

# Harrogate District Draft Local Plan and Additional Sites: Consultation Statement including Key Issues

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November 2017



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## 1 Introduction

### 1 Introduction

- 1.1** The planning system requires Local Planning Authorities to involve the wider community including stakeholders at an early stage in preparing Local Plans in order to achieve local ownership of and legitimacy for its policies and proposals.
- 1.2** This report describes how Harrogate Borough Council has undertaken community participation and stakeholder involvement to produce the Draft Local Plan and follows on from an earlier document [Harrogate District Local Plan Issues and Options Consultation Statement \(October 2016\)](#). This statement is required under Regulation 17 of the Town and Country Planning (Local Planning) (England) Regulations 2012, which came into force on 6 April 2012. Regulation 17 requires a statement setting out:
- which bodies and persons were invited to make representations under regulation 18;
  - how those bodies were invited to make representations;
  - a summary of the main issues raised by those representations; and
  - how those main issues have been addressed in the plan.
- 1.3** Consultation on the draft Local Plan also complies with the council's adopted Statement of Community Involvement (SCI) which was adopted in March 2014 and sets out how Harrogate Borough Council intends to involve the community and stakeholders throughout the preparation of the Local Plan.
- 1.4** Sustainability Appraisals, Habitats Regulation Assessments and Equality Analysis are also an essential component of the current Local Plan system and where these have been prepared the consultation process included consultation on these documents as well as the main local plan documents.
- 1.5** It is important to emphasise that consultation was not just restricted to the formal consultation periods highlighted in this statement but has been continuous since 2014 and has included discussions with landowners, developers as well as ensuring information was made available on the council's website.
- 1.6** This report identifies the methods of consultation used as well as the key issues raised through the consultation and the resulting amendments made to the plan. The individual comments submitted can be viewed at [consult.harrogate.gov.uk/kse/](http://consult.harrogate.gov.uk/kse/)

## 2 Duty to Co-operate

- 2.1** The borough council in preparing the draft Local Plan, will need to demonstrate that it has discharged the Duty to Co-operate with Neighbouring Authorities under Section 110 of the Localism Act 2011. The borough council must work with neighbouring authorities and North Yorkshire County Council as well as the following organisations on planning issues that cross administrative boundaries, particularly those that relate to strategic priorities:
- Environment Agency;
  - Natural England;
  - Historic England;
  - Civil Aviation Authority;
  - Homes and Communities Agency;
  - Clinical Commissioning Group (CCG);
  - Office of the Rail Regulator;
  - Highways England; and
  - Integrated Transport Authorities.
- 2.2** The council has had on-going dialogue with its neighbouring authorities and agreed a set of actions and mitigation measures in response to key strategic cross boundary issues. A separate report on the discharge of the Duty to Co-Operate requirement has been prepared and can be found on the council's website. The remainder of this section provides a summary of joint working and liaison that the council has undertaken with neighbouring authorities and other public bodies.
- 2.3** The borough council has worked closely with key stakeholders, service providers and statutory agencies to ensure that future development is of the right amount, in the right location and can be successfully delivered. In addition, some of these organisations have submitted comments on the local plan and are represented on working groups.
- 2.4** The borough council has also been working closely with North Yorkshire County Council to identify future education provision required to deliver the Local Plan. The North Yorkshire Local Transport Plan (LTP) is a jointly agreed strategy between North Yorkshire County Council and Harrogate Borough Council to deliver transport infrastructure. Highways England and Harrogate and Rural District CCG have also been engaged throughout the development of the draft Local Plan.
- 2.5** Harrogate Borough Council has also worked jointly with a number of authorities and key organisations in preparing the evidence base for the draft Local Plan as shown in the following table:

## 2 Duty to Co-operate

Document	Other Organisations Involved
Harrogate Strategic Flood Risk Assessment Level 1 2016 and addendum 2017	Environment Agency, North Yorkshire County Council
Habitat Regulations Assessment	Natural England
Infrastructure Delivery Plan	North Yorkshire County Council, Environment Agency
Traffic Model and work assessing impacts on Junction 47 of A1(M)	North Yorkshire County Council, Highways England
New Settlement Report	North Yorkshire County Council
Whole Plan Viability	Duty to co-operate partners (neighbouring authorities, North Yorkshire County Council and other organisations as listed above)
Housing and Economic Development Needs Assessment	Duty to co-operate partners (neighbouring authorities, North Yorkshire County Council and other organisations as listed above) and developers/ agents of landowners

**Table 2.1 Preparation of Evidence Base**



## 3 Consultation

### Who did we consult?

- 3.1** The council maintains a consultation database and all consultees listed on this database were invited to make comment on the Draft Local Plan and Additional Sites consultations. The consultation database includes both specific and general consultees as set in the Statement of Community Involvement including:
- statutory consultees;
  - internal council stakeholders;
  - developers and agents;
  - Parish and town councils;
  - the general public;
  - local organisations;
  - previous consultation respondents;
  - people who have registered on the council's consultation database; and
  - duty to co-operate partners.
- 3.2** The consultation database is kept up to date to enable the council to carry out continuous consultation with the community throughout the whole Local Plan preparation process and also enables everybody who had commented on previous consultations to be kept informed of future consultations. As of October 2016, when consultees were informed of the upcoming Draft Local Plan consultation, there were approximately 1500 consultees on the consultation portal. The portal also enables specific consultees to be identified when focused consultation is needed.
- 3.3** This report provides a summary of the responses made to the consultations undertaken during the draft Local Plan preparation during 2016 and 2017. It should be noted that the report does not aim to summarise all the comments received but rather to draw out and identify the key issues and/or matters that may require further clarification or rewording. All the responses received can be viewed in full on the consultation portal:  
[consult.harrogate.gov.uk/kse/](http://consult.harrogate.gov.uk/kse/)

### Draft Local Plan Consultation (November - December 2016)

- 3.4** The Draft Local Plan was the first iteration of the whole plan including individual sites and the main purpose of the consultation was to obtain comments on draft allocated sites for housing, employment and gypsy and traveller site provision, comments on new/ expanded settlement options and on the scope and wording of policies. Consultation on the Draft Local Plan took place between 11 November and 23 December 2016.
- 3.5** A pre-consultation event took place at the Harrogate International Centre on 25 October 2016 to raise the awareness of the forthcoming consultation and the use of the consultation portal. A preview display set out the growth strategy and provided an overview of the purpose of the consultation. Planning policy officers manning the event were able to help attendees register with the consultation portal at the event. This event was very well attended and it is estimated that around 400 people attended.
- 3.6** The consultation material which was available on line through the council's consultation portal [consult.harrogate.gov.uk/kse/](http://consult.harrogate.gov.uk/kse/) and available to view in hard copy at libraries and council offices throughout the district included:
- Draft Local Plan;
  - Draft Sustainability Appraisal;

### 3 Consultation

- Habitat Regulations Assessment;
- Equality Analysis Report; and
- Strategic Housing and Economic Land Availability Assessment (SHELAA).

#### 3.7 The council used the following methods of consultation:

Draft Local Plan Methods of Consultation	
Website	Information on the Draft Local Plan consultation (including all events associated with it) were posted on the council's website (with a link direct from the homepage) and on the planning policy team's consultation portal from October onwards.
Press notice	Notice in the Advertiser series of newspapers.
Press releases	Press releases for the pre-consultation event and for the Draft Local Plan exhibitions were distributed to local newspapers.
Availability of documents	Consultation documents including response forms were made available for inspection in council offices, libraries and on the website.
Contact with statutory bodies/key stakeholders	Statutory bodies contacted by letter or email.
Contact with parish councils and Harrogate resident's associations	Parish councils contacted by letter informing them of the consultation. The letter included a poster that parish councils were asked to display in their area to make people aware of the consultation. For Harrogate town, in lieu of parish councils, resident associations were contacted.
Contact with consultees	All contacts on the consultation database (including those who had previously responded to local plan consultations) were contacted via letter or email informing them of the consultation and how they can view the documents and respond to the consultation.
Contact with other council customers	Two emails were sent to contacts from the customer services database. The first advertised the pre-consultation event and encouraged people to sign up to the consultation portal and the second informed people of the start of the consultation.
Community and voluntary sector	The consultation and exhibitions were publicised in the Harrogate and Ripon Centre for Voluntary Services (CVS) autumn newsletter and e-bulletin. These are sent to around 630 community and voluntary organisations in the district via over 1000 postal and email addresses. These groups represent all nine characteristics protected by the Equalities Act 2010.
Social media	The pre-consultation event and start of the consultation events were posted on the council's twitter feeds ( <a href="#">@Harrogatebc</a> ).
Poster	Posters advertising both the pre-consultation event and Draft Local Plan exhibitions were sent to all parish councils, all district libraries, council buildings and Masham Community Centre.
Other media	Information on the pre-consultation event and consultation was promoted on the score board at the Hydro Swimming Pool.
Email	A dedicated email address provided the opportunity for members of the public to contact the planning policy team to ask questions regarding the content of the planning documents and also submit completed response forms.
Online consultation portal	Interactive portal enabling responses to be made directly to consultation documents.
Post	Completed response forms could be posted to the planning policy team for consideration.
Exhibitions	10 exhibitions were held throughout the consultation period at Harrogate, Masham, Knaresborough, Pateley Bridge, Ripon, Green Hammerton and Boroughbridge. These were held at various times including evening and weekends and were attended by planning policy officers who were able to answer questions and provide advice.

Table 3.1 Draft Local Plan Methods of Consultation

## Consultation 3

- 3.8** Approximately 6100 individual representations were received from 2223 consultees. Sections 4 - 14 of this document highlight the key issues for each chapter of the Draft Local Plan and general comments that were raised during this consultation. Examples of the consultation material used for this consultation are included within the appendix of this report.

### Additional Site Consultation (July - August 2017)

- 3.9** Following the close of the Draft Local Plan consultation work continued on updating the evidence base on the housing need and employment land requirements for the district. This review concluded that it was necessary to plan for an increased number of new homes and employment sites. Taking into consideration the responses that were made and the new sites that were submitted additional site allocations were drafted for inclusion within the draft Local Plan. A consultation on the Additional Sites document was held between 14 July and 25 August 2017.
- 3.10** The purpose of the consultation was to seek views on the additional draft allocations needed to meet the revised forecasts for housing and employment needs, draft allocations where the site boundary had been amended since the Draft Local Plan consultation, changes to gypsy and traveller site provision, sites for education and a preferred draft allocation for a new settlement.
- 3.11** The Additional Site consultation was supported by an addendum to the Draft Sustainability Appraisal, New Settlement Report and Gypsy, Traveller and Travelling Showpeople Accommodation Assessment and Gypsy and Traveller Site Assessments report. All of these documents were available to view on line through the council's consultation portal [consult.harrogate.gov.uk](http://consult.harrogate.gov.uk). The Additional Site document, Draft Sustainability Appraisal addendum and New Settlement report were available in hard copy at libraries and council offices throughout the district.
- 3.12** The council used the following methods of consultation:

Additional Sites Methods of Consultation	
Website	Information on the Additional Sites consultation (including all events associated with it) were posted on the council's website (with a link direct from the homepage) and on the planning policy team's consultation portal.
Press notice	Notice in the Advertiser series of newspapers.
Press releases	Press release was distributed to local newspapers.
Availability of documents	Consultation documents including response forms were made available for inspection in council offices, libraries and on the website.
Contact with statutory bodies/key stakeholders	Statutory bodies contacted by letter or email.
Contact with parish councils and Harrogate resident's associations	Parish councils and residents associations were contacted by letter informing them of the consultation; for parishes affected by additional sites, maps of the sites and affected settlements were included within the letter. For those affected by the preferred option for the new settlement a New Settlement Report was also included.
Contact with consultees	All contacts on the consultation database (including those who had previously responded to local plan consultations) were contacted via letter or email informing them of the consultation and how they can view the documents and respond to the consultation.
Contact with other council customers	An email was sent to customers from the customer services database informing people of the start of the consultation.
Social media	The start of the consultation event was posted on the council's twitter feeds ( <a href="https://twitter.com/Harrogatebc">@Harrogatebc</a> )

## 3 Consultation

Additional Sites Methods of Consultation	
Poster	Posters advertising exhibitions for the Additional Sites consultation were sent to all district libraries and council buildings.
Other media	Information on the consultation was promoted on the score board at the Hydro Swimming Pool.
Email	A dedicated email address provided the opportunity for members of the public to contact the planning policy team to ask questions regarding the content of the planning documents and also submit completed response forms.
Online consultation portal	Interactive portal enabling responses to be made directly to consultation documents.
Post	Completed response forms could be posted to the planning policy team for consideration.
Exhibitions	5 exhibitions were held in the first few weeks of the consultation period at Harrogate, Knaresborough, Ripon, Green Hammerton and Boroughbridge. These were held at various times including evening and weekends and were attended by planning policy officers who were able to answer question and provide advice.

**Table 3.2 Draft Local Plan: Additional Sites Methods of Consultation**

**3.13** For the Additional Site consultation over 6100 comments were received from 2879 consultees. Sections 15 - 23 of this document highlight the key issues for each chapter of the Additional Sites consultation document that were raised during this consultation. Examples of the consultation material used for this consultation are included within the appendix of this report.

### Other Consultations

**3.14** Consultation has not been restricted to the formal consultation periods described above but has included more informal forms of consultation as well as ensuring information is published on the council's website and made public. To progress the development of the draft Local Plan the council has undertaken the following:

- Whole Plan Viability workshop (June 2016) invitees included duty to co-operate partners and developers and agents;
- Meeting with Gypsy and Traveller Council (May 2017);
- Workshop with developers of preferred sites (August 2016) and individual meetings with developers of preferred sites throughout spring 2017;
- Meetings with infrastructure providers such as Highways England, North Yorkshire County Council Highways and North Yorkshire County Council Education (ongoing throughout plan making process);
- Meetings with duty to co-operate partners to discuss specific matters such as transport impacts and via a number of forums such as North Yorkshire Development Plans Forum and Leeds City Region Heads of Planning (ongoing throughout plan making process);
- Self-build Register - the council launched a dedicated web page in spring 2016. This page includes information on the self-build register and a web form to register interest; and
- Housing and Self-build information stand at Northern Homebuilding and Renovating Show (November 2017).

## Draft Local Plan 2016 Key Issues

## 4 Introduction

### 4 Introduction

#### Summary of comments

- 4.1** There was support from a number of respondents to the period proposed to be covered by the draft Local Plan.
- 4.2** Several respondents expressed concern with how the consultation had been undertaken. In particular there was criticism of the online consultation portal, which some respondents found difficult to use and the consultation period, which respondents considered to be too short.

Introduction		
Comment	Comment Ref	HBC Response
End date for Local Plan period of 2035/6 is supported. Assuming adoption by late 2018/early 2019, a remaining plan period of sixteen to seventeen years should give some certainty to the local business and resident community.	2999, 3069, 3123, 3337, 3383, 3418, 3461, 3829, 4601, 4658, 4690, 4735, 4772, 4820, 4887, 5467, 5525	Noted.
Broadly welcome Plan's aims and objectives. In particular, appreciate need to try to achieve the development of affordable houses and starter homes and the Plan's policies to achieve this.	1277	Noted.
Welcome clear recognition of the importance of access issues throughout the document, and the strong emphasis on alternative transport options to the car, backed up by policies covering health and recreation, and the LAF commends the draft Plan in this respect.	1244 (North Yorkshire Local Access Forum)	Noted.
Found the consultation portal difficult to use.	345, 1321, 4832	If any problems were raised with the council during the consultation, members of the planning policy team were able to assist in order to allow a consultation response to be submitted using the portal. However, representations could also be submitted by email or post.
Period for responding to consultation too short: could have been extended to beginning of New Year.	1754, 3065, 3066, 4031, 4052, 4056, 4061, 4832, 5105	The consultation process complied with the statutory requirements for Local Plans at this stage of their preparation. However, advance notice of the consultation period was provided three weeks prior to the start date through the issuing of a press release: this resulted in articles in the local press. A 'pop up' café was also held to provide a preview of the Plan contents and enable people to register on the consultation portal. Notification of this event was provided to all consultees on the policy consultation database and through the press release.
Consultation not accessible for those without access to computer, should have published newspaper as did for previous consultations. Not possible to download response form. Details about consultation did not indicate could respond by email.	3065, 3066	A number of consultation methods to notify the public of the consultation were used in line with the Statement of Community Involvement. These included: e-mails/letters to consultees on the council's database, public exhibitions across the district, use of social media, public notice, provision of public notices to Parish Councils for display on local notice boards and a press release. It is considered that the methods used were sufficient to reach a wide range of people within the district and this is reflected by the high number of consultation responses received.
Concerned that minimal response cannot give accurate feeling of residents within district. Various means of consulting are not clearly demonstrated.	60	
Maps in document not easy to use online.	3065, 3066	Noted. The Policies Maps were available on the web in a viewable and downloadable format, which presented the Policies Map information on a larger scale, with the option to zoom in and out of the image. There is, however, a limit to the resolution that can be acquired on graphic file formats that are optimised for web use, especially given the level of detail that needs to be presented on a borough-wide map.

## Introduction 4

Introduction		
Comment	Comment Ref	HBC Response
No reference in Plan to reviewing it.	1968 (Upper Nidderdale PC)	There is reference to a Plan review, although this is included in the reasoned justification to Policy GS6.
Views of rural parish councils should have more weight in planning decisions. Have more knowledge and insight about area.	1968 (Upper Nidderdale PC)	A local planning authority must take into account the representations of Parish Councils and due weight is given to these comments as they can often offer particular insights or more detailed information which is relevant to the consideration of an application. However, whilst Parish Council representations are important they are not necessarily entitled to any more weight than any other representation and in some cases will be given less weight than comments of statutory consultees.
Should be more flexibility to allow communities to prosper in rural areas both socially and economically.	1968 (Upper Nidderdale PC)	The policies of the Local Plan are aimed at supporting local business and communities in the rural area whilst ensuring that this is balanced with environmental and landscape protection.
Consultation process not carried out appropriately. Only identified the sites considered as preferred options, not shown all the sites that have been put forward nor have documents been made easily accessible. All of the sites should have been shown on a consultation plan and made easily available.	1709	All of the sites submitted to the council as potential development sites were included in the Strategic Housing and Economic Land Availability Assessment. This was published alongside the Local Plan and comments invited on all the sites in this document, not just those identified in the Local Plan as preferred allocations.
Concerned there might be some conflict between the Draft Plan and NYCC Strategic Economic Plan, particularly in terms of Plan giving protection to green areas and unlocking housing growth and employment sites. Denial of public access to traffic studies renders us unable to assess any impact and to give our views.	1277	Comments noted. The impact of development on the landscape and environment form part of the assessment process applied to site selection.
The Plan makes no reference to the provision of roadside facilities, including MSAs. It is recommended that the council co-operates with the appropriate bodies and rectifies this omission.	1908	The council has a duty to co-operate with other local planning authorities and public bodies on planning issues that cross administrative boundaries and has a long history of constructive engagement with neighbouring authorities across the Leeds City Region and North Yorkshire authorities and other relevant bodies. In accordance with paragraph 181 of the NPPF evidence will be prepared to demonstrate that effective cooperation has taken place in the preparation of the Local Plan.
Not happy about many of the sites that have been approved. Does this mean they will just be passed by planning or will there still be opportunity to oppose potential developments as per the current system?	398	The sites allocated for development in the Local Plan will be subject to the need to submit planning applications.

