workspace in this location.

Alongside growth in higher value business sectors, Ripon has recognised potential to develop its role as a quality market town and visitor attraction. The City Centre lacks the diversity to extend its appeal to a wider catchment and has to compete in a challenging polycentric sub-regional pattern. There is a pressing need to promote diversification of the City Centre by attracting a wider range of footfall drivers across leisure, community and business uses to support vitality and the sustainability of the retail sector.

The City is endowed with very strong tourism assets in its hinterland and the Cathedral and museums do act as a draw to the centre, but the City's visitor services need to be developed to capture a greater proportion of visitor spend in the core of the City. While Claro's redevelopment is unlikely to contribute directly to this objective, the introduction of a significant new population on the site through residential development will add to expenditure potential for the City Centre.

While Ripon can benefit from diversifying its business base and capturing a disproportionate level of higher value activity, the importance of realising the undoubted potential of the City as a quality market town and visitor attraction should remain a priority. The offer of the City Centre for visitors should be enhanced through additional, higher quality visitor services and by promoting additional footfall drivers in leisure and community sectors to locate in the centre.

Given the strategic importance of the Claro / Deverell site in supporting the future economic role and growth prospects for Ripon, it is essential that future redevelopment is guided by a clear planning strategy rather than commercial opportunism. This will require close working between the Borough / City Councils, North Yorkshire County Council (on traffic issues) and the MoD. There is likely to be strong demand from residential developers for the opportunities created by site closure, particularly given the attractive locational context of the site. A planned strategy for the site will need to take account of the key factors such as land use disposition, strategic and local transport accessibility, local environmental effects and the potential for re-use of existing buildings within the site.

As well as aligning statutory planning policy to support redevelopment of the site, other more proactive mechanisms should be considered to promote an effective outcome for the site and wider city. Preparation of a Development Brief for the site through collaboration between the Borough / City Councils and the MoD would assist in reaching a consensual position on site development strategy and avoiding planning risks / conflicts at a later stage. This will require focused effort and resource from the Borough Council to work pro-actively with the MoD to formulate a site development framework, address potential development risks and barriers, and to identify opportunities for joint working in promoting development delivery.

HBC/City Council and MoD should prepare a joint Development Brief as a pre-cursor to site marketing in order to promote an agreed approach to the redevelopment of Claro / Deverell and identify dedicated staff resource to support the interface with the local community and MoD, and to lead the local authority's input to development management.