Table 4.1 Introduction

## 5 Vision and Objectives

### 5 Vision and Objectives

#### Vision - summary of comments

**5.1** There were 67 responses relating to the Vision. Some respondents offered general support whilst others supported the positive approach to the delivery of housing and economic growth, which they considered to be appropriate to the district. Some respondents simply made statements, expressed concern about particular aspects of the draft Local Plan or summarised their more detailed comments to other sections of the draft Local Plan. Several respondents, whilst supportive of the Vision, felt that the commitment to deliver it was not reflected in the rest of the draft Local Plan: this particularly applied to housing delivery.

**5.2** A number of respondents suggested matters that should be referenced in the Vision, including:

- Reference to the role and expectations of the proposed new settlement; and
- The potential offered by Dishforth Airfield to accommodate future growth in the district.

Vision		
Comment	Comment Ref	HBC Response
Support Vision.	2152, 2400 (Hambleton DC), 2496, 2629, 5293	Noted.
Welcome that Plan seeks to embody principles of sustainable development. Unfortunately current planning decisions affecting Dishforth do not appear to have given them consideration, undermining the stated objectives of the draft Local Plan and reducing ability of the Dishforth Neighbourhood plan to meet community needs in future. Vital HBC supports the development of the Neighbourhood Plan and takes it fully into account in its current decision making processes.	382	Decisions on development proposals have been taken in accordance with current national and local planning policies.
Vision sounds laudable, however, do not see link with objectives and rest of plan. For example, 'opportunities to make journeys safely on foot or by bike' seems to be linked to Objective 12 but nothing concrete in Plan to identify how this will be done.	101	There are references throughout the Plan to improving cycling and walking provision as part of development proposals such as Policy GS7, T11 and T12 or working in partnership with NYCC and the Harrogate District Cycle Forum to update the urban cycle strategies.
Vision sets out post facto rationalisation for despoilment of countryside and villages against background of urban under-investment.	2103	It is considered that some development is appropriate to enable villages to maintain their vitality and meet local needs. The natural environment and place making policies of the Plan ensure that landscape and environmental impacts are considered.
Support inclusion of delivery on <b>housing</b> in Vision but requirement to boost significantly supply of housing is not reflected. Consider number of policies are not sufficiently growth orientated and compatible with delivering vision.	2691 (HBF), 3491, 3505, 3617, 4258, 5559	The Plan has planned positively for housing growth; the sites proposed for allocation provide flexibility, ensuring that housing provision over the plan period exceeds the housing requirement. The figure being planned for represents a significant uplift on that previously planned for and delivered.
Welcome commitment to delivery of homes in sustainable locations and supporting market towns, villages and rural areas.	5549	Noted.
Vision should set out ambitions and expectations for proposed new settlement.	2421, 2496, 3176 (NYCC), 3701 (City of York)	Agree, that the Vision should make reference to the new settlement.  <b>Add reference to new settlement in Vision</b>
Vision highlights timely re-use of <b>previously developed land</b> for housing. While NPPF clear encouragement should be given to the effective use of land by reusing previously developed land this is not a requirement and should not be reflected within any future policy. Any restrictive policy which prevents development from taking place on Greenfield land has the potential to undermine housing delivery.	3505, 3617, 5559	Noted, however, the Plan's policies do not seek to restrict development as suggested by the respondent.



## Vision and Objectives 5

Vision		
Comment	Comment Ref	HBC Response
For this to be true why sanction development on greenfield sites. All brownfield should be used first before considering greenfield sites.	405	The policies of the Local Plan would support the re-use of brownfield sites and available and suitable brownfield land has, where appropriate, been identified for development. However, there is insufficient suitable, available and deliverable brownfield land to accommodate in full the district's development requirements.
Encouraging continued <b>economic growth</b> with increased and sustained delivery of new homes (and jobs) is generally supported.	3007, 3073, 3126, 3340, 3386, 3421, 3464, 3491, 3823, 4065, 4118, 4604, 4662, 4693, 4739, 4775, 4813, 4892, 4964, 5470, 5497, 5529	Noted.
Vision of Harrogate being key driver of North Yorkshire economy strongly supported.	3176 (NYCC), 3736	Noted.
Does not fully acknowledge role towns such as Boroughbridge can play in achieving objectives.	3736	It is considered that an appropriate level of detail is provided.
Supportive of those elements that seek to improve conditions for businesses and rural communities.	2882 (Yorkshire Agricultural Society)	Noted.
Draft Plan has not fully addressed need for more sustainable economic growth particularly with regards to creating longer-term employment opportunities. Expected to see a plan which more fully addressed 'real growth' and means of dealing with the many longstanding issues, such as affordable housing and infrastructure. Cannot find any reference to a long-term economic growth strategy and how that strategy would be achieved.	543, 1648	As referred to in the draft Local Plan (paragraph 1.14) the council has prepared a separate Economic Growth Strategy, which covers the period to 2035. The Local Plan provides the spatial planning element to support the implementation of this Strategy.
Considerable investment has been made in upgrading the A1 to motorway status and consider Draft Plan has failed to take full advantage of economic benefits which will result from this investment.	543, 1648	The Draft Local Plan takes advantage of proximity to the strategic road network where this is consistent with the Local Plan growth strategy.
To ensure that North Yorkshire gets its share of the funding from "The Northern Power House Initiative" the North Yorkshire councils need to work together to produce a regional strategy and a sustainable growth plan for the whole of North Yorkshire. Cannot find any evidence in the draft plan to indicate that HBC has consulted with NYCC and its neighbouring councils on this issue.	543, 1648	The council sits as part of the York, North Yorkshire and East Riding Local Enterprise Partnership (LEP) and Harrogate is identified as a growth town in the LEPs Strategic Economic Plan. The LEP is also the main vehicle for delivery of central government funding through the Local Growth Deal and a number of projects in the district have already benefited from Growth Fund investment including Harrogate College, Melmerby employment site and the A1/A59 junction. The council has a Duty to Co-operate with NYCC and other neighbouring authorities which it has done throughout plan preparation. A Duty to Co-operate paper will be published alongside the Publication Draft Local Plan consultation.
For <b>smaller villages</b> , Vision does not appear to reflect national policy for rural areas or recent Government papers, which seek to ensure countryside and rural communities contribute to economic growth and that there are benefits in terms of diversification and access to housing. Rather than seeking to 'retain' facilities and services in villages the Vision should seek to maintain and enhance them and last paragraph suggesting that the rural community and villages will benefit from economic growth, access to jobs, facilities and services will be maintained and enhanced, along with a plentiful supply and choice of new housing.	3007, 3126, 3340, 3386, 3421, 3464, 4604, 4662, 4739, 4775, 4813, 4892, 5497, 5529	It is considered that as drafted the Vision appropriately reflects the role of smaller villages in the settlement hierarchy.
Statement that new development in smaller market towns and villages has helped to retain essential services in rural areas presupposes that development will contribute to the retention of services. Major development in the AONB could have adverse	2023 (AONB JAC)	It is considered that some development is appropriate in the AONB to enable communities to meet local housing needs, which in turn will help to maintain the vitality of local services. The Publication version of the Local Plan will include a separate AONB policy: this will

## 5 Vision and Objectives

Vision		
Comment	Comment Ref	HBC Response
consequences for the tourism industry and this could have a negative impact on the rural economy and for future viability of rural services. Unless there is evidence to support the alleged link between new housing development and the viability of rural services, this statement should be revised		clarify the approach to new development within the AONB.
Delighted to see HBC has policy on reducing CO2 throughout the district, however without audit of present emissions and comprehensive plan to reduce CO2 to sustainable levels fail to see how can achieve these.	885	The Climate Change Strategy sets out the council's overall approach to addressing climate change and reducing CO2 levels.
Little reference is made to HBC's Climate Change Strategy and would like to see Local Plan show more commitment to this if reduction in carbon footprint as set out in Vision is to be delivered.	691, 703, 861, 1697	Similar comments have been made in respect of the Climate Change policies and amendments are proposed to these policies to address these matters.
Broadly welcome aspirations set out for protection of heritage assets and the natural environment.	2320 (Historic England), 4964	Noted.
Care needed not to lose local distinctiveness in achievement of these goals.	283	Noted.
Welcome positive strategy for natural environment. Should note that functionally linked land outside designated areas can be just as important at maintaining and enhancing the biodiversity within the designated areas.	2723 (Natural England)	Noted.
Pleased vision has strong emphasis on preserving and improving natural environment.	2668 (Environment Agency)	Noted.
Broadly welcome support for leisure and tourism	4964	Noted.
MOD has confirmed disposal of Dishforth Airfield, a significant strategic site. Its potential for future growth, primarily beyond the current plan period, should be recognised within the Vision for the district.	3176 (NYCC)	<p>It is considered premature to make reference to this site in the manner suggested given any development potential of the site is unlikely to be realised until the very end or beyond the current plan period. However, it would be appropriate to reference that consideration of the development potential of the Airfield would be undertaken as part of any future plan review.</p> <p><b>Add new paragraph after paragraph 3.14 to read: 'In addition to the Ripon Barracks sites, the Ministry of Defence have also announced the disposal of that part of Dishforth Airfield no longer required for operational purposes. As the site is not expected to become available until 2031 at the earliest, the consideration of the development potential of the Airfield will be undertaken as part of any future plan review.'</b></p>
In 7th paragraph 'conserved and enhanced' would be preferable to 'protected and enhanced'.	2020 (AONB JAC)	<p>Agree that the suggested wording would be more appropriate.</p> <p><b>In 7th paragraph change 'conserved and enhanced' to 'protected and enhanced'.</b></p>
Vision should identify important transport infrastructure improvements as only then will settlement growth be sustainable.	1723	It is considered that an appropriate level of detail is provided.
Without investment and implementation of transport infrastructure will not reduce carbon emissions.	405	Noted.
Focus on local development reducing commuting and provision of greater sustainable transport is welcome but need for major shift in policy and delivery strategies of key transport providers for this vision to be achieved.	1343	The council has worked, and will continue to work, closely with North Yorkshire County Council and transport providers on the delivery of transport and other infrastructure requirements to support the planned level and location of growth.
Support vision to make journeys safer by bike.	133	Noted.

## Vision and Objectives 5

Vision		
Comment	Comment Ref	HBC Response
Paragraph 5  Vision to reduce commuting though local employment is excellent. Recognise HBC not providers of bus services but for many in the smaller towns and villages this is the only alternative to using a car. Would be hoped HBC would seek not only to have the current services protected, but to push for these to be expanded and where possible for new routes to be introduced.	638, 674, 700, 862, 1420, 2066	Noted. It is not the role of the Local Plan to stipulate a service level provision as this is a function of market demand and/or policies of North Yorkshire County Council. However, the Local Plan can set out the need for new developments to deliver new public transport or contribute to existing public transport services.
Paragraph 6  Significant tree planting will be required for carbon storage to meet emissions targets requiring change of land use not just preservation of existing landscapes.	638, 674, 700, 862, 1420, 2066	Noted.
Paragraph 7  While good to have vision for a low emissions Harrogate, even better if at or near top and not tagged on to a statement about waste.	638, 674, 700, 862, 1420, 2066	Noted, however, it is considered unnecessary to amend the wording as drafted.
Paragraph 8  All new housing should be build to BRE's Home Quality Mark, or to Passivhaus specification, to ensure low emissions of carbon.	638, 674, 700, 862, 1420, 2066	Noted. Similar comments were made in respect of the Climate Change policies and amendments are proposed to these particular policies to address these matters.
Should be additional vision statement referring to reliable supply of locally produced affordable renewable energy.	638, 674, 700, 862, 1420, 2066	It is considered that an appropriate level of detail is provided.
Proposals in Draft Plan do not accord with protection policy in AONB Management Plan.	405, 754	It is considered that some development is appropriate in the AONB. The Publication version of the Local Plan will include a separate AONB policy: this will clarify the approach to new development within the AONB.

Table 5.1 Vision

## Objectives - summary of comments

**5.3** There were 291 responses across all objectives. As with responses to the Vision, there was a mixture of support, general statements and suggested amendments to strengthen the wording or provide clarification of the intent of particular objectives. Some respondents expressed concern that the scale and/or location of development proposed by the draft Local Plan appeared to be contrary to the objectives.

Objectives - General Points		
Comment	Comment Ref	HBC Response
Support the objectives.	3702 (City of York)	Noted.
Generally objectives seem fine and provide good basis for providing model for district to work towards.	2453	Noted.
Intention that Dishforth Neighbourhood Plan will support sustainable development and by doing so will move towards becoming a sustainable community. Noted that Draft Local Plan Objectives also seek to embody the principles of sustainable development and this is welcomed. The Dishforth Neighbourhood Plan will share these objectives and in particular residents will be asked to consider Local Plan objectives 1, 2, 3, 7, 9, 12, 17 and 19, which are pertinent to community. Unfortunately	4456, 5969 - 6030, 6045 - 6089, 6112, 6115, 6118, 6121, 6124, 6127, 6130, 6133, 6136, 6139, 6142, 6145, 6148, 6151, 6154, 6157, 6160, 6163, 6166, 6169	Noted. Decisions on development proposals have been taken in accordance with current national and local planning policies.

## 5 Vision and Objectives

Objectives - General Points		
Comment	Comment Ref	HBC Response
current planning decisions affecting Dishforth do not appear to have given them consideration and as such will undermine the stated objectives of the draft Local Plan and reduce the ability of the Dishforth Neighbourhood Plan to meet community needs in the future.		
Recognised number of objectives have been reduced but consider there may be an opportunity for further rationalisation.	3015, 3074, 3127, 3341, 3388, 3422, 3465, 4606, 4663, 4694, 4740, 4776, 4814, 4894, 5471, 5498, 5533	The objectives have been rationalised to provide greater coherence in the Publication Draft Local Plan.
General objectives are supported but role of different urban centres in achieving sustainable development needs to be acknowledged by specific policies as potentially affect sense of place and local distinctiveness.	3737	It is considered that as drafted the policies, in particular Policy GS2, are appropriately drafted to reflect the role of different centres.

**Table 5.2 General Points**

Objective 1: Sustainable Development Patterns		
Comment	Comment Ref	HBC Response
Excellent objective.	675, 1882, 2158	Noted.
Encouraged by focus on locations that are, or can be made, sustainable.	4259	Noted.
Could be broadened to encompass wider range of infrastructure e.g. education and strengthened to direct growth to locations where it can utilise spare capacity, support retention/enhancement of services, support improvements to strategic infrastructure.	3177 (NYCC)	A new approach to presenting the objectives has been taken. The key mechanisms for the amended objective 1: Contribute to Sustainable Patterns of Development includes supporting the retention and enhancement of services and facilities in villages and hamlets to protect their existing roles and enable rural communities to thrive.
Definition of sustainable is misleading. Cannot be achieved by simply improving opportunities to walk, cycle or use public transport in the AONB. Development of greenfield sites will have adverse impact causing harm to special qualities underpinning designation. Development that breaches environmental limits is not sustainable according to NPPF definition.	2021 (AONB JAC)	It is considered that some development is appropriate to enable villages to maintain their vitality and meet local needs. The levels of development proposed are modest and the natural environment and place making policies of the Plan will ensure that landscape and environmental impacts are considered. The Publication version of the Local Plan will include a separate AONB policy: this will clarify the approach to new development within the AONB.
Nidderdale has few jobs available and should not be focus of development: it fails this objective.	406	
Development should provide for a transport plan that takes account of all forms of transport.	1705	This is the role of the Local Transport Plan, prepared by North Yorkshire County Council. Policy T11 sets out how the council will work with partners to deliver transport proposals as part of new development.
Current infrastructure for cycling and walking is not effective and adding to this without major upgrading will not achieve the aim required.	1345	There are references throughout the Plan to improving cycling and walking provision as part of development proposals such as Policy GS7, T11 and T12 or working in partnership with NYCC and the Harrogate District Cycle Forum to update the urban cycle strategies.
Sustainable locations, in the sense of having easy access to sustainable transport makes sense.	692, 2152	Noted.
Need to strengthen guidance on use of other land before greenfield sites.	284	Objective 16 relates to the re-use of brownfield sites and land. However, as there is insufficient suitable, available and deliverable brownfield land to accommodate in full the district's development requirements there will be a need for greenfield development.
Nothing in plan to deal with increased congestion on small number of key main roads that will be focus for additional traffic from development.	102	Traffic modelling work has been undertaken to inform the development of the Local Plan growth strategy and the allocation of specific sites. This indicates that with

## Vision and Objectives 5

Objective 1: Sustainable Development Patterns		
Comment	Comment Ref	HBC Response
Plan appears to be contrary to objective as much of the proposed development is on sites to the west of Harrogate, location which does not give the opportunity to walk or cycle to work, access services, schools etc. This will add to already heavily congested routes. Better to focus development to east of Harrogate where access to A1 and other major routes. Taking opportunity of land that has been offered for development rather than producing strategic plan based on assessment of need and suitable locality/infrastructure to meet that need.	3648 (Hampsthwaite PC)	mitigation traffic generated from the proposed developments can be accommodated.

Table 5.3 Objective 1: Sustainable Development Patterns

Objective 2: Housing		
Comment	Comment Ref	HBC Response
Support.	1883	Noted
Support inclusion of specific objection relating to housing but to be achieved, past under delivery needs to be tackled and without consistent and robust approach, plan will be in direct conflict with national policy aspirations and will undermine delivery of vision.	1985, 3605, 3621, 5560	The Plan has planned positively for housing growth; the sites proposed for allocation provide flexibility, ensuring that housing provision over the plan period exceeds the housing requirement. The figure being planned for represents a significant uplift on that previously planned for and delivered.
Support objective but do not feel plan achieves this aim as housing requirement is set too low and does not reflect true OAN.	4261	
Support objective but consider should be expanded to refer to the need to 'meet the full objectively assessed need for market and affordable housing in the housing market area'.	2498	
Affordable housing vital to maintain vibrancy of local economy.	864	Noted, Policy HS2 seeks the provision of affordable housing on all qualifying development sites.
Question what will be done to ensure affordable homes are built, houses being built are not affordable and do not meet needs of local people. Need for social rented housing.	213, 285, 3649 (Hampsthwaite PC), 5319	All housing developments that meet the thresholds set out in Policy HS2 will be expected to make affordable housing provision, the definition of which includes social rented as well as other affordable tenures.
Seem to be too many clauses in affordable housing policy that might allow developers loopholes.	5298	Noted, however, the Local Plan affordable housing policy needs to be consistent with the approach to affordable housing and developer contributions set out in national policy.
All houses should be built to passivhaus standards using locally sourced materials where possible.	676, 863, 1699, 2166	Noted. Similar comments have been made in respect of the Climate Change policies and amendments are proposed to these particular policies to address these matters.
Past local housing needs survey identified need for bungalows for elderly people. If policy is to meet local needs should include provision for bungalows.	1726	Policy HS1 is not prescriptive on the mix of housing types to be provided on individual sites. This provides the flexibility required by the NPPF to ensure that the development of sites remains viable. Bungalows require large footprints, which may affect the land budget and viability of schemes. Therefore, whilst some developers may provide bungalows to meet the requirement of Policy HS1, it should not be a specific requirement.
Planned development in Nidderdale is not at scale that meets local needs. Objective is being ignored by Plan.	407	It is considered that some development is appropriate to enable villages to maintain their vitality and meet local needs. The levels of development proposed are modest and should have a limited impact upon the countryside. The natural environment and place making policies of the Plan ensure that landscape and environmental impacts are considered.

Table 5.4 Objective 2: Housing

## 5 Vision and Objectives

Objectives 3 to 5: Economy		
Comment	Comment Ref	HBC Response
Support.	1884	Noted.
Should be more specific reference to the rural areas and economy.	2883 (Yorkshire Agricultural Society), 5563	The amended objective supports a strong and sustainable economy throughout the district. Specific reference to the rural economy is made within Policy EC3: Employment Development in the Countryside and Policy EC4: Farm Diversification.
Land needs to be set aside in local plan for hydro, solar, wind and bio gas energy generation.	639, 677, 881, 2154	It is considered that development of such technologies can be adequately dealt with through the application of Policy CC3.
<b>Objective 3</b>		
Support	2973, 4965	Noted.
<b>Objective 4</b>		
Support	2973, 4965	Noted.
<b>Objective 5</b>		
Support	2973, 4965	Noted.
Need to be clear about district wide distribution of tourist destinations, Harrogate conference trade is but a part.	1265 (Ripon Civic Society)	Noted. The policies of the Plan seek to support tourism development across the district.
Objective should also acknowledge maintaining important role of other visitor attractions such as World Heritage Site. Important objectives recognise key drivers of tourism economy that must be sustained.	1614 (National Trust)	Noted, however, it is considered unnecessary to amend the wording as drafted.
Objective should also focus on natural landscape and growth outdoor leisure tourism, particularly cycling. Need to recognise that outdoor recreation can play major part in increasing tourism in rural areas.	1340	
Development to west of Harrogate will have detrimental effect on tourism as with increased traffic congestion visitors may question if wish to visit town.	1803	Traffic modelling work has been undertaken to inform the development of the Local Plan growth strategy and the allocation of specific sites. This indicates that with mitigation traffic generated from development of the site can be accommodated.
Objective cannot be met with development at FX4 because significant added congestion to A59 will be damaging.	1085	
Essential public transport is developed to allow visitors to move around the area without generating excessive carbon emissions.	639, 678, 881, 2154	It is not the role of the Local Plan to determine public transport provision. However, it can set out the need to deliver public transport improvements as part of new development (Policy T11).

**Table 5.5 Objectives 3 to 5: Economy**

Objectives 6 to 10: Placemaking		
Comment	Comment Ref	HBC Response
Support.	1885	Noted.
Objectives could recognise positive benefits that place making can have on encouraging investment and growth.	3178 (NYCC)	Comments noted, however, it is considered unnecessary to amend the wording as drafted.
<b>Objective 6</b>		
Support.	4263	Noted
<b>Objective 7</b>		
Encouraging growth of rural communities is welcomed. Objective would be improved by inclusion of specific reference to role of villages in providing homes and economic opportunities as well as facilities and community life that supports vitality.	5564	Noted, however, it is considered unnecessary to amend the wording as drafted.

## Vision and Objectives 5

Objectives 6 to 10: Placemaking		
Comment	Comment Ref	HBC Response
Can achieve objective by ensuring new development takes place in villages to help support services.	4264	Noted. The Plan makes provision for development in a number of settlements across the district.
Villages need support to maintain local services and better public transport but planners should take account of local resident's views and not force through large scale development in rural settings.	3653 (Hampsthwaite PC)	Noted. Consultation responses have been taken into account in preparing the Local Plan.
<b>Objective 8</b>		
Support objective as will help deliver that part of the vision relating to new development respecting local character.	2321 (Historic England)	Noted
<b>Objective 9</b>		
Objective arguably more important to achieve in rural locations and is supported.	5565	Noted.
Excellent objective for benefit of community wellbeing.	640, 641, 679	Noted

Table 5.6 Objectives 6 to 10: Placemaking

Objective 11: Heritage		
Comment	Comment Ref	HBC Response
Support.	1615 (National Trust)	Noted
Need to be balanced with urgent need to develop low carbon economy.	640, 642, 679, 2167	Noted.
Inclusion of objective appears to represent a clear strategy for enhancing the historic environment as required by the NPPF.	3313 (NYCC)	Noted.
Support objective as will help deliver that part of the vision relating to conservation and enhancement of the district's heritage assets.	2322 (Historic England)	Noted.
Local setting of assets also needs protecting.	1730	Noted. Policy HP2 (Heritage Assets) refers to the setting of heritage assets.

Table 5.7 Objective 11: Heritage

Objectives 12 to 15: Infrastructure and Connectivity		
Comment	Comment Ref	HBC Response
Objectives could be strengthened by including reference to wider range of social infrastructure.	3179 (NYCC)	Noted. However, it is considered that this is covered by Objective 14 and a specific reference is unnecessary.
Development to west of Harrogate will not achieve these objectives. Question how traffic will be managed and whether there is an infrastructure plan for this level of development.	125, 249, 408, 706, 3654	The council is preparing an Infrastructure Delivery Plan which will identify the infrastructure improvements required to support the planned level and location of growth.
Objectives fail to identify need for new transport infrastructure including in rail, improved road links to A1 and park and ride.	1886	The council has worked, and will continue to work, closely with North Yorkshire County Council, Highways England, Network Rail and other transport providers to secure the delivery of this infrastructure either through Local Plan Policy T14 or through other funding/delivery mechanisms.
Question whether this Local Plan will be better at delivery, investment in transport infrastructure is not evident when residents see increased congestion.	1163	
Without support of key transport agencies and greater coordination of work of all partners difficult to see improvements; no evidence of commitment from those with responsibility for transport to provide infrastructure required nor securing agreement to bring this about.	103, 919, 1341	

## 5 Vision and Objectives

Objectives 12 to 15: Infrastructure and Connectivity		
Comment	Comment Ref	HBC Response
Access roads and road networks should be improved when development is approved.	96 (Tockwith with Wilstrop PC)	Where highway improvements are required as a consequence of proposed development then these would be subject to conditions on the planning permission and/or Section 278 agreements with the Highway Authority.
<b>Objective 12</b>		
Objective arguably more important to achieve in rural locations and is supported.	5565	Noted.
No provision to support increased access to public transport from development to west of Harrogate.	1811	The council is preparing an Infrastructure Delivery Plan which will identify areas where infrastructure improvements are required. The delivery of this new infrastructure will be secured through Local Plan Policy TI4.
Detail of how this will be achieved should be articulated in the Plan with priority given to sustainable transport options over individual car ownership/use.	103, 693, 882, 1815	There are references throughout the Plan to improving cycling and walking provision as part of development proposals such as Policy GS7, T11 and T12 or working in partnership with NYCC and others.
Advised that development in Darley was proposed because served by good bus service: it is not good and is also expensive.	757	Darley sits within one of the District's key public transport corridors.
With ageing population need for greater access to public transport as walking/cycling not always viable option.	408, 680	Noted.
<b>Objective 13</b>		
Any increase in passenger numbers could necessitate discussion with stakeholders to ensure sufficient capacity is maintained. In short to medium term work is ongoing to develop a solution to capacity restraints and envisaged this will be commissioned in Control Period 6 (2019-2024).	2406 (Network Rail)	Noted. As the selection of sites proposed for allocation is finalised the council will be in a better position to understand impacts on rail services/facilities to inform discussions with relevant stakeholders.
Ways should be sought to improve cooperation between local bus service operators.	1729	Noted. This is not the role of the Local Plan as it is a function of policies of North Yorkshire County Council and the Local Transport Plan.
Smaller communities must not be ignored in this objective.	643, 680	Noted.
<b>Objective 14</b>		
Local service provision is essential to reduce journeys and develop local community.	643, 680	The council is preparing an Infrastructure Delivery Plan which will identify the infrastructure improvements required to support the planned level and location of growth and a separate policy in the Local Plan (policy TI4) supports the delivery of new infrastructure.
No evidence of infrastructure being delivered to accommodate and support new development planned for west of Harrogate.	1811	
Plan makes no provision for roadside facilities including Motorway Service Areas. Wording of objective should be amended to include reference to safety and welfare of road users to improve consistency with NPPF para 31.	1909	The safety and welfare of road users is a key requirement of NPPF paragraph 31 and the Department for Transport Circular 02/2013 'The Strategic Road Network and the Delivery of Sustainable Development'. The need for new infrastructure is considered in policy TI4 and LPAs may rely on NPPF and other national guidance rather than replicating them in their plans.
Local Plan should commit to ensuring good cycle infrastructure is provided at early stage when new developments are built and not as after thought.	693, 882, 1815	Work on the council's Infrastructure Delivery Plan highlights where infrastructure improvements may be required and a separate policy in the Local Plan (Policy TI4) supports the delivery of new infrastructure.

Table 5.8 Objectives 12 to 15: Infrastructure and Connectivity



## Vision and Objectives 5

Objectives 16 to 20: Natural Environment		
Comment	Comment Ref	HBC Response
Support objectives.	1342, 1616 (National Trust), 1700, 1887, 2724 (Natural England)	Noted.
Important to acknowledge demands of development to meet housing and economic needs will sometimes mean not possible or desirable to protect every part of the district. Change does not necessarily equal harm, process of planning is one of balancing benefits against harm. Wording of policies associated with these objectives should allow for this.	5566	Noted. However, the role of the Local Plan is to guide development within the district including through the use of criteria based policies. It is considered that the policies set out appropriate criteria against which development proposals can be assessed.
Would benefit from recognition of need to protect people, development and infrastructure from natural hazards.	3180 (NYCC)	Noted, however, it is not considered that the proposed amendment adds anything to the Plan.
Development proposed in the Plan specifically destroys the natural environment.	409	The natural environment and place making policies of the Plan ensure that landscape and environmental impacts are considered.
<b>Objective 16</b>		
Consider to be excellent objective.	644, 681, 2175	Noted.
What effort made to encourage use of existing resources including conversion of buildings rather than use of greenfield sites.	3655 (Hampsthwaite PC)	The policies of the Local Plan would support the re-use of brownfield sites and available and suitable brownfield land has, where appropriate, been identified for development. However, there is insufficient suitable, available and deliverable brownfield land to accommodate in full the district's development requirements.
Should also include supporting efficient use of water as this is a key natural resource.	2669 (Environment Agency)	Noted. However, whilst greater water efficiency has significant benefits and should be encouraged a review of the current evidence (as set out in the Housing Background Paper), does not show evidence of clear need for higher water efficiency standards, over and above those required through Building Regulations, to be included in the Local Plan. It is considered it would be misleading, therefore, to include reference in the objective to water efficiency at this time.
Important plan also seeks to make best use of the existing building stock.	2323 (Historic England)	Noted. The objective refers to the re-use of buildings.
<b>Objective 17</b>		
Has air quality assessment been undertaken of roads affected by additional traffic generated by new housing to west of Harrogate.	3655	The impact of development on air quality objectives has been assessed as part of the site selection process.
Practical steps of achieving this objective do not seem to flow through Plan as a whole.	1700	In addition to the specific Climate Change policies, there are references throughout the Plan to addressing climate change such as through Policy TI1 and NE5.
Would benefit from more positive approach to sustainable energy sources, including solar panels.	696, 865, 2175	Similar comments have been made in respect of the Climate Change and amendments are proposed to these particular policies and/or supporting text to address these matters.
Support but land will need to be allocated for energy generation and flood mitigation.	644, 681, 2175	It is considered that these matters can be adequately dealt with through the application of Policies CC1 and CC3.
Energy efficiency measures should reach very good/excellent standard.	214	Similar comments have been made in respect of the Climate Change policies and amendments are proposed to these particular policies and/or supporting text to address these matters.
<b>Objective 18</b>		
Objective excellent, so why are so many sites in Nidderdale being put forward for development.	3655	It is considered that some development is appropriate to enable communities to maintain their vitality and meet local needs.

## 5 Vision and Objectives

Objectives 16 to 20: Natural Environment		
Comment	Comment Ref	HBC Response
Support but considerable land use change will be required for additional carbon sequestration through woodland and peat restoration.	644, 681, 2175	Noted.
<b>Objective 19</b>		
Consider to be excellent objective.	644, 681, 2175	Noted.
Any new development needs to take account of green corridors.	866	Noted. Policy NE5 seeks to ensure that existing green infrastructure corridors are incorporated into new development and their functionality enhanced.
<b>Objective 20</b>		
Consider to be excellent objective.	644, 681, 2175	Noted.
Focus is on designated sites but Plan should aim to promote development that results in no net loss of biodiversity and wherever possible seek net gains. Could be strengthened by also including protection and enhancement of non-designated sites/features.	2025 (AONB JAC), 2670 (Environment Agency)	The relevant policy (Policy NE3) requires new developments to seek net biodiversity gains.

**Table 5.9 Objectives 16 to 20: Natural Environment**

## Harrogate District Growth Strategy 6

## 6 Harrogate District Growth Strategy

### Summary of comments

- 6.1** There were five responses made in respect of the key facts, although all except one were statements reflecting respondents wider views about the draft Local Plan and detailed elsewhere in this report.
- 6.2** Historic England suggested an amendment so that the district's high quality historic environment was also reflected.

Growth Strategy Key Facts		
Comment	Comment Ref	HBC Response
Reference to rural area is important acknowledgement that rural locations can and should grow to support and enhance local village services, contributing to a successful and prosperous rural and national economy.	5568	Noted.
Seventh bullet point - should also be recognised District also has high-quality historic environment including one of Yorkshire's two World Heritage Sites and need to conserve this resource in line with national policy guidance has been one of the factors which has influenced the development strategy.  Amend line 2 of seventh bullet point to read: "... natural, built and historic environment."	2324 (Historic England)	Agree with suggested amendment.  <b>Amend seventh bullet point to read '... natural, built and historic environment.'</b>
Value in AONB and Green Belt areas being kept as likely to be needed to act as buffer to climate changes over time. Transport and electronic communications to small communities needs to be adequate.	1447	Noted.
Harrogate is dormitory town for high wage earners whilst local jobs are predominately low skill/pay. Expecting this to change is unrealistic.	410	The council's Economic Strategy seeks to support the sustainable growth of new and existing businesses and encourage inward investment in key growth sectors to increase the diversity and number of high level/skilled jobs available. The Local Plan supports this by ensuring the availability of a portfolio of sites to accommodate these growth sectors and provides a policy framework supportive of business growth.

Table 6.1 Key Facts

### Summary of comments - Key Diagram

- 6.3** There were 24 responses relating to the Key Diagram, from 23 different respondents. A number of respondents took the opportunity to reiterate comments expressed to other sections of Plan either for or against a particular development option.
- 6.4** Comments that did relate to the Key Diagram were concerned with the inclusion of reference to a quantum of development for each tier of the settlement hierarchy, which some respondents took to indicate the level of provision expected to be provided for in each settlement.

Key Diagram		
Comment	Comment Ref	HBC Response
Whilst much of the material on the map appears appropriate at a district wide scale, suggest legend should not identify the number of homes to be allocated unless indicates these are 'minimum' to be consistent with Policy GS1.	3017, 3076, 3129, 3342, 3389, 3423, 3466, 3824, 4607, 4664, 4695, 4741, 4778, 4815, 4897, 5472, 5499, 5538	Agree that it is not necessary to include the numbers on the key diagram as they are contained elsewhere in the plan.  <b>Delete numbers from the key diagram</b>

## 6 Harrogate District Growth Strategy

Key Diagram		
Comment	Comment Ref	HBC Response
Inclusion of number of homes for Local Service Centres suggests Council supports provision of around 380 dwellings in Boroughbridge.	3129, 3466, 4741	As a small market town the Local Plan will make allocations commensurate with this role, in addition to windfall developments.
Inclusion of number of homes for Primary Service Villages (PSVs) suggests Council supports provision of around 665 dwellings across the 9 PSVs and each should accommodate on average 75 dwellings.	3423	The inclusion of the number of new homes for Primary and Secondary Service Villages does not, and should not be taken to, indicate that this will be distributed evenly across all the settlements in that tier of the hierarchy. Not all settlements will receive an allocation: the allocation of sites will be dependant on a number of factors including whether there are any identified constraints and the availability of suitable sites.
Inclusion of number of homes for Secondary Service Villages (SSVs) suggests Council supports provision of around 860 dwellings across the 24 SSVs and each should accommodate on average 25 dwellings.	3342, 3389, 4607, 4695, 4778, 4815	
Key diagram identifies key elements of the growth strategy, which support in respect of housing growth to west of Harrogate and Claro and Deverell Barracks	2603, 2606	Noted.
Key diagram serves to illustrate why Flaxby represents a sound strategic location for a new settlement e.g. intersection of transport routes, can serve Harrogate and Knaresborough housing markets which can also provide widest range of services and facilities, proximity to area allocated for major employment growth, within public transport corridor	2507	Noted.
Growing population will require additional housing but Harrogate should not have any further development beyond that committed because town's infrastructure is inadequate; proposals for western Harrogate should be dropped because of traffic implications and impact on local environment.	1680, 4927	Harrogate is one of the district's main urban areas and arguably the most sustainable and, therefore, it is appropriate that the Local Plan growth strategy should include a significant element of new development for Harrogate reflective of its role. The council believes the methodology which underpins the site selection process to be sound: traffic modelling work and liaison with infrastructure providers has indicated that the level of new development proposed can, with mitigation, be accommodated.
Important green spaces are maintained and designated to prevent destruction.	1316	Comments noted. The Local Plan has designated areas of particular local significance as Local Green Spaces.

Table 6.2 Key Diagram

### GS1: Providing New Homes and Jobs

#### Summary of comments

- 6.5** There were 65 responses specifically about Policy GS1 or its reasoned justification. The majority of these were concerned with the housing requirement and specifically how the Objectively Assessed Need (OAN) had been calculated: almost all of these responses were made by or on behalf of housebuilders/site promoters.
- 6.6** Detailed comments were made about the assumptions that had been applied in calculating the OAN, arguing that different assumptions should be used or that they should be applied differently. However, the complexity in agreeing a methodology for calculating the OAN is demonstrated by the fact that respondents suggested five different OAN ranges as being more reflective of the housing requirement for the district.
- 6.7** There were fewer responses made concerning the employment land requirement, with the main issue being that the amount of land being provided for in the Local Plan was inadequate and did not provide a suitable variety and choice of sites in optimal locations across the district to help drive and sustain employment growth.

## Harrogate District Growth Strategy 6

Policy GS1: Providing New Homes and Jobs		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support housing requirement being expressed as minimum.	597, 2422, 2508, 2581, 2595, 2607, 2692, 2909, 3019, 3077, 3130, 3343, 3390, 3425, 3467, 4066, 4133, 4119, 4145, 4508, 4610, 4665, 4696, 4743, 4779, 4816, 4849, 4898, 5473, 5500, 5539, 5567	Noted.
Employment land requirement should also be expressed as a minimum.	5567	In order to provide a choice of sites and flexibility the total amount of employment land provided for in the Local Plan exceeds the identified requirement.. To better reflect this position the policy wording has been amended to include the work minimum.  <b>Add the word Minimum in relation to employment land provision</b>
Note and accept SHMA methodology and the OAN. Where appropriate higher targets could be incorporated into plan or through an early review.	3181 (NYCC)	The Plan has planned positively for new housing development across the district, meeting in full the OAN as required by NPPF and the sites proposed for allocation provide for additional flexibility over the plan period.
<b>Objectively Assessed Need (OAN)</b>		
Do not consider housing requirement to be true representation of full OAN for district. If Plan does not provide for full OAN will need to be able to clearly justify why impacts of delivering full OAN would significantly and demonstrably outweigh the benefits.	4265	Since publication of the draft Local Plan, the council has undertaken an updated assessment of the district's OAN (through the Housing and Economic Development Needs Assessment - HEDNA). This updated assessment has taken into account the latest demographic evidence, economic growth assumptions and market signals. This has identified an OAN of 669 (compared to 577 in the draft Local Plan) and this will be reflected in the Publication Local Plan.  The HEDNA has been undertaken fully in line with government policy and guidance on establishing objectively assessed need. In line with the NPPF, the council is taking a positive approach to meeting the housing requirement and the Publication Local Plan will meet the identified housing needs in full.
Supply of housing has been <b>suppressed significantly</b> for number of years with resultant shortfall in housing. NPPF and PPG clear expectation councils will boost significantly supply of housing and meet OAN in full. Will need to robustly demonstrate that needs are met in full.	2581, 3738, 3996, 4035, 4145, 5455, 5541	
Data on which OAN is based is flawed and not appropriate basis on which to base OAN calculation.	3323	
Figure ranging between 700 and 850 dwellings per annum (dpa) may be more appropriate, with minimum of 750 dpa.	159, 2857, 3019, 3077, 3130, 3343, 3390, 3425, 3467, 4562, 4371, 4587, 4610, 4665, 4696, 4743, 4779, 4816, 4898, 5473, 5539, 5500	
Analysis has identified need for between 835 and 855 dpa.	3507, 5562	
Analysis concludes OAN of 746 dpa	4066, 4119, 4508	
Analysis concludes OAN of 826 dpa	4523	
Analysis concludes OAN within range of 724 to 755 dpa	3323	
Overall housing requirement is considered too low and as such unsound.	1888, 1970, 2692	
Concern with assumptions in SHMA which suppress calculation of housing needs on grounds of:		
Local Plan should seek to plan positively for growth and significantly boost housing supply with more positive stance taken with greater weight placed upon <b>pre-recession trend projections.</b>	2693, 2909, 3019, 3077, 3130, 3343, 3390, 3425, 3467, 4610, 4665, 4696, 4743, 4779, 4898, 4816, 5473, 5539, 5500	

## 6 Harrogate District Growth Strategy

Policy GS1: Providing New Homes and Jobs		
Comment	Comment Ref	HBC Response
Increase in <b>headship rates</b> should be applied to 25-44 year age group rather than 25-34 year age group.	2693, 2857, 2909, 3019, 3077, 3130, 3343, 3390, 3425, 3467, 3507, 3738, 4371, 4562, 4587, 4610, 4665, 4696, 4743, 4779, 4816, 4898, 5473, 5500, 5539, 5562	
No sensitivity testing on <b>uplift applied to economic activity rates</b> of older people to establish whether overly optimistic. Placing too great a reliance on 65+ residents continuing to take up jobs could have significant dampening effect upon housing need projections.	159, 2693, 2857, 2909, 3019, 3077, 3130, 3343, 3390, 3425, 3467, 4371, 4562, 4587, 4610, 4665, 4696, 4743, 4779, 4816, 4898, 5473, 5539, 5500, 5562	
Where there is an ageing population, the reality is that large and rapidly increasing volume of over 75s, will fill jobs created in the future. This dependence on growth in older workers, may result in future labour force which will not match type of jobs being created in the local economy, leading to a potential mismatch between labour supply and jobs growth.	2422	
Projection of economic activity is unfounded as not based on any supported evidence and underestimated housing needs significantly.	3507	
<b>Market signals uplift</b> hasn't been applied to age groups other than the 25-34 year age group. This will suppress actual need.	2857, 2909, 4371, 4562, 4587	
Rate of house prices increases in District has outstripped national and regional averages and considered amount of uplift applied is insufficient to deal with scale of <b>market pressures</b> . Suggest 25% uplift.	2693, 2857, 2909, 3019, 3077, 3130, 3323, 3343, 3390, 3425, 3467, 3493, 3738, 4371, 4562, 4587, 4610, 4665, 4696, 4743, 4779, 4816, 4898, 5473, 5539, 5500	
Flat rate adjustment of 10% has found favour with number of Inspector's at recent Local Plan examinations and planning appeal inquiries.	4253	
Unclear justification for including figure of 88 dwellings pa to improve affordability and fails to reflect identified need of 399 dpa.	5562	
Even if 40% affordable housing was delivered on all sites, affordable need will not be met in full therefore need to plan for larger OAN.	597	
Widely accepted that delivery in Harrogate has fallen short of required levels, leading to household formation suppression. This needs to be fully considered and factored into the SHMA assessment.	3624	
A <b>non-implementation rate</b> should be applied to large or allocated sites. A common and accepted approach is to apply 10% reduction for non-implementation across all planning permissions.	2857, 4371, 4562, 4587	The small site non-implementation allowance is based on an assessment of past completion rates for such sites within the district. A review of the small sites completion rate was undertaken in 2017. This concluded that the small sites allowance should be revised and will be applied to housing supply calculations used to inform the Publication local plan. There is no non-implementation allowance applied for large sites as the anticipated delivery from each site having regard to progress to date and constraints such as timing of infrastructure delivery is assessed and reflected in the housing trajectory. Past trends also indicate that large sites get built out in their entirety.
Concerns with <b>windfall</b> allowance of 97 dwellings which is considered too high.	2857, 4371, 4562, 4587	A windfall allowance assessment was undertaken in 2016. This has been made available on the website and published alongside the quarterly updates of the housing

## Harrogate District Growth Strategy 6

Policy GS1: Providing New Homes and Jobs		
Comment	Comment Ref	HBC Response
No justification has been given for assumption that 130 dwellings per annum can be delivered through windfall sites.	5562	land supply position. The assessment analysed the past and expected future delivery from small windfall sites and found that the principle of including an allowance of 97 dwellings per annum was justified.
No justification has been provided for the figure of 97 dpa.	3624	
Agree that <b>buffer</b> is required but consideration should be given to increasing size of buffer.	2857, 3493, 4371, 4562, 4587	It is considered that the sites proposed for allocation provide a sufficient degree of contingency and flexibility in maintaining housing supply over the plan period and there is no necessity to increase the size of the buffer provided.
Object to statements in SHMA that other ways of delivering affordable housing other than through new build on market led development schemes and that many households with need live in Private Rented Sector supplementing income with housing benefit. If followed through Local Plan would be in clear conflict with national policy which advocates need to develop aspirational Local Plan providing range of affordable dwellings.	3507, 3624, 5562	It should be noted that not all affordable housing will be delivered on market housing schemes: indeed the council has its own housing development programme. The affordable housing policy provides for a range of affordable products to be developed where they will meet an identified local need. However, for some households their housing needs can be met (and may be preferred to be met) through the private rented sector and the HEDNA recognises this. The Housing White Paper has also proposed that the NPPF definition of affordable housing should be widened to include affordable private rented housing.
Consider housing allocations in Ripon and Harrogate should not be restrictive but rather a minimum requirement.	2595, 2607	Comments noted. The housing requirements in the Plan are a minimum.
Provision should be increased to provide variety and choice of sustainable sites in main settlements. Allocation of smaller sites will assist delivery in early years of plan.	597, 2857, 4371, 4562, 4587	The allocations in the Local Plan are made up by a range of site sizes. The housing trajectory indicates that this will deliver a five year supply of sites over the plan period.
Policy would benefit from inclusion of breakdown of how total number of new homes is made up in terms of completions and distribution of housing. Some of this information in in Delivery and Monitoring but should be clearly set out up front in the plan as part of growth strategy.	597	Comments noted. However, to avoid unnecessary duplication the preferred approach is for this detail together with information on the preferred allocations to be set out in a single chapter. Paragraph 3.4 clearly refers to this information being contained in Chapter 11.
Limited (if any) development in Masham over last 15/20 years but to continue to thrive vital some residential development to sustain existing shops, businesses and the community.	2472	Noted. The Local Plan makes provision for new housing development.
Does appear to be gap between matching affordable homes and population's demand, particularly for first time, young buyers.	1675	The affordable housing policy provides for a range of affordable products to be developed where they will meet an identified local need.
Do not agree that all areas should be required to provide certain minimum number of new units. Major cities where more brownfield sites available should take larger proportionate share of burden relieving pressure on smaller towns like Harrogate.	3727, 5378	Local authorities are required to meet their own objectively assessed housing needs unless there are significant adverse impacts in doing so: these do not exist in Harrogate district.
Does not encourage carbon neutral development or upgrading of existing housing stock to improve heat loss/carbon emissions	645, 755, 867, 2176	The council's plan for improving home energy efficiency in the existing housing stock is set out in its Home Energy Conservation Act Progress Report and Action Plan 2017-2019.
<b>Employment</b>		
Employment land provision is not considered adequate to provide suitable breadth, variety and choice of sites across the district in appropriate strategic and operationally optimal locations to help drive and sustain employment growth. This would perpetuate constrained position regarding employment land availability impacting on number of jobs available. Need to maximise the opportunity to allocate land in the plan to be ambitious and flexible given competing attractiveness of (and proximity to) Leeds, anticipated level of accompanying housing growth in the district and on its	4518, 4542	<p>Since publication of the draft Local Plan, the council has undertaken an updated assessment of employment land requirements (through the HEDNA).</p> <p>This has concluded that there is a need for 54.8ha of employment land during the plan period. To provide a choice of sites and degree of flexibility, sites additional to those included in the draft Local Plan have been identified for allocation: this includes sites at Flaxby, Pannal, Harrogate and Melmerby.</p>

## 6 Harrogate District Growth Strategy

Policy GS1: Providing New Homes and Jobs		
Comment	Comment Ref	HBC Response
periphery (Wetherby), and also the key asset of the strategic highway network through the district. The latter characteristic is key to B8 development where sites beyond the A1(M) corridor are constrained by what is in reality a limited wider highway network in the district with accessibility and capacity issues as a result. Therefore, the quantum of allocated land and the geographic spread of such needs to be reconsidered.		
<b>Travellers</b>		
How is growth rate decided. As by definition nomadic, suggests could be reduced need for pitches.	1164	Since publication of the draft Local Plan, the council has undertaken an updated assessment of pitch requirements, which sets out how the household formation rate has been calculated and applied.
<b>Justification</b>		
<b>Para 3.3</b>		
Welcome that Draft Plan acknowledges that there is an identifiable and important functional interaction between parts of Harrogate District and the City of York.	3711 (City of York)	Noted.
Although Draft Plan acknowledges relationship between the north of Harrogate District with Hambleton District the SHMA has been prepared for Harrogate District alone, which is supported. Also support the methodology used to undertake the SHMA as it is consistent with the approach undertaken for the Hambleton SHMA.	2402 (Hambleton DC)	Noted
<b>Para 3.4</b>		
Should not simply calculate a "residual requirement" by multiplying the minimum OAN by the Plan Period and netting existing housing sources. Instead, should set an ambitious figure to boost significantly the supply of housing (as required by Paragraph 47 of the NPPF) and to assist in addressing the national housing crisis.	4133	The Plan has planned positively for new housing development across the district and the sites proposed for allocation provide for additional flexibility over the plan period.
With expected numbers of new jobs and homes assume increased number of commuters: roads and the need to provide a proper strategy for integrated transport is key issue.	855	The council has carried out traffic modelling work that indicates with mitigation the level of housing and employment development proposed can be accommodated.
Need to consider how local people can afford new housing.	289, 1649	The affordable housing policy provides for a range of affordable products to be developed where they will meet an identified local need.
<b>Para 3.5 and 3.6</b>		
Alarming that market housing target could be artificially increased to provide requisite number of affordable homes. Pleas'd uplift has not been applied.	1164	Comments noted. Since publication of the draft Local Plan, the council has undertaken an updated assessment of the district's OAN, including an update of affordable housing need.
<b>Para 3.9</b>		
Suggested level of new employment land still does not ensure provision for other uses that fall within the A, C or D use classes. Employment Land Review has not achieved evidence base to assess the needs for land across all use classes, such as retail and leisure, by restricting the scope of the study to B-use classes. The result is that the suggested level of new employment land significantly underestimates the requirement for site allocation across the District. Opportunity to create strategic design-led employment sites should not be missed. Particular potential for larger scale development at Melmerby and around the Baldersby junction on the A1.	1890	<p>The Retail Study has assessed the need for additional floorspace to accommodate comparison and convenience retail requirements over the plan period. This was updated in 2016.</p> <p>Since publication of the draft Local Plan, the council has undertaken an updated assessment of employment land requirements (through the HEDNA). This has concluded that there is a need for 54.8ha of employment land during the plan period. To provide a choice of sites and degree of flexibility, sites additional to those included in the draft Local Plan have been identified for allocation: this includes sites at Pannal, Harrogate and Melmerby.</p>



## Harrogate District Growth Strategy 6

Policy GS1: Providing New Homes and Jobs		
Comment	Comment Ref	HBC Response
<b>Para 3.10</b>		
Unclear how predicted growth in jobs will match number of people seeking work arising from new housing.	1599	As part of the assessment of the OAN consideration is given as to whether there is an imbalance between projected economic growth and the available labour force and the consequent need for adjustments.
If shortfall in employment land why are existing employment sites being developed for housing.	1557	The redevelopment of existing employment land and premises will generally be resisted (Policy EC1). However, it has to be recognised that some sites/premises may no longer be suited to modern business needs and that it may be more appropriate for them to be redeveloped for a beneficial use than remain vacant.

Table 6.3 Policy GS1: Providing New Homes and Jobs

## GS2: Growth Strategy to 2035

### Summary of comments

- 6.8** There were 234 responses about Policy GS2 and the reasoned justification from 217 different respondents. The single largest number of comments concerned development in Dishforth, with 128 responses, expressing concern about the scale of development proposed for the village.
- 6.9** There was support from a number of respondents to the approach taken by the growth strategy of focusing development in locations well related to key public transport corridors. A number of respondents suggested amendments to the criteria relating to the appropriate scale of development and Network Rail commented that it was essential that the potential impacts of growth on existing rail infrastructure were assessed and where appropriate ameliorated.
- 6.10** There was significant support from respondents to the proposed settlement hierarchy although a number of respondents questioned the classification of a particular settlement and/or objected to the scale of housing allocation proposed as being too great or, in some cases, not being sufficient to reflect the NPPF requirement to boost housing supply. There was also some objection to the non-allocation of sites in some of the settlements identified in the hierarchy.
- 6.11** There was support for the principle of a new settlement as part of the growth strategy, although several respondents expressed the view that a new settlement should not be relied on to deliver housing in the early/mid part of the plan period. As such, they felt there greater priority should be given to the allocation of sites in the existing settlements in the hierarchy, particularly the main urban areas as the most sustainable settlements. One respondent, however, considered the approach had not been fully justified and as such was unsound as reasonable alternatives, including a review of the Green Belt, had not been considered.

Policy GS2: Growth Strategy to 2035		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Not considered proposed growth strategy or location of either of the new settlement proposals raises any significant boundary issues. However, with announcement of disposal of Dishforth Airfield essential both Councils work closely together to develop opportunities for the re-development of this site during the course of Plan period.	2401 (Hambleton District Council)	Noted. Dishforth Airfield is not currently scheduled to be available until 2031 therefore it is highly unlikely that any significant development will be realised during the plan period.

## 6 Harrogate District Growth Strategy

Policy GS2: Growth Strategy to 2035		
Comment	Comment Ref	HBC Response
Settlement methodology does not provide mechanism to recognise improvements to a village that may improve its standing in the hierarchy. Also provides only one dimensional assessment, does not offer analysis of settlement demographics, interaction with other settlements or part of settlement cluster, or vitality of settlement in terms of social, volunteer or economic credentials. Should be mechanism that allows flexibility for villages to be re-classified in event additional services and facilities are provided in village.	5570	It is considered that the approach to settlement classification is reasonable in order to differentiate the relative roles of the many and varied rural settlements found in the district. The classification is based on the most up to date information on service and facility provision. It is acknowledged that service and facility provision can change over time, however the most appropriate time to look at this would be as part of any plan review.
Support hierarchy with regard to approach to development in existing settlements.	2582, 2859, 2968, 3025, 3078, 3132, 3344, 3391, 3426, 3486, 3512, 3559, 3568, 3588, 3640, 3652, 3657, 3667, 3860, 4070, 4120, 4147, 4345, 4373, 4509, 4553, 4574, 4563, 4588, 4613, 4667, 4697, 4718, 4745, 4817, 4899, 5501, 5534, 5540, 5578	Noted.
As largest and most sustainable settlements, main urban areas should be focus for largest percentage of growth.	2912, 3512, 3588, 3652, 4003, 4036, 4070, 4120, 4266, 5534, 5578	The settlement hierarchy and associated allocations remain the focus for the District's growth.
Development in top tiers of hierarchy should not be at expense of needs of other settlements not being met. Essential needs of sustainable rural settlements are assessed and meaningful growth apportioned to them to ensure ongoing vitality and viability.	4266	The policy as worded provides an appropriate level of growth for the size and nature of these smaller villages. In addition flexibility is provided through the development limit policy (policy GS3).
Should be more aspirational in housing delivery and additional sites should be identified. Such as Windsor House, Harrogate and north of Kings Mead, Ripon as suitable locations for development.	4003, 4036	The NPPF requires the Council to significantly boost the supply of housing by ensuring that the Local Plan meets in full objectively assessed need for housing. The allocations identified in the Local Plan meet this requirement with flexibility and as such additional sites are not required.
Support growth strategy identified including new settlement as best and most sustainable way of meeting housing requirement.	2469	Noted.
Generally support approach based on public transport corridors.	646, 756, 2859, 3182, 3550, 3559, 3568, 3667, 3740, 3860, 4345, 4373, 4563, 4574, 4588	Noted.
Where growth areas or significant housing allocations are identified close to existing rail infrastructure essential that potential impacts are assessed and where appropriate ameliorated. Many stations and routes are already operating close to capacity and a significant increase in patronage may create the need for upgrades to the existing infrastructure. Also as publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development.	2407 (Network Rail)	Noted. The need to secure improvements would be considered under Policy TI4.
Helpful if clarification on distribution of development (number of dwellings/amount of employment land) in relation to settlements in hierarchy. Would provide better strategic overview for infrastructure implications and help neighbourhood planning.	3183 (NYCC)	Agree. Whilst individual site totals are provided for all of the draft allocations; for ease of reference these could be included in the tables set out in the policy wording.  <b>Include site yields in the policy wording tables, namely tables 10.1, 10.2 and 10.3</b>
Pleased percentages for distribution of housing over the towns and villages as contained in Policy SG1 of the Core Strategy have been dropped. Important thing is to allocate housing where it will best go according to area and site characteristics.	1165 (Harrogate Civic Society)	Noted.

## Harrogate District Growth Strategy 6

Policy GS2: Growth Strategy to 2035		
Comment	Comment Ref	HBC Response
Tension between growth potential of being in transport corridor and national policy presumption against major development within AONBs. Scope to refine policy and provide greater clarity on which settlements within the hierarchy are principal 'growth' settlements and where there may be constraints to growth, such as the AONB.	3182 (NYCC)	The Publication version of the Local Plan will include a separate policy on the AONB; this will clarify the approach to new development within the AONB.
Consider the overall approach to site selection is unsound as the Council's preferred distribution strategy for growth has not been fully justified as being the most appropriate when considered against reasonable alternatives as required by NPPF paragraph 182. Specific concern relates to how review of Green Belt has been dealt with when considered against other alternative options such as new settlement. Consider the Council have been too quick to reach a conclusion that it is unnecessary to amend the extent of Green Belt particularly as the Council admit at paragraph 3.15 of the Draft Local Plan that there are insufficient and suitable available sites in the main settlement or in other settlements. On the basis that there are insufficient suitable and available sites in the main settlements without either releasing Green Belt or the provision of a new settlement this clearly creates two reasonable alternative strategies that have not been fully tested against each other. the suitability of those sites that feature as draft allocations in the Local Plan on the edge of Harrogate have been significantly influenced by the Council's decision not to amend the extent of the Green Belt. By adopting this approach the Council have chosen to give less weight to the principles of delivering development that can contribute to creating a sustainable pattern of development in favour of the protection of Green Belt land at all costs.	2912	The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. There is currently no definition in either the NPPF or PPG as to what constitutes exceptional circumstances. It has however been considered in local plan examinations and through the courts. The Government re-iterated its commitment to the protection of the Green Belt in the Housing White Paper, published in February 2017. In this they make clear that Green Belt boundaries should only be amended when it can be demonstrated that all other reasonable options have been fully examined, which the White Paper sets out. The council's Green Belt Background Paper 2016 sets out the reasons why the council had concluded that it does not need to undertake a Green Belt review in order to meet the plan requirements in a way that represents sustainable development.
Should not just be major allocations that are developed but range of sites where suitable, developable and deliverable.	2597, 2608	Agree. The allocations identified in the draft Local Plan provide a full range of site sizes, from those less than one hectare to large strategic allocations.
Do not agree that all suitable sites have been considered in the main settlements or other settlements in the hierarchy.	2859, 3132, 3740, 4345, 4373, 4563, 4574, 4588, 5501	All available sites have been assessed.
Would support managing the location of new development to optimise use of existing infrastructure and services, or where can support provision or enhancement of strategic infrastructure.	3182	Noted.
Should be recognised new development can play role in maintaining or improving some services and facilities and not lost because of lack of support.	4266	Noted.
Consideration should be given to development in A1 corridor of one or more industrial/commercial sites and at least two or even more new villages, rather than destroying the character of the towns and villages in the Harrogate district.	554	The draft Local Plan proposed the allocation of a strategic employment site at Junction 47 of the A1(M) and the two options for the location of a new settlement included in the draft Local Plan adjoined or were within 2.5 miles of the same junction.
Reliance upon stated hierarchy of prevailing settlements is too narrow and fails to consider how significantly developed areas not identified themselves as settlements can contribute to such an objective objective of promoting sustainable development in rural areas. Thorpe Underwood and properties/businesses associated with Queen Ethelburga's College capable of being defined as built up area, contributes to the local employment and rural economy and should be identified in settlement hierarchy.	4537	Whilst Queen Ethelburga's represents built form within the countryside and offers some employment opportunities within a rural area, it is not of itself a settlement and therefore should not be included within the hierarchy.
<b>Criterion A</b>  Given high environmental quality essential that any development is appropriate for its context and will not harm the elements which contribute to the District's	2325 (Historic England)	The change suggested is considered unnecessary. The impact of development on landscape character is covered in Policy NE4.

## 6 Harrogate District Growth Strategy

Policy GS2: Growth Strategy to 2035		
Comment	Comment Ref	HBC Response
distinctive character. A key element of the character of the towns and villages are their landscape setting. Amend Criterion A to read: "The settlement's role, character and landscape setting"		
<p>Policy should reflect national policy more closely and amended to make clear that scale of development will be assessed through lens of sustainable development considered against the Plan, and national policy, as a whole. Policy criteria are relevant but cannot of themselves be determinative.</p> <p><b>Criteria C and D</b> needs to be changed to be consistent with national policy with 'opportunity' rather than 'need' as no test of need within national policy, Additional criterion should be added to include provision of new community facilities.</p>	5569	It is considered that the policy is consistent with national policy. The NPPF makes clear that Local Plans should plan for the homes and jobs needed in an area (paragraph 156) alongside services, facilities and infrastructure to support this. An additional criteria is not considered necessary; there is a separate policy in the plan that deals with the provision of new community facilities.
<b>Criterion E</b> should include ability to upgrade/improve capacity of infrastructure and services over plan period.	3025, 3078, 3132, 3340, 3391, 3426, 3468, 4613, 4667, 4697, 4718, 4745, 4817, 4899, 5474, 5501, 5540	<p>Work on the Council's Infrastructure Delivery Plan highlights where infrastructure improvements may be required and a separate policy in the Local Plan (Policy TI4) supports the delivery of new infrastructure. However, it is accepted that the point made by the respondent should be recognised.</p> <p><b>In Policy GS2 delete criterion E. After criterion D add the following: 'and have regard to the capacity of infrastructure within the settlement and the time frame for any necessary investment and improvement.'</b></p>
<b>Parts F to J</b> appear to be graded to suggest 'pecking order'. Questionable whether proposed new settlement should be included within settlement hierarchy or take priority over Local Service Centres. Given uncertainty over new settlement this is neither appropriate or sound approach. Consider should be placed in discrete part of hierarchy as may be several years before likely to be developed. Subsequent Plan review would consider a new settlement to be part of settlement hierarchy when have become established and scale would then be equivalent to the Local Service Centres.	3025, 3078, 3132, 3340, 3391, 3426, 3468, 4613, 4667, 4697, 4718, 4745, 4817, 5474, 4817, 5501, 5540	Parts F to J of the policy relates to the scale of development planned over the plan period and as such it is appropriate that the role of the new settlement in delivering this is recognised.
<b>Part H</b> Local Service Centres - assumed previous approach that Boroughbridge includes Langthorpe and Pateley Bridge includes Bridgehousegate will be carried forward.	3132, 3340, 3391, 3426, 3468, 4613, 4697, 4718, 4745, 4817, 5501, 5540	As shown on the policies map the approach remains unchanged.
<b>Part I</b> - approach of distinguishing between larger primary and (smaller) secondary villages is generally supported. May be consideration should be given to clusters of villages providing a range of shared facilities as advocated by paragraph 56 of the NPPF.	3132, 3340, 3391, 3426, 3468, 4266, 4613, 4697, 4781, 5501, 4817, 5540	It is not considered that there would be any additional benefits to be derived from adopting a cluster approach.
<b>Part F</b> of Policy should be more specific to reflect what is on Key Diagram i.e. referencing growth at Western Harrogate and Ripon Barracks.	598	<p>It is not considered necessary to amend the policy wording as it is clearly shown on the policies map. In addition reference is made in the justification to the policy that, in respect of Ripon much of the growth will be on Ripon Barracks. However, greater clarity could be provided in respect of Harrogate in the justification.</p> <p><b>Amend paragraph 3.13 by adding at the end of the final sentence: '(to the west of Harrogate and east of Knaresborough)'</b></p>
Insufficient consideration given to connected nature of number of settlements and benefits of adopting more 'locally distinctive' cluster based approach as per para 54 of NPPF.	4899	Langthorpe is included within Boroughbridge as shown on the policies map. It is not considered necessary to combine these as a strategic cluster; Kirby Hill and

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Boroughbridge, Langthorpe, Kirby Hill and Roecliffe should be considered as one combined 'Local Service Centre' or a 'strategic cluster' in the settlement hierarchy because of close geographical relationship and shared services and facilities.		Roecliffe are already defined as Secondary Service Villages which facilitates growth.
<b>Part J</b> - wording should be amended to "Small scale allocations, windfall and rounding off..." to reflect ability of settlements to be considered for small housing schemes of between five and ten units.	3132, 3426, 3468, 5501, 5540	The policy as worded provides an appropriate level of growth for the size and nature of these smaller villages. In addition flexibility is provided through the development limit policy (policy GS3).
<b>Secondary Service Villages (SSVs)</b>		
Approach to SSVs within GS2 states will be "allocations of land for new homes", in particular noting where these may support existing facilities. Extrapolation of the Key Diagram key would suggest each SSV should accommodate a minimum of 25 dwellings. The phrasing of the provision would also indicate more than one allocation per settlement.	3391, 3426, 4613, 4697, 4781, 4817	The inclusion of the number of new homes for SSVs does not, and should not be taken to, indicate that this will be distributed evenly across all the settlements in that tier of the hierarchy. The allocation of sites will be dependant on a number of factors including whether there are any identified constraints and the availability of suitable sites and not all SSV settlements will receive an allocation.
Government has stated that they would like one million homes built before 2020, a 5% increase. Proposed development of around 105 dwellings at <b>Dishforth</b> is a 50% increase, tenfold the Government's ambition. A 5% increase would mean construction of around 11 homes which could be achieved through the existing village curtilage.	5320, 5921, 5836 – 5920, 5922 – 5968, 6111, 6114, 6117, 6120, 6123, 6126, 6129, 6132, 6135, 6138, 6141, 6144, 6147, 6150, 6153, 6156, 6159, 6162, 6165, 6168	The housing requirement figure for the District is an individual one not based on any nationally expressed housing targets or percentages nor is there a requirement to pro-rata development to settlements on a percentage figure.
Concern regarding ability of new settlement to deliver housing in short term. Plan acknowledges further work required on infrastructure provision and site deliverability: clearly demonstrates still question marks surrounding delivery. Priority should be on sites free from constraints that can be delivered in early plan period.	3652, 3426, 3468, 5578	It is accepted that a new settlement is unlikely to deliver much new housing in the short term. This is why the plan ensures that there are a range of other sites that can start to deliver in the early years. This has been factored into the housing trajectory.
If appropriate for new settlement to proceed should be expectation will only start delivering towards end of plan period or beyond.	3652, 5578	The Local Plan housing trajectory anticipates delivery from the new settlement starting in 2024/25: this is considered to be a realistic timescale.
No allocations are proposed for <b>Burnt Yates/Farnham</b> : consider that additional sites should be allocated.	4697, 5501	Although Burnt Yates is a SSV, the allocation of sites in these villages will be dependant on a number of factors and not all SSV settlements will receive an allocation. The comparative assessment of available sites has concluded that there are better performing sites in other locations than those in Burnt Yates.  Farnham is defined as one of the district's smaller villages and the plan is not making allocations in these settlements. Here development will be restricted to small scale windfall and rounding off.
May be case for elevating status of <b>Boroughbridge</b> in settlement hierarchy given ability to accommodate growth and accessible location in relation to highway network.	2859, 3340, 3468, 4745, 5540	Boroughbridge is classed as a Local Service Centre, reflecting its role as one of the district's smaller market towns. It is considered unnecessary to amend the classification.
Number of houses planned for town cannot be served by current public transport provision which is inadequate and question if improvements to sewerage system will be made to support proposed level of development.	520 (Boroughbridge Town Council)	The council is preparing an Infrastructure Delivery Plan which will identify the infrastructure improvements required to support the planned level and location of growth.  The council has worked, and will continue to work, closely with infrastructure providers to secure the delivery of this infrastructure either through Local Plan Policy TI4 or through other funding/delivery mechanisms.

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Accept sensible for <b>Ripon</b> to be location of housing and employment growth but must be subject to limits set by constraints (physical, social, infrastructure) and restricted to right locations.	5440	Noted.
Cannot see any justification for amount of housing allocated to each of main settlements. Follows that if any one of main settlements has fewer sites assessed as being favourable for development due to local constraints, it need not make up "its housing contribution" on less suitable sites if the other major settlements have sites capable of accommodating major allocations of land to deliver new homes as set out at policy GS2.	5440	The Local Plan does not proportion the total housing requirement between individual settlements. The allocation of sites will be dependant on a number of factors including the availability of suitable sites, whether there are any identified constraints, the impacts of development and whether this can be appropriately mitigated.
Departure of army from Ripon will have impact in terms of school places availability and the impact this has on sites which scored badly in the site assessments (schools at capacity are likely to have greater spare capacity once the army leave, thus affecting site ratings) and MOD will sell off their housing stock within the city during the plan period providing significant number of extra houses in Ripon.	544	It is understood that any MoD housing outside of the Barracks area is to be retained for MoD use.
Claim that not enough brownfield land to meet housing demand is not supported by Ripon City Plan which indicates provision for approximately 1500 dwellings within City boundary.	470	The Ripon City Plan team have made an assessment of the likely housing potential from the re-development of brownfield sites. However, the council is required to demonstrate through the Local Plan that the housing requirement for the district can be met and as many of the sites identified in the Ripon City Plan are still in an existing use their delivery is uncertain and cannot be relied on to deliver the quantum of housing indicated.
Local Plan provide sufficient employment opportunities to balance housing development.	470, 1581	Noted.
Growth strategy for Ripon should reflect the Ripon Neighbourhood Plan. As drafted, Ripon takes disproportionately large share of District growth and object to use of greenfield sites when can be met through use of brownfield land.	1543	The Ripon Neighbourhood Plan is required to align with the strategic policies of the District Local Plan, of which GS2 is such a policy. Greenfield land in Ripon, as elsewhere, is required in order to ensure the delivery of the district's housing requirement in full.
Object to scale of housing development proposed for Ripon on grounds of: proposals in clear conflict with Ripon City Plan, which must take precedence; need for housing has not been identified; infrastructure is inadequate to cater for such proposals; proposed sites include a site at West Lane, which is a short distance from the WHS and a SSSI; City Plan clearly shows there are enough brownfield sites available to meet housing requirements.	337 (Ripon City Council)	
<b>Dishforth airfield</b> - brownfield site close to major transport links, could form the new settlement or developed in addition as a second new settlement in the northern half of the district. This second option would allow a reduced housing allocation at Ripon.	5440	Dishforth Airfield is not currently scheduled to be available until 2031 therefore it is highly unlikely that any significant development will be witnessed during the plan period. Any consideration as to the suitability of Dishforth Airfield will be considered as part of any future plan review. However, it is considered that some additional wording should be added to clarify this (see response to representation 3176 in Vision and Objectives section).
Plan should identify significant transformational opportunity <b>Dishforth</b> airfield could provide in long term i.e. Investigate and commence site master planning to establish scope for future growth and pave way for future review.	3185 (NYCC)	
Evidence does not actually demonstrate capacity for new development within the existing infrastructure network or that there are realistic and cost effective solutions where capacity constraints have been identified. Given the Local Plan should be satisfied that, in principle, development is acceptable and deliverable then questions raised in the assessments should not be outstanding. Brings in to question whether sites are deliverable and if the Plan can be considered to be sound given the lack of resolutions to the issues	5421	The council is preparing an Infrastructure Delivery Plan which will identify areas where infrastructure improvements are required. Alongside this the council has commissioned a Whole Plan Viability Assessment. Once finalised these pieces of work will form the evidence base to support the policies and proposals being included in the plan.

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identified. Evidence base needs further work in order to demonstrate the allocations can be delivered and aim of Policy to deliver identified levels of development, can be proven to be sound.		
<b>Staveley</b>  Supports identification as Secondary Service Village.	4539	Noted.
<b>Darley</b>  Number of properties proposed is disproportionately high given that Secondary Service Village with almost no local employment. Fewer properties proposed in Primary Service Villages and Pateley Bridge which is Local Service Centre.	5130	Whilst in general terms Primary Service Villages will tend to have larger allocations than Secondary Service Villages, it is the case that in some Primary Service villages it has only been possible to identify a small quantity of new land. Pateley Bridge has its own specific set of constraints that means that it has only been possible to identify a relatively small amount of new housing land.
District has suffered because no Local Plan in place. Concerned proposed high-density development at Sheepcote Lane (DR14) will be viewed as a Major Development and because there is presumption against Major Development within the AONB unless there are exceptional circumstances, Local Plan may again fail to be accepted.	5130	The Publication Local Plan will include a separate policy on the AONB; this will clarify the approach to new development within the AONB including scale and distribution of allocations.
Darley should be reclassified as Primary Service Village. Consider further development could be accommodated within village and given existing services evident that they accord with that of Primary Service Village. Also acts as local service hub to surrounding hamlets and smaller villages.	4851	The council's facilities research concluded that Darley did not have the range of facilities to be classed as a Primary Service Village. In any event the re-classification would not necessarily mean that Darley would be suitable for further development given its location within the AONB.
Designation as Secondary Service Village is flawed. Public transport is poor, access to major work centres is not good and bus services likely to be reduced rather than extended. Also just one local shop/post office which has recently been established so future success cannot be guaranteed.	3404	Darley meets the classification requirements of a Secondary Service village, and in addition sits within one of the District's key public transport corridors.
Policy proposes expansion of housing in rural area where no employment prospects (apart from pub, shop and garage) and condones requiring use of private transport to access work.	230	
<b>Knaresborough</b>  Concern strategy will lead to glut of greenfield development putting strain on services and exacerbate local problems such as traffic congestion.	4987	The Draft Local Plan makes allocations commensurate with the role and character of Knaresborough. By necessity this includes greenfield allocations.
Fails to recognise significance of cross boundary influences and immediacy of <b>Wetherby</b> . Key diagram does not identify existence of Wetherby and this is considered notable failing given proposed level of growth under the emerging Leeds Site Allocations Plan. Plan should recognise inter-relationship and plan for appropriate growth in proximity to Wetherby in a collaborative manner, as required by the NPPF given the strategic nature of such an issue. Wetherby should be recognised in the hierarchy as a sustainable settlement and possible location for new development in a similar manner as to the 'Main Settlements' or proposed 'G. New Settlement' category in the policy text.	4543	Although Wetherby will have an influence on that part of Harrogate district in close proximity to it, as it lies outside of the district it would be inappropriate for it to be classified within the Local Plan settlement hierarchy. Available sites within Harrogate district but adjoining Wetherby that have been put forward through the Call for Sites have been assessed but none have been identified as being suitable for development.
Recognise need for more houses but focus should be on brownfield development. Developers should be forced to build on such sites in exchange for being able to develop area on outskirts of town.	4504	Available and suitable brownfield land has, where appropriate, been identified for development. However, within Harrogate District the amount of brownfield land is limited and greenfield development will be required.

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<p><b>Smaller Villages</b></p> <p>Consider Policy is unsound in that does not consider any allocations in Smaller Villages. Consider South Stainley/Whixley/Melmerby to be more sustainable due to regular public transport services giving access to services and facilities in higher order settlements. In case of Melmerby also employment opportunities at Industrial Estate. Allocations should be made in those more sustainable smaller settlements or named villages elevated to a Secondary Service Village.</p>	4173, 4195, 4206	Whilst allocations have not been made in these smaller settlements, this does not preclude new development. Small scale windfall development and rounding off will provide a level of new development that is considered commensurate to the role and character of these villages.
Support direction of growth to Primary Service Villages but supporting text should more robustly recognise sustainable villages make important contribution to meeting overall housing targets and therefore central component of overall growth strategy.	2583, 4147	It is not considered necessary to add additional text as it is self evident that new development within these settlements is an important part of the overall strategy.
Hierarchy has not recognised small scale housing growth in smaller villages would be beneficial.	1893	Whilst allocations have not been made in these smaller settlements, this does not preclude new development. Small scale windfall development and rounding off will provide a level of new development that is considered commensurate to the role and character of these villages.
<p><b>Secondary Service Villages</b></p> <p>Supporting text indicates these villages represent most sustainable in district and to support and enhance service provision allocations of land will be made. Despite this there are no allocations proposed in Great Ouseburn, Burton Leonard, Skelton on Ure.</p>	3391, 640, 3657	All sites within these settlements have been carefully assessed. Whilst a site has been identified in Burton Leonard it has not been possible to identify suitable sites for development in the other Great Ouseburn and Skelton on Ure
Proposals for development to west of <b>Harrogate</b> cannot be justified. There is not the traffic infrastructure and sites do not comply with requirements to have good access to rail line or main bus route. Also inadequate services and facilities and problems with utilities. Will have enormous environmental impact including on RHS Harlow Carr. If both new settlement options were developed would be no need for development on western edge of Harrogate.	868, 2228, 3599, 4428	New settlements can take a significant amount of time to bring forward and therefore simply developing two new settlement options would not ensure that sufficient housing land was available in the early years of the Plan period. Harrogate is one of the District's main urban areas, and arguably the most sustainable, offering the greatest range of existing services, facilities, jobs, leisure opportunities and access to public transport. A sustainable growth strategy should include a significant element of new development reflective of its role. The council has carried out traffic modelling work that indicates that with mitigation the level of new development being proposed can be accommodated. Similarly the council has worked with infrastructure providers to understand where there are issues with capacity and the likely investment needed so support the level of growth.
Every settlement has a natural limit. Extending beyond it degrades the conditions for residents, businesses and visitors. The adverse effects, congestion, poor access to facilities and business migration away from it can only be overcome by major changes to the infrastructure. Harrogate has instead made the problem worse by approving new development in the worst connected areas. The new proposed site allocations would, if built, intensify the congestion for the existing residents, commuters and visitors.	3217, 3218	The council has carried out traffic modelling work that indicates that with mitigation the level of new development being proposed can be accommodated. In addition Harrogate as the main settlement has greatest scope for people to choose to use alternative modes of transport, be that bus, rail, cycling or walking.
Concerned about amount of development on small sites within Harrogate. Do not provide any real infrastructure.	705, 2937	The council is preparing an Infrastructure Delivery Plan which will identify areas where infrastructure improvements are required. Alongside this the council has commissioned a Whole Plan Viability Assessment. Once finalised these pieces of work will form the evidence base to support the policies and proposals being included in the plan.



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Object to inclusion of sites H49, H51 and H70 as would create in effect a new settlement.	868	Development of these sites represents an extension to the town of Harrogate and is not creating a new settlement.
<b>Follifoot</b>  Given Follifoot is close to a key public transport route and seen to be a Secondary village it is one where development can be supported and this should be duly acknowledged in the Policy and sites promoted be identified as proposed housing allocation.	3550	Follifoot lies wholly within the Green Belt and as such it is not appropriate to make allocations for new development.
More housing should be built to south of Harrogate rather than west and north west as will reflect rail and strategic bus route.	3502	Whilst it has not been possible to identify suitable land adjoining the built up area to the south of Harrogate; land has been allocated to the north of Pannal (PN19)
<b>Pateley Bridge</b>  Question if development should be pushed away from Pateley Bridge in order to give AONB full weight and protect character of town, particularly in light of recent appeal decision. NPPF makes clear AONB can act as constraint when considering OAN.	3250	Some development in Pateley Bridge is considered appropriate to promote a vibrant local community and support services. In assessing the suitability of sites within the AONB consideration has been given to adverse impacts on settlement character and the character of the immediate and wider landscape or special qualities of the AONB and, if there were such impacts, these could be mitigated.
Strongly oppose any further development in <b>Killinghall</b> . Anticipated growth is significant, unsustainable and an unwarranted overload. Identity of Parish is being eroded and will be swallowed up into urban conurbation. No provision for business premises to support need for additional housing and no traffic modelling to demonstrate how additional traffic will be managed. Considered Primary Service Village because of bus service but no retail outlets and compared to other villages with greater facilities/amenities has been disproportionately targeted.	809 (Killinghall PC)	Killinghall possesses a range of services and facilities and the level of growth allocated to the settlement is considered appropriate given its sustainability.
Support inclusion of <b>new settlement</b> .	1097, 1165, 2509, 3010, 3167 Knaresborough Town Council), 3208, 3209	Noted.
Support idea of two new settlements which if both developed would enable infrastructure to be addressed centrally rather than creating difficulties in provision in several different areas.	4719	New settlements can take a significant amount of time to bring forward and therefore developing two new settlement options would not ensure that sufficient housing land was available in the early years of the Plan period.
Should consider new settlement favourably where will also provide tangible benefits to existing communities nearby.	2637	Noted.
Other potential new settlement locations were put forward and should have been put forward for comment. Deighton Grange is preferable to two options put forward.	1893 (site promoter)	At the same time that the council consulted on the draft Local Plan it also put out for comment the Strategic Housing and Economic Land Availability Assessment. This included all sites including those that had not been identified as allocations so there was an opportunity for individuals to comment on these. In addition the Council published a New Settlement Report alongside the Additional Sites Consultation that included the site and Deighton Grange and was therefore available for comment.
Do not support option for new settlement, expansion of town and villages should be way forward.	1100	Expansion of existing towns and villages form part of the growth strategy. However, as noted in the justification to the policy there are insufficient suitable and available sites within those settlements in the hierarchy to deliver the District's housing requirement.
Do not support new settlement. Relatively modest new settlement at a motorway junction is not considered to be the most sustainable solution for new housing growth, and will not deliver new housing until much later in the plan period (the assumed 2021 start date being unrealistic and overly optimistic). It will require considerable new infrastructure and will lead to more	598	The scale of growth being proposed under either of the new settlement options is considered to be of sufficient size to ensure that these become sustainable communities.

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travel to other main settlements for key services and employment as the critical mass will not exist above that typical of a large village. Focus should be on main settlements and provision of more sites.		
Principle of major development in Green Hammerton area is supported as sustainable location adjacent to rail line.	2490	Noted.
Provision should be made for small scale housing growth in villages which contain services but not identified in hierarchy i.e. Fearby, Healey. Planning Practice Guidance states all settlements can play a role in delivering sustainable development and that blanket restrictions on housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.	2474	In addition to the level of services and facilities available settlements included within the hierarchy need to have a pattern of development that allows a development limit to be defined. Therefore, an additional requirement for inclusion in the hierarchy is that a settlement must have a well defined built up area. In the case of Fearby and Healey it was concluded that a well defined built up area could not be defined and as a result they were excluded from the hierarchy.
Not clear why Fearby and Healey not included in classification as there is primary school, village hall, church, pub and employment area.	41	
Support identification of <b>Masham</b> as Local Service Centre.	2473	Noted.
Support designation of <b>Roecliffe</b> as a secondary village. However, concern no site allocation included for housing when site at Roecliffe Park provides an ideal opportunity for low cost market housing to be provided in a sustainable location.	1951	Prior to the publication of the draft Local Plan no sites in Roecliffe had been put forward to the council through the Call for Sites process for consideration. The Roecliffe Park site, which was submitted as a representation to the draft Local Plan, has now been assessed but did not perform as well as other sites identified in the site selection process for additional site allocations.
See no reason why further growth is either inevitable nor desirable. Economy section indicates district has high rate of employment, so no need to deliver new jobs: it is only necessary to ensure there remains sufficient employment opportunities to support the existing population. Providing more employment land will necessitate building of more housing for new employees, and new housing will necessitate the provision of more employment land in an endless spiral until we ruin all the green spaces and turn the district into a vast conurbation.	1804	The Local Plan is required to make provision for the objectively assessed housing need of the District over the period of the plan; the starting point for which is demographic projections. Alongside this it is important that sufficient employment land is provided to ensure that new employment opportunities can be created to meet the needs of those living and moving into the district.
<b>Ferrensby</b> is village with poor amenities. Great care must be taken to ensure new housing does not overwhelm village.	433 (Ferrensby Parish Meeting)	Ferrensby is not identified within the settlement hierarchy and it would therefore be treated as open countryside where there is stricter control over development.
In addition to sites with planning permission, the scale of development proposed in <b>Rainton</b> by the allocations is unsustainable. Village has no school, no place of worship, a minimal bus service, a small part time village store, a very small village hall, an overloaded telephone system, acute on street parking problems and a foul water system that delivers raw sewage into inhabitants gardens during rain storms. Parish Plan (2016) states 93% of parishioners opposed housing development of more than 15 houses maximum. Parish Council will not support further development until foul water system is improved.	279 (Rainton PC)	A re-assessment of the facilities available in Rainton has indicated that the village should be categorised in the settlement hierarchy as a Smaller Village rather than a Secondary Service Village. In the Local Plan growth strategy Smaller Villages have been identified as suitable for windfall housing and small scale rounding off: they will not receive any housing allocations. As such, the allocated sites included in the draft Local Plan for Rainton have been deleted from the Publication Local Plan.
Support non-allocation of site in <b>Burton Leonard</b> . Sites promoted are generally not suitable. Should employment alternatives for the potentially redundant Hymas Haulage yard not be identified, then area would offer a sustainable potential re-use for housing development.	1304	Noted. Since publication of the draft Local Plan the haulage yard site referred to was identified as an additional site allocation and also the subject of an outline planning application for 23 dwellings.
Support development in <b>Long Marston</b> . Although Secondary Service Village with local facilities, Local Plan states it is not suitable for development. In order	683	Long Marston lies wholly within the Green Belt and as such it would not be appropriate to allocate sites. The Council's Green Belt Background Paper 2016 set out

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to ensure on-going viability of facilities village needs to expand. Would propose that Sites LM3 and LM4 should be included as a preferred option for future development within the Local Plan.		the reasons why the Council had concluded that it does not need to undertake a Green Belt review in order to meet the plan requirements in a way that represents sustainable development.
Consider decision not to consider any housing allocations in <b>South Stainley</b> is unsound. What sets South Stainley apart from other smaller villages is its proximity to the A61 and therefore links to both Ripon and Harrogate. There is regular bus service (every 15-20minutes, Monday-Friday) giving access to facilities, services and jobs in both Ripon and Harrogate. It is not constrained by the Green Belt, AONB or in a Special Landscape Area and there is no conservation area. Allowing for allocations would also deliver affordable housing for local people. NPPF para 54 states LPAs should consider allowing some market housing in rural settlements to facilitate the provision of affordable housing.	4209	Whilst allocations have not been made in these smaller settlements, this does not preclude new development. Small scale windfall development and rounding off will provide a level of new development that is considered commensurate to the role and character of these villages.
Consider decision not to consider any housing allocations in <b>Whixley</b> is unsound. Contains a village store, pub and several businesses with additional shops and facilities in nearby Kirk Hammerton and Green Hammerton. Village is also served by 7 different bus services providing regular service. Allowing for allocations would also deliver affordable housing for local people. NPPF para 54 states LPAs should consider allowing some market housing in rural settlements to facilitate the provision of affordable housing.	4197	
Consider decision not to consider any housing allocations in <b>Melmerby</b> is unsound. Village is not constrained by designations, comprises a number of essential facilities and benefits from daily bus services to/from Ripon that operate at peak commuting hours, and a number of services to other destinations. Suitability of Melmerby for housing was confirmed in relatively recent decision to grant full planning permission for 14 no. houses (14/03384/FULMAJ). What sets Melmerby apart from other smaller villages is its proximity to Melmerby Industrial Estate, where a substantial range of business are located, thus offering significant local employment opportunities. Furthermore, by allocating land for housing in Melmerby Council would be delivering housing choice close to the industrial estate, thus providing scope for existing employees to live closer to their place of work. NPPF para 54 states LPAs should consider allowing some market housing in rural settlements to facilitate the provision of affordable housing.	4181	
Each of villages identified for development needs to be considered within context of a balance between protecting its existing assets (including green assets), its ability to maintain services such as schools, religious institutions, shops, its inherent character which is the feature which attracts visitors who enhance the local economy and the real need for development taking account in particular the characteristics and restrictions of the local road network.	2549	
Support draft Plan and that potential development in <b>Wormald Green</b> has been omitted from Plan.	661	Noted.
<b>Justification</b>		
<b>Para 3.13</b>		
Plan provides for circa 541 dwellings over the plan period in Knaresborough. This is both substantially below the identified need and allocation of sites within the previous draft plan for the area which proposed 738 dwellings on allocated sites, against an identified	5542	The NPPF requires local planning authorities to boost the supply of housing by ensuring sufficient land is available to meet the objectively assessed housing need (OAN) in full and the Local Plan will deliver the number of homes required to meet the district's identified need.

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Policy GS2: Growth Strategy to 2035		
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requirement of 657 dwellings. This is not representative of the 'boost' envisaged within NPPF. There is very little planned building activity in the Phasing years 16+ and also the dependence upon the delivery of site K25 Manse Farm for circa 75% of the housing delivery within the Knaresborough sub area. Quantum of housing planned to be delivered within the Knaresborough area should be raised significantly in order to properly reflect the guidance and requirements of NPPF.		Taking account of outstanding commitments as well as new allocations, some 1,500 new homes will be provided in Knaresborough over the plan period. This includes the site (K24) promoted by the respondent which the council identified as an additional site allocation.
<b>Para 3.14</b>		
Amend third sentence to read: 'identifying mixed use regeneration areas where employment opportunities would be provided and housing and community facilities would be developed.'	812 (Ripon City Plan team)	Agree.  <b>Amend third sentence of paragraph 3.14 to read: 'It is, however, identifying mixed use regeneration areas where employment opportunities would be provided and housing and community facilities would be developed.'</b>
Object to insinuation that because Ripon City Plan is relying upon brownfield sites alone, justified for Local Plan to come forward with allocated sites. Unable to find definition of strategic allocation. Military estate is strategic but Local Plan fails to include its full potential	1266 (Ripon Civic Society)	The council has agreed with the Neighbourhood Plan team that the Local Plan would need to make allocations of land for housing in order to meet housing needs. It is agreed that the Barracks represents a strategic site and the council has allocated the site in its local plan. The council will continue to work with the MoD and the Neighbourhood Plan team to ensure that the site delivers its full potential.
<b>Para 3.15 &amp; 3.16</b>		
If preferred location for the new settlement is the Hammerton area, then the settlement hierarchy should be amended to reflect the implications that this will have for Kirk Hammerton and Green Hammerton.	3184 (NYCC)	Noted.
Deliverability of new settlement within plan period is unclear. Focus for new housing should remain on main settlements.	4072, 4121, 4510	The council acknowledges that it can take longer for new settlements to start to deliver which is why it has also sought to make other allocations around existing settlements to ensure sufficient supply during the early years of the plan. To this end the continued expansion of district's main settlements is also a significant part of the overall growth strategy. However, as noted in the justification to the policy there are insufficient suitable and available sites within those settlements in the hierarchy to deliver the district's housing requirement.
Over reliance on new settlement could store up significant issues in the future that the Council may struggle to address including the ability to maintain a five-year housing land supply in the short term. If it remains within Plan should be included at the end of the plan period to allow sufficient and realistic time frames to bring the site forward. In the meantime, growth should be directed to small and medium sized sites in sustainable locations to provide sufficient flexibility to meet the district's housing needs in the short term.	4267	In order to ensure that there is delivery in the early years of the plan, the council has sought to make other allocations around existing settlements. These are made up of a range of site sizes. The council's housing trajectory indicates that this approach will ensure the delivery of a five year supply of sites.
Object to exclusion of Dishforth Airfield as new settlement option.	4113 (Defence Infrastructure Organisation)	As the MoD are not expected to leave Dishforth Airfield until 2031, it is considered to be premature to identify the site as a location for significant, if any, future development within this plan period.  Any consideration as to the suitability of Dishforth Airfield will be considered as part of any future plan review and it is considered that some additional wording should be added to clarify this (see response to representation 3176 in Vision and Objectives section).
Council has focused on exploring the new settlement option to meet the housing needs of the district without	1102, 2970, 3750	The Council has explored other reasonable alternatives in terms of accommodating the district's growth, including the role of existing settlements in the hierarchy.

## Harrogate District Growth Strategy 6

Policy GS2: Growth Strategy to 2035		
Comment	Comment Ref	HBC Response
assessing other reasonable alternatives including role of existing settlements within the hierarchy.		
Object to fact sites in existing settlements have been overlooked in the allocations and therefore does not agree that there are insufficient suitable and available sites in the main settlements. As clearly demonstrated in the enclosed Development Framework document, there are other sites within the main settlements which provide logical, sustainable and deliverable sites for housing in line with the Councils hierarchy and proposed growth strategy. Whilst our Clients sites will not deliver the full requirement of housing planned at the new settlements, sites in existing settlements with good access to existing services should be prioritised in line with draft Policy GS2 which focuses development in the main settlements before development at the new settlements.	2972, 3514	All available sites in existing settlements have been assessed and those considered suitable for an allocation have been identified.
Support confirmation propose to allocate new settlement and promote Flaxby as preferred location.	98, 1582, 2493	Noted.
New settlement with infrastructure, services and facilities makes so much sense. Given the numbers involved it seems obvious that it should not be one or the other, but both.	180, 181, 849	New settlements can take a significant amount of time to bring forward and therefore developing two new settlement options would not ensure that sufficient housing land was available in the early years of the Plan period.
Has been identified that development at new settlement option location will have an impact on Junction 47 of the A1(M) and work is ongoing in order to understand how this will be mitigated. Once the solution has been established then this will need to be costed and HBC will need to demonstrate that in can be delivered and funded through the local plan without prejudicing the viability of the plan.	2420 (Highways England)	Noted.
<b>Green Hammerton</b>  Development will have impact on loss of good agricultural land, impact on housing prices, cost of new roads, schools, and shops plus amenities, loss of employment and large area of land at Johnsons Nurseries, more risk of flooding because of more buildings, cost of utilities plus sites for masts for broadband, increased traffic congestion including delays in crossing rail line at Hammerton.	1532, 1538	Green Hammerton has been identified as the preferred location for the new settlement and the matters identified will be addressed as part of the masterplan development for the site.
Scoping study indicates will provide only minimal contribution within life of Plan, therefore, appears fundamentally flawed.	1104	The Council does not expect the full extent of this area to be fully built out by the end of the plan period, however it will make a significant contribution to housing delivery in the mid/late part of the plan period.
<b>Para 3.18</b>		
Why should land be made available in these villages? There isn't sufficient infrastructure to support those living in the villages already. Local roads and transport links are poor. Would it not be simpler, etc. to concentrate on building in the larger conurbations where these things already exist?	292	The council has engaged with infrastructure providers who have advised on issues of capacity. Where deficiencies have been identified new or enhanced provision will be required as part of any new development.
<b>Para 3.19</b>		
Flaxby is small settlement but not stopped proposal for new settlement. Policy is contradictory.	1105	Comments noted. However, Flaxby has not been identified as the preferred location for a new settlement for inclusion in the Publication Local Plan.

Table 6.4 Policy GS2: Growth Strategy to 2035

## 6 Harrogate District Growth Strategy

### GS3: Development Limits

#### Summary of comments

- 6.12** There were 78 responses to Policy GS3 and its reasoned justification. The comments made both supported and opposed the use of development limits, although there were slightly more comments expressed for the latter view largely on the basis that development limits could act as an unnecessary constraint on growth. A number of respondents, however, welcomed the inclusion of policy criteria which would enable development outside of development limits to come forward in certain circumstances. Some of these responses suggested amendments to the criteria wording in order to provide clarification.
- 6.13** A number of respondents objected to the proposed development limit of a particular settlement as it excluded the site(s) that they were promoting for development.

Policy GS3: Development Limits		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Generally consider use of development limits to be inappropriate and unnecessary as removes good judgement in consideration and determination of planning applications. Consider flexible approach required particularly where may result in delivery of greater number of windfall sites and policy provides degree of flexibility to enable variety of schemes to come forward.	3026, 3080, 3134, 3352, 3393, 3430, 3469, 4017, 4613, 4668, 4699, 4747, 4782, 4785, 4819, 4901, 5475, 5543, 5502,	Noted. The policy approach set out in the Development Limit policy provides for an element of flexibility.
Support policy which allows sites outside settlement limits to be considered rather than blanket approach to restrict development in the countryside. Clear certain sites adjacent to settlement boundaries can be considered sustainable and policy is reflective of requirements of NPPF para 14.	4073, 4122, 4511	Noted.
Policies should not represent blanket approach to development outside of defined settlement boundary. Whilst do not support use of development limits, welcome inclusion of list of criteria whereby development outside development limits could come forward.	4268	Noted.
Should not preclude development or fail to consider sites which are located outside development limits as would be prejudicial to development which may otherwise be compliant with NPPF and Local Plan policies. Development should be supported where can be demonstrated that deliverable.	2638	Development would not be precluded where it was in accordance with other policies of the Local Plan.
Welcome approach to redefine settlement limits to allow future and further development of most sustainable settlements.	2585, 4073, 4122, 4511	Noted.
Support approach and policy criteria proposals would need to meet.	3741	Noted.
Supported continued use of development limits as make clear too all where development will, and will not, be acceptable. Criteria seem robust to ensure that where development is permitted outside of development limit, the character of settlement and relationship with surrounding landscape is not irreparably harmed.	2326 (Historic England)	Noted.
Support policy and criteria to enable development outside settlement boundaries as park homes rely on lower land values of sites outside defined development limits. Would give greater certainty if sites could specifically be allocated for development of low cost market housing such as park homes.	1952	Comments noted. However, the council's approach is not to allocate sites for specific forms of housing tenure,

## Harrogate District Growth Strategy 6

Policy GS3: Development Limits		
Comment	Comment Ref	HBC Response
Development limits around smaller villages is sensible approach to planning new development but in most cases has been drawn too tightly preventing suitable small scale extensions coming forward. Criteria for setting settlement boundaries should be more flexible, careful extension of development rather than over-intensification of existing development is preferable.	1894	As defined the development limits offer opportunities for small scale development which will provide for a level of new development that is considered commensurate with the role and character of smaller villages.
Point of development limit is to indicate where development will or will not be supported. Should be reworded to ensure land outside development limit is properly protected from new development.	1549	The policy criteria provide a robust approach to assessing proposals adjacent to development limits.
Policy should not support sites outside development limits unless criteria addressed and found not to be disproportionate. As written actively encourages peripheral development rather than firm and lasting development limit. Ripon development limit proposed in City Plan should be used in Local Plan.	813 (Ripon City Plan team)	Whilst the policy provides a degree of flexibility, the policy is clear that the majority of new development should be located within settlement development limits. It is recognised that there are some differences in defining the Ripon development limit between the Local Plan and the Ripon City Plan. However, this is due to a different approach to the allocation of sites and the exclusion from the Local Plan development limit of some open land in accordance with the principles set out in paragraph 3.22.
Determinative factor for development outside settlement limits should be sustainability measured against NPPF. Policies should not be drafted so as to preclude or prejudice overall planning balancing exercise.	5572	The role of Local Plans is to guide development within the district including through the use of criteria based policies to be taken into account when considering development. Policy GS3 is consistent with this approach.
No support in national planning policy for use of development or settlement limits in Local Plans. Such limits can act as unnecessary constraint on growth and risk becoming outdated during plan period. Policy and development limits should be deleted.	2423	Development limits are a commonly used tool in Local Plans and have been used as a planning policy tool in Harrogate for a considerable time.
As drafted potential could restrict affordable housing exceptions outside development limits. Consider whether development limits necessary for all settlements or in some instances criteria based approach may be more flexible and appropriate.	3186 (NYCC)	Exception sites would be expected to comply with policies which controlled the form, scale, design and impact of new development. Development limits have been in use in Harrogate district for a considerable time and have proved an effective planning tool.
Not clear what would be considered disproportionate level of development and therefore likely to result in inconsistent decision making.	4268	The reasoned justification explains the approach to the scale of development proposed.
Application of criteria will be contested by those seeking to justify proposals that breach development limits. Strengthening criteria to include an additional criterion that explicitly excludes development that would cause harm to AONB could help improve quality of applications.	2028 (AONB JAC)	The Publication Local Plan will include a separate policy on the AONB, this will clarify the approach to development within the AONB.
Inconsistency between criteria to be applied to sites and those sites allocated in Plan for development. For example, criterion A states a site should be immediately adjacent to the existing form of the settlement and represent a logical extension to the built up area but number of sites proposed for allocation such as H36, H46, H49, H51 and H70 do not meet these criteria. Question why Policy criteria not applied when allocating sites for development.	599	The sites referred to adjoin either the current Local Plan development limit or an existing housing commitment.
Development proposed in many of the villages do not conform to D and E.	293	Impacts on landscape character has been considered as part of the site selection process and the sites identified provide a level of new development that is considered commensurate to the role and character of these villages.
In second paragraph reference should also be made to 'extent of unimplemented planning permissions in the settlement'.	1266 (Ripon Civic Society)	The proposed amendment is considered to be unnecessary.

## 6 Harrogate District Growth Strategy

Policy GS3: Development Limits		
Comment	Comment Ref	HBC Response
<p><b>Criterion A</b></p> <p>Requirement that site be immediately next to existing built form of settlement is intentionally restrictive and does not provide adequate flexibility for sites to be assessed on case by case basis. Policy should consider that sites may be sustainable and suitable for development when not directly adjacent to settlement boundary and should refer to sites that are 'well related'.</p>	3518, 3656, 5589	<p>Agree that suggested wording change would provide clarification and would remove requirement for second part of criterion relating to logical extension.</p> <p><b>Reword Criterion A to read; 'The site is well related to the existing built form of the settlement'</b></p>
Unclear what is 'a logical extension' at different levels in hierarchy.	3187 (NYCC)	
<p><b>Criterion B</b></p> <p>Wording is considered restrictive as may prevent suitable windfall sites coming forward for development that would be preferable and more sustainable than alternative sites within settlements. Adopting restrictive policy will not be positive step in ensuring needs are met and criterion runs contrary to para 14 of NPPF.</p>	3518, 3656, 5697	<p>It is wholly appropriate that development should be directed to sites within the defined development limit of a settlement before sites outside a development limit are considered (unless they comply with other countryside policies of the Plan).</p>
Could affect otherwise acceptable development which could contribute to sustainability of services in higher order settlements. Level of allocations in settlement does not appear to necessarily reflect settlement size and status but from consideration of developer interest via 'call for sites'.	3187 (NYCC)	
Approach is not consistent with positive approach to growth required by NPPF and creates sequential approach which is not justified.	4268	
Criterion is not compliant with national planning policy and should be removed.	2423	
Criterion unnecessary having regard to third paragraph of Policy.	1487	
<p><b>Criterion C</b></p> <p>Considered phrase 'adjoining' seems to refer to settlements that already form a continuous form of development. If intention is to prevent coalescence of settlements that are presently intact this should be changed to 'neighbouring'.</p>	3518, 3656, 5698	<p>Agree that suggested wording change would provide clarification.</p> <p><b>In Criterion C replace 'an adjoining' with 'a neighbouring'</b></p>
Criterion C should be strengthened by rewording to indicate will not result in any 'further' coalescence.	742	
Should be specific reference to AONB.	3187 (NYCC)	The Publication Local Plan will include a separate policy on the AONB, this will clarify the approach to development within the AONB.
<p><b>Criterion D</b></p> <p>By nature, development outside of defined settlements likely to have adverse impact on character of countryside, however minimal. Para 152 of NPPF refers to avoiding significant adverse impacts and wherever possible pursuing alternative options which reduce or eliminate such impacts. Development causing adverse impacts should not necessarily be resisted but alternatives explored and mitigation measures considered. Considered policy wording should be amended to refer to 'significant adverse impacts'.</p>	3518, 3656, 4853, 5700	<p>Agree that suggested wording change would provide clarification.</p> <p><b>In Criterion D replace 'an adverse' with 'a significant adverse'</b></p>



## Harrogate District Growth Strategy 6

Policy GS3: Development Limits		
Comment	Comment Ref	HBC Response
Criterion places too high a test on development and could be used to preclude otherwise sustainable development. Also other policies in Plan which address landscape and visual impacts of development and repetition in Policy GS3 is unnecessary. Criterion should be deleted.	2423	
Should be amended to refer to significant adverse impact	1487, 4856	
Wording should be amended to refer to significant and unacceptable adverse impact on character and appearance of surrounding countryside.	5572	
Virtually impossible to meet as all greenfield development will have some impact. Should be removed.	599	
Policy has omitted to consider implications on heritage assets as not solely impact on countryside that should be taken into account when considering development in rural locations. Would be more robust if criterion D clarified must be no adverse impact on heritage assets or other designations defined in Plan.	1617 (National Trust)	Comments noted. However, it should be noted that the criteria of Policy GS3 will not be applied in isolation but in conjunction with the Plan's design, landscape and historic environment policies where appropriate.
<b>Criterion E</b>  Broad ethos supported but should resist significant adverse effects.	3518, 3656, 5701	Agree that suggested wording change would provide clarification.  <b>In Criterion E replace 'adversely' with 'significantly'</b>
Wording should be amended to refer to 'significantly harm' rather than 'adversely harm'	4853, 4856, 5572	
Criterion places too high a test on development and could be used to preclude otherwise sustainable development. Also other policies in Plan which address landscape and visual impacts of development and repetition in Policy GS3 is unnecessary. Criterion should be deleted.	2423	It would be inappropriate to allow unrestricted development outside of the development limits and, as such, the criterion are considered to be appropriate.
Criteria E and F can be deleted as matters raised in these criteria relate directly to the impact of new development on the character of the settlement and its surroundings.	1487	
<b>Criterion F</b>  Generalist approach and in some circumstances ribbon development may form optimum and most sustainable method to expand settlements. Cannot be applied as 'one-size-fits all' approach and should be deleted.	3518, 3656, 5703	Agree that as drafted there is some duplication of wording.  <b>In Criterion F delete 'extend existing linear features of the settlement or' and add 'not' before 'result'.</b>
Says same thing twice. Better to remove reference to extending linear features and just that should not result in ribbon development.	5572	
Encouraging to see flexibility in policy but should be furthered by removal of <b>penultimate policy paragraph</b> . Whilst five year housing land supply is reflected, would not take account of changing nature of planning, development and other considerations that could apply. May, therefore, lead to unintended consequences of stifling viable development sites coming forward.	4149	Comments noted. However, the paragraph applies not only to housing but also employment allocations. As such, the wording is considered to be appropriate.
Greater flexibility should be accorded to provision of maintaining a five year supply of housing land and wording amended to reflect this.	3741	
Unallocated sites should not have to wait for all allocated sites within same settlement to come forward before being considered, as will potentially lead to stalling of	2423, 2598, 2609	

## 6 Harrogate District Growth Strategy

Policy GS3: Development Limits		
Comment	Comment Ref	HBC Response
housing supply if developers choose not to bring sites forward.		
Test in third paragraph is too onerous and should be changed to refer to allocations that do not come forward within reasonable period of time.	1487	
Support penultimate paragraph as needs to be some flexibility if no five year housing supply. However, wording should be made clearer. Suggest rewording to the following which was Scarborough Local Plan Inspector's response to same issue: 'In the case of housing, at any point in the Local Plan period where there is no longer a demonstrable supply of sites to fully meet the five year land requirement, sustainable housing sites that would both make a positive contribution to the five year supply of housing land and be well related to the development limits of a main settlement will be supported where these proposals comprise sustainable development and are consistent with relevant policies in the Local Plan'.	599	
Not clear whether fourth paragraph concerned with settlements washed over by Green Belt. If so, then raises question of purpose of development limits for such settlements and consistency with paragraph 3.20.	1487	The paragraph does apply to settlements wholly within the Green Belt. Paragraph 86 of the NPPF indicates that the contribution of each Green Belt settlement to the openness of the Green Belt should be determinative as to whether it is washed over by Green Belt. It is considered that the character of the villages washed over by Green Belt contribute to the openness of the Green Belt. And as such, are appropriately washed over by the Green Belt designation.
<b>Justification</b>		
<b>Para 3.20</b>		
Should be reworded to more accurately reflect NPPFs presumption in favour of sustainable development or deleted altogether.	2424	The paragraph as drafted sets out the purpose of development limits and no amendment is considered necessary.
Would have been helpful to have shown existing development limits on maps: not easy to see what changes are being proposed.	1762	Comments noted. The scale of the mapping, however, would have meant that not all proposed changes would have been clear on the policies maps.
<b>Para 3.21</b>		
Statement in this paragraph is in conflict with Harrogate development limit as RHS Garden Harlow Carr and The Valley Gardens should be included. Both within built form of town and imposes greater restrictions on them despite their town location.	1606	The development limits have been defined using the principles in paragraph 3.22 and include that on the 'outside' of the development limit land will generally be used for agriculture, outdoor sport, woodland or other open uses. Following this principle, it is considered that the areas referred to have been appropriately excluded.
<b>Para 3.22 and 3.23</b>		
Developments do not need to make settlement particular shape, size or rounded off in order to be acceptable. Development could cross existing boundary features and create its own new boundary features and be considered acceptable. Just because development crosses wall or hedge would not in and of itself make a development unacceptable. Text should be deleted as does not reflect NPPF.	2425	It is accepted that in some cases new development may not follow existing boundary features. However, for the purpose of defining development limits in the Local Plan, following existing physical features is considered to be a sensible and reasonable principle to adopt.
Do not provide reasoned justification to explain how assessment of landscape character or other designations such as presence of heritage assets has informed drawing of development boundaries.	1620 (National Trust)	Development limits have been defined following the principles set out in paragraph 3.22. However, it should be noted that the criteria of Policy GS3 will not be applied in isolation but in conjunction with the Plan's design, landscape and historic environment policies where appropriate.
<b>Para 3.26</b>		

## Harrogate District Growth Strategy 6

Policy GS3: Development Limits		
Comment	Comment Ref	HBC Response
Wording suggests sequential approach should be taken. Such an approach does not conform with NPPF and should be deleted.	2426	The wording is considered appropriate as allocated sites should be prioritised for development in advance of unallocated sites outside of development limits coming forward.
Both draft policy and this paragraph are vague in terms of sanctioning development outside development limits and conflict with aim expressed in para 1.2 of providing certainty that development will happen in planned and co-ordinated way.	1219	The policy sets out clear criteria as to when development outside of development limits may come forward.
<b>Settlement Development Limits</b>		
Agree with development limit for <b>Darley</b> .	5126	Noted.
From AONB perspective, development limit for Darley contradicts criteria D, E and F.	1031	The Publication Local Plan will include a separate policy on the AONB, this will clarify the approach to development within the AONB.
Inclusion of sites DR1 and DR14 in development limit would not reflect the linear nature of the village and ignores recommendations of Village Design Statement.	1103	As set out in paragraph 3.24 of the draft Local Plan, all settlement development limits have been amended to include sites proposed for allocation.
Development limit has been extended to include the sites DR1 and DR14 without any discussion with the Parish Council (or any other body?) and without any general consultation. This is inappropriate, development in the parish should take place as in-fill, keeping the linear character of the village. The change in limits changes the character and landscape of the village substantially.	1569 (Menwith and Darley PC)	
Previous development limit followed the ribbon line of the village, prevented building outside this line which would necessarily alter the character of the village. New limits have been conveniently drawn around the preferred development sites so that they could be allowed - without any attempt at consultation or at justification of that decision. Parish Council responded to a consultation last year, confirming that Development Limits should stay and have seen no report from this consultation explaining the overall result.	1645	
Support amendment to <b>Kirkby Overblow</b> development limit to include land at Field Bungalow.	4619	Noted.
Support <b>Bishop Monkton</b> development limit and incorporating draft residential allocation BM3.	4554	Noted.
Support <b>Burton Leonard</b> development limit. Not allocating land for development with development limits being drawn tightly to the majority of the existing built up confines of the village reflects the sensitivities of the context in the light of the conservation area designation, topography and limitations upon the local highway network.	4538	Noted.
Support revisions to <b>Killinghall</b> development limits boundary.	2584	Noted.
Support revised <b>Masham</b> development limit boundary which believe will encourage well placed and sustainable residential development.	2475	Noted.
<b>Tockwith</b> development limit should be extended further west and south along Rudgate to incorporate key employment site, draft employment allocation TW2 and site TW8 being promoted as a residential allocation.	4589	As these sites have not been identified as preferred allocations there is no necessity to amend the settlement's development limit as suggested.
Tockwith development limit should be extended to include land to west of village (promoted for residential allocation).	4149	
<b>Hampsthwaite</b> development limit should be extended further south to include sites HM4 and HM5 (promoted	4564	

## 6 Harrogate District Growth Strategy

Policy GS3: Development Limits		
Comment	Comment Ref	HBC Response
for residential allocation) as would form logical rounding off to south of settlement.		
Support Hampsthwaite development limit.	153	Noted.
<b>Boroughbridge</b> development limit should be extended further west to include site B3 (promoted for residential allocation).	2864	As this site has not been identified as a preferred allocation there is no necessity to amend the settlement development limit as suggested.
Number of changes to development limit proposed around Langthorpe so somewhat anomalous for council to exclude Old Hall Caravan Park (site B10) from settlement.	4768	As the Old Hall Caravan Park is now proposed as a preferred allocation, the Boroughbridge development limit will be amended to include the site.  <b>Amend the Boroughbridge development limit to include site B10.</b>
<b>Harrogate</b> development limit should be extended further south to incorporate site H34 (promoted for residential development). Golf course and Killinghall Manor Country Park would be incorporated with development limit but could be allocated as open space to retain and protect current use.	4383	As this site has not been identified as a preferred allocation there is no necessity to amend the settlement development limit as suggested.
Better reflection of southern edge of Harrogate would be for development limit to follow the field boundary of Fulwith Grange and Fulwith Mill Lane enabling the boundary to more effectively differentiate between the urban area and the countryside to the south.	3490	The approach to defining development limits has been to exclude existing properties in spacious grounds where they lie beyond the edge of the main built up area of a settlement. As such, it is considered that this property has been appropriately excluded.
Land at Nitter Hill (site H13) should be included within the Harrogate development limit. The area bounded by Kent Road/Cornwall Road/Penny Pot Lane is already within the Conservation Area and is clearly part of the remainder of the same area of settlement with clear, fixed, highway boundaries. no logical justification for distinguishing the area by placing it outside the Development Limit.	3220	The development limits have been defined using the principles in paragraph 3.22 and include that on the 'outside' of the development limit land will generally be used for agriculture, outdoor sport, woodland or other open uses. Following this principle, it is considered that the areas referred to have been appropriately excluded.
Land at Harrogate Golf Course should be included within the development limit. The site would satisfy all the identified criteria in Policy GS3 for it to be included.	2913	The site is in the Green Belt. As set out in responses to Policy GS4 a review of the Green Belt is not considered to be necessary.
Do not support extending Harrogate development limits to include certain significant and valued areas of Special Landscape Area and countryside to be extensively built upon and urbanised.	1166 (Harrogate Civic Society)	Comments noted. However, the development limit has been amended to include sites proposed for allocation. Landscape impacts have been considered as part of the site selection process.
Development limit should be amended to include Old Spring Well PH and other built development to west of Otley Road and Oaker Bank as provides clear, physical indication of settlement limit. Consider an amended settlement boundary would be beneficial in planning terms and would allow a clear sense of place to be established when entering the settlement from the westerly direction along the A59. Given development already exists to the west of Otley Road and Oaker Bank, would not adversely alter the character and appearance of the area but would instead allow a clear distinction to be made between the open countryside and the settlement of Harrogate and create a sense of symmetry to the edge of the built form.	4856	The development in this location is sporadic and some distance from the edge of the main built up area of the town, separated by largely wooded and undeveloped areas. Amending the development limit as suggested would not accord with the principles used to define development limits set out in paragraph 3.22.
Drawn along Bogs Lane, excluding many residential, commercial and institutional properties from urban area, which is an anomalous approach.	4844	The properties referred to are in the Green Belt and as such it would be inappropriate to include them in the development limit.
Development limit should be extended to the Green Belt allowing the Bilton triangle to be developed. This area is within walking distance of town centre and other facilities/infrastructure.	187	Several sites within this area have been identified as preferred housing allocations. The land lying north of the rail line has been promoted as a potential development site but in the site selection process it did not perform as well as other sites.

## Harrogate District Growth Strategy 6

Policy GS3: Development Limits		
Comment	Comment Ref	HBC Response
Ripon development limit should be extended further south to include site R17 (promoted for residential development) to immediate east of Harrogate Road and south of Ripon By-Pass.	4359	As this site has not been identified as a preferred allocation there is no necessity to amend the settlement development limit as suggested.
Property should be included within Ripon Development Limit. It is not in the flood plain and has been included within the development limit of the Ripon City Plan.	89	It is agreed that the development limit should be amended to include the built development.  <b>Amend the Ripon development limit to include Pottery Field and associated outbuildings.</b>
Object to Ripon development limit extending settlement on southwest fringe to include housing allocation R8, land at West Lane. No explanation how assessment of landscape character or other designations have informed drawing of boundaries. If adopted, urban area of Ripon would extend up to boundary of buffer zone, fundamentally altering settlement pattern of City and council needs to fully assess impact of urbanising development towards WHS.	1618 (National Trust)	The issues referred to have been considered as part of assessing the suitability of the site as a preferred allocation. As a preferred allocation it is appropriate for the site to be included within the development limit.
Should be extended to include site to east of Ripon bypass. Presently number of constraints where new development can be located and site provides large enough site to accommodate development required by the City Plan and job and leisure facilities over plan period. Site would not pose unacceptable impact upon setting and character of heritage assets or coalescence with existing settlements.	4869	As this site has not been identified as a preferred allocation there is no necessity to amend the settlement development limit as suggested.
Support development limit identified in Ripon City Plan.	1266 (Ripon Civic Society)	Noted.
Development limit should be amended to include site R15.	4115	As this site has not been identified as a preferred allocation there is no necessity to amend the settlement development limit as suggested.
Site north of Kings Mead meets criteria within draft policy and should be considered suitable for future residential development.	4017	As the the site is now proposed as a preferred allocation, the Ripon development limit will be amended to include the site.  <b>Amend the Ripon development limit to include site R5.</b>
<b>Pateley Bridge</b> development limit should run straight along to bottom of the 'caravan field' element of Site P1.	2169	It is considered that the development limit as drafted is appropriate.
<b>Kirkby Malzeard</b> development limit seems haphazard. Neither allows for individual development or includes many existing buildings which form integral part of the village.	4245 (Kirkby Malzeard, Laverton & Dallowgill PC)	The development limit allows for small scale windfall development and rounding off. It is unclear which existing buildings the Parish Council are referring to that have been excluded.
<b>Sicklinghall</b> development limit has been drawn too tightly around settlement. Should be amended to: include all build development and associated curtilage, show consistency of approach and include further housing allocations.	3499	The areas referred to are in the Green Belt and as such it would be inappropriate to include them in the development limit.
<b>Spofforth</b> development limit has been drawn too tightly around settlement. Should be amended to: include all build development and associated curtilage, show consistency of approach and include further housing allocations.	3495	The area referred to are in the Green Belt and as such it would be inappropriate to include them in the development limit.
Support development limit for Spofforth.	6040	Noted.
<b>Cowthorpe</b> development limit should include Manor Garth: it the first residential property within the boundary of Cowthorpe at the entrance to the village and an integral part of the village. Appears inconsistent	1757, 1895	The approach to defining development limits has been to exclude buildings separated from the main built up area of a settlement. This property lies beyond the edge of the main built up area of the village, separated from

## 6 Harrogate District Growth Strategy

Policy GS3: Development Limits		
Comment	Comment Ref	HBC Response
development limit has been extended to include recently permitted development but excludes long established residential property.		the built edge by farm buildings which are also excluded from the development limit. As such, it is considered that this property has been appropriately excluded.
Old Rectory should be included in development limit as forms an integral part of the village, which it has directly adjoined since it was built in the Victorian era. It is inconsistent to single it out for exclusion.	986, 1757	The approach to defining development limits has been to exclude existing properties in spacious grounds where they lie beyond the edge of the main built up area of a settlement. As such, it is considered that this property has been appropriately excluded.
<b>Arkendale</b> development limit should include land a Hazel Head Farm and development on Marhead Balk. Hazel Head Farm is no longer in full agricultural use and farmyard has potential for an appropriate development that could be sympathetic to the character and appearance of the village without extending the village limits into open countryside.	1496	The approach to defining development limits has been to exclude buildings separated from the main built up area of a settlement. The area referred to lies beyond the edge of the main built up area of the village. As such, it is considered that this property has been appropriately excluded.
<b>Sharow</b> development limit should be amended to include former lagoon site, which lies to the east of site SH1.	81	The development limits have been defined using the principles in paragraph 3.22 and include that on the 'outside' of the development limit land will generally be used for agriculture, outdoor sport, woodland or other open uses. Following this principle and as the site has not been identified as a preferred allocation, it is considered that the area referred to has been appropriately excluded.
Land at Rock Cottage Farm, <b>Farnham</b> should be included within development limit. As outline planning permission was granted for residential development in October 2016 should be identified as a commitment and settlement boundary amended to include this development.	1519	Development limits will be updated to include sites that have received planning permission since the draft Local Plan was published.
<b>Kirby Hill</b> development limit appears well drawn. Particularly welcome that the highly-sensitive northern development boundary of the village is being respected and that no development is proposed to the north of Kirby Hill itself.	221	Noted.
Object to expanding <b>Marton cum Grafton</b> development envelope and suggest any development within the village should be contained within the current development envelope. Numerous sites that have been put forward within the confines of the existing building envelope that will better achieve the planning objectives.	1177	Comments noted. However, the development limit has been amended to include sites proposed for allocation and the suitability of the sites for development has been assessed as part of the site selection process..
The settlement boundary for <b>North Stainley</b> should be redrawn. Not including The Staveley Arms Pub, Lightwater Farm and North Stainley Hall and grounds is an oversight and should be corrected so that, as a minimum, the development limits reflect the existing limits of the built environment. To not do so would be a direct contravention of the Council's own policy (and policy justification) and would fail to recognise the existing built form of the settlement.  There is also an opportunity to include sites that offer the prospect of a significant improvement to the settlement in regards to the approach and entrance (from the south). It is short-sighted not to recognise the opportunity to include land within the settlement limit that could provide this prospect, especially as the Draft Plan rightly sets out that the development limits will indicate the extent to which the settlement should be allowed to develop during the plan period i.e. building in the flexibility for growth over the whole plan period, not just the next five years.	5571	It is agreed that The Staveley Arms Pub should be included in the settlement development limit. However, the approach to defining development limits has been to exclude buildings separated from the main built up area of a settlement, including existing properties in spacious grounds. As such, it is considered that North Stainley Hall and Lightwater Farm have been appropriately excluded.  <b>Amend the North Stainley development limit to include The Staveley Arms Pub.</b>
Object to <b>Roecliffe</b> development limit as excludes Roecliffe Park and adjoining land despite making important contribution to provision of low cost market housing.	1946	The contribution to the provision of low cost housing does not provide justification for including the site within the development limit.

## Harrogate District Growth Strategy 6

Policy GS3: Development Limits		
Comment	Comment Ref	HBC Response
<b>Scotton</b> development limit should be reconsidered to include site promoting (site SC1), or at very least the existing farm buildings, and steading.	1664	The approach to defining development limits has been to exclude farm buildings extending beyond the main built up area of the settlement. As such, it is considered that the development limit has been appropriately defined.
<b>Green Hammerton</b> development limit for the settlement is drawn too tightly as excludes site promoting (site GH6).	2492	Disagree that the development limit has been drawn too tightly as it includes several proposed housing allocations. All of the sites promoted for development have been assessed against a number of criteria but the site referred to did not perform as well as the sites proposed for allocation.
<b>Whixley</b> development limit should be amended to include Sites WX1, WX2 and WX3.	4115	The development limits have been defined using the principles in paragraph 3.22 and include that on the 'outside' of the development limit land will generally be used for agriculture, outdoor sport, woodland or other open uses. Following this principle, it is considered that the areas referred to, which consist of fields and allotments, have been appropriately excluded.
<b>Minskip</b> development limit should be amended to include Site MS2.	4115	Part of the site referred to has been included within the development limit. The remainder has been excluded as the approach to defining development limits has been to exclude farm buildings extending beyond the main built up area of the settlement.

Table 6.5 Policy GS3: Development Limits

## GS4: Green Belt

### Summary of Comments

- 6.14** There were 28 responses to Policy GS4 and the reasoned justification from 22 different respondents. The majority of the responses were made on behalf of landowners/developers promoting particular sites.
- 6.15** Whilst several respondents saw the policy as promoting a positive approach in line with national planning policy the majority of respondents expressed the view that the Council should have undertaken, at the very least, a partial review of Green Belt boundaries. Several respondents suggested particular locations which they thought should be removed from the Green Belt.

Policy GS4: Green Belt		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Preferred spatial strategy is to focus growth around key public transport corridors, focusing on railway line to maximise opportunities to deliver sustainable growth. Land to south of Pannal lies within the Green Belt and Policy GS4 seeks to restrict development in such areas. Refusal to undertake Green Belt review means that potential development sites that meet preferred spatial strategy and could deliver truly sustainable location for new development are being ruled out irrespective of the characteristics of the site (and its Green Belt function) and in favour of less sustainable alternatives. This is not a sound planning strategy.	5330	The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. There is currently no definition in either the NPPF or PPG as to what constitutes exceptional circumstances. It has however been considered in local plan examinations and through the courts. The Government re-iterated its commitment to the protection of the Green Belt in the Housing White Paper, published in February 2017. In this they make clear that Green Belt boundaries should only be amended when it can be demonstrated that all other reasonable options have been fully examined, which the White Paper sets out. The Council's Green Belt Background Paper 2016 set out the reasons why the Council had concluded that it does not need to undertake a Green Belt review in order to meet the plan requirements in a way that represents sustainable development.
Disappointing Council found it 'has not been necessary' to review general extent of Green Belt. Should at least undertake review to identify any anomalies arising from recent changes to Green Belt sites and consider use of inset boundaries where appropriate.	1896, 3081, 5476	

## 6 Harrogate District Growth Strategy

Policy GS4: Green Belt		
Comment	Comment Ref	HBC Response
<p>Disappointing that in seeking to deliver sustainable development across the district and defining a settlement hierarchy to accommodate identified needs, fails to consider allocating land for development within those settlements. This approach is considered unsound, unjustified and not positive planning.</p> <p>Council should undertake localised reviews of Green Belt to ensure sustainable pattern of development can be delivered and Green Belt settlements maintain and enhance community facilities within them. Green Belt is simply policy of constraint and does not suggest or infer that land is of particular environmental or landscape quality.</p>	4620	It is considered the approach taken is consistent with existing national policy on Green Belt and in the absence of the need to carry out a full review there is no need to amend the Green Belt boundary in the ways suggested.
<p>Disappointing Council found it 'has not been necessary' to review extent of Green Belt to deliver sustainable patterns of development. Modest review should be undertaken to remove anomalous designations and remove developed areas from Green Belt where protection unnecessary e.g substantive built up areas and parts of settlements should not be subject to designation.</p> <p>Land at Forest Lane Head between Bogs Lane to west and Bilton Hall Drive to east is one such area.</p>	2962, 4825	
<p>Decision not to review the Green Belt in context of promoting the most appropriate strategy means that the plan has not been fully justified and therefore is unsound.</p>	2914	
<p>Some of settlements including Harrogate and Knaresborough are significantly constrained by Green Belt and only through Strategic Green Belt study due consideration can be given to most sustainable development options. Decision not to review Green Belt should be kept under review given argument Plan does not accommodate full Objectively Assessed Housing needs.</p>	4269	The Local Plan housing target is based on an objective assessment of housing needs. In light of this annual requirement figure and available land in sustainable locations, the council's Green Belt Background paper concluded that there was no need to undertake a Green Belt Review in order to deliver sustainable development.
<p>Site is currently outside Harrogate development limits and is major developed site within Green Belt. Future aspirations for College could be approached by either:</p> <ol style="list-style-type: none"> <li>1. Seeking to remove land from Green Belt as part of Plan review</li> <li>2. Seeking planning approval for inappropriate development in the Green Belt</li> </ol> <p>Seek to work with Council to find solution to secure long term future of College.</p>	4156	Local Plan evidence base work concludes that there is no need for a Green Belt review and this comment does not change this situation however the Council is happy to engage in dialogue to explore what might be appropriate in line with national Green Belt Policy
<p>Policy simply repeats NPPF and should be removed.</p>	3519, 3660	The policy is necessary in order that the boundary of the Green Belt can be defined and the level of protection afforded to Green Belts established.
<p>Wording of policy considered to be contrary to national policy (criteria A, B and C). Green Belt policy is a land use not landscape policy. NPPF sets out five clear purposes for including landscape within Green Belt and items such as 'retain and enhance the districts landscape, visual amenity and biodiversity are not listed.</p>	3519, 3660	The wording is consistent with national policy. Paragraph 81 of the NPPF requires that once defined local authorities should plan positively to enhance the beneficial use of Green Belt.
<p>Built part of Sicklinghall serves none of purposes of Green Belt. Green Belt designation that washes over Sicklinghall should be removed, village inset and designated a Secondary Service Village.</p>	3498	Sicklinghall is designated a Secondary Service Village in the Local Plan settlement hierarchy. Paragraph 86 of the NPPF indicates that the contribution of each Green Belt settlement to the openness of the Green Belt should be determinative as to whether it is washed over by Green Belt. Sicklinghall is a lower density



## Harrogate District Growth Strategy 6

Policy GS4: Green Belt		
Comment	Comment Ref	HBC Response
		settlement comprising mainly of well spaced larger properties often set back from the road in large gardens. This affords an open, rural character which is considered to contribute to the openness of the Green Belt. As such, the village is considered to be appropriately washed over by the Green Belt designation.
Land at Spofforth (land off Park Road) serves none of purposes of Green Belt and should be removed from Green Belt. This would facilitate a small level of further housing growth within a Primary Service Village and meet shortfall in housing delivery.	3494	The main built form of Spofforth lies outside of the Green Belt and allocations of land have been identified in order to deliver new development in this Primary Service village.
Support positive policy wording that encourages beneficial use.	2977	Noted.
Welcome policy and potential enhancements it could provide in line with paragraph 81 of the NPPF.	2725	Noted.
Fully support approach taken, clear that based upon Council's evidence the 'exceptional circumstances' required to justify Green Belt review are not present.	2510	Noted.
Support Green Belt policy in order to provide green spaces between settlements. Renewable and low energy development should be considered more favourably than applications for residential or commercial development if resultant CO2 reduction is significant.	647, 758, 2177	The NPPF (paragraph 91) makes clear that elements of many renewable energy projects will comprise inappropriate development. It will be for developers to demonstrate very special circumstances if the proposals are to be granted permission. It goes on to identify that such very special circumstances may include wider environmental benefits associates with increased production of energy from renewable sources.
Support Policy.	12, 1167	Noted.
Should be absolute understanding that housing, roads and industrial development will not take place.	870	The construction of new buildings is considered to be inappropriate development and will only be considered in very special circumstances. The NPPF is clear that special circumstances will not exist where the the potential harm to the Green Belt is clearly outweighed by other considerations.
Need to be clear what exceptional circumstances are.	294	There is no need within the justification to the policy to define exceptional circumstances. Once defined the boundary can only be amended through the preparation or review of the Local Plan.
<b>Justification</b>		
<b>Paragraph 3.28</b>		
Should undertake a selective review of Green Belt in sustainable settlements such as Knaresborough. National guidance requires Green Belt boundaries to endure beyond plan period and consider now appropriate point in time to carry out selective review to ensure permanence in the long term. Green Belt boundary at Knaresborough represents significant constraint. All allocated sites are on eastern or northern sides of town, offering little in way of choice of sites. Believe areas on western side of Knaresborough that warrant closer examination for removing from Green Belt and land at Riverside Farm, Thistle Hill is one such area.	4903	The purpose of the Green Belt at this location is to protect the special character of the towns of Harrogate and Knaresborough and to prevent them from merging. Development on the western edge of Knaresborough would result in a reduction in the gap between the two towns, to the detriment of the purposes of the Green Belt. Notwithstanding the issue of Green Belt that specific area of land referred to is not considered to be a suitable location for new development, having a detrimental impact on landscape character.
Review of Green Belt through this Local Plan would be timely. Should be comprehensive and major developed sites (such as Ridding Park) identified.	2980	For reasons set out in the Green Belt Background Paper, 2016 it has been concluded that there is no need to undertake a Green Belt Review. The Local Plan can accommodate the plan requirement for new development in a sustainable way without doing so. There is no longer a requirement to identify major developed sites within the Green Belt.

Table 6.6 Policy GS4: Green Belt

## 6 Harrogate District Growth Strategy

### GS5: Supporting the District's Economy

#### Summary of comments

**6.16** There were 49 responses concerning Policy GS5 and its reasoned justification. Overall, the majority of responses expressed support for the Policy approach and the key sectors identified for growth. There were mixed views regarding the strategic employment allocation at Flaxby. Whilst there was support for the identification of this site, several respondents were concerned as to whether the capacity issues at Junction 47 A1(M) would impact on the deliverability of the site and, therefore, less constrained and more deliverable sites should be considered.

Policy GS5: Supporting the District's Economy		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Planning system should not act as brake on economic aspirations and to this end policy and provisions are broadly supported.	3027, 3082, 3354, 3431, 4622, 4670, 5477	Noted.
Wish to highlight economic benefits that can be delivered through house building industry and this should be fully recognised in the Local Plan.	3521, 3661, 5595	This could apply to any local authority area within the country and, as such, the suggested amendment is not considered to add anything locally specific to the Plan.
Support Policy as encourages development aspirations of businesses and promote inward investment opportunities.	2884 (Yorkshire Agricultural Society)	Noted.
Support Criteria E and F.	1621 (National Trust)	Noted.
Criteria F – agree with this. Supporting text states Council will take positive approach to sustainable economic development and refurbishment of rural buildings to support rural local economy. Support provision of policy to support rural economy.	5573	Noted.
Policy supported. Identified key industrial sectors reflect future aspirations of LEPs and strengths and opportunities of District.	3188 (NYCC)	Noted.
Strategic employment site at Flaxby is not supported. Not considered to be readily deliverable option, which ELR states is key consideration for B1a/b and B8 uses. Requirement for key infrastructure to be provided within an uncertain time frame. Comparatively less constrained more deliverable sites have not been fully considered.	4519, 4545	The Employment Land Review (ELR) (2015) assessed the employment potential of the Flaxby site and, compared to other sites assessed, it scored highly. The more recent HEDNA has reiterated that the site is in a commercially attractive location. The site provides an excellent opportunity for B8 employment use as part of a high quality mixed B Use Class Business Park and given its size has the potential to provide a major inward investment site to serve the Harrogate district.
Fully support strategic employment site at Flaxby. Endorse assessment of locational benefits, which should equally apply to assessment of new settlement. Substantial weight should be given to advantage of major employment development providing combination of highly sustainable mix of homes and employment within walking/cycling distance.	2511	Traffic modelling work has been undertaken to inform the development of the Local Plan growth strategy and the allocation of specific sites. This indicates that with mitigation, including improvements to Junction 47, traffic generated from development of the site can be accommodated.
Do not agree that should be strategic employment land allocation at Flaxby. Although has good access to strategic transport network, junction 47 is congested and planned improvements will provide only some relief. Allocation would be contradictory to Policy EC3 that new employment allocations need to be adjacent to rural settlements.	1897	Since publication of the draft Local Plan, outline planning permission (subject to completion of a S106 Agreement) has been granted for a business park on this site.
Flaxby strategic employment site is not supported. An alternative location be identified that will not have the negative visual impact and worsen traffic congestion as will this location.	1111, 1114	
Harrogate does not have good motorway connectivity. Proposal for development at Flaxby will severely compromise any purported connectivity that exists, effectively shutting down principal highway into Harrogate with trade suffering	413, 1112	

## Harrogate District Growth Strategy 6

Policy GS5: Supporting the District's Economy		
Comment	Comment Ref	HBC Response
Development at Flaxby is supported as represents key opportunity for new economic growth in North Yorkshire, with key strategic importance due to proximity to road and rail network and position on edge of Leeds/York/Harrogate 'golden triangle'.  Would discourage B8 and larger industrial uses (for which there are alternative locations in the County) as site might provide for higher quality uses such as advanced engineering, office and financial services, R&D with potential links to regional universities. Important comes forward through and not ahead of Local Plan so all issues and impacts relating to Junction 47 are appropriately addressed.	3189 (NYCC)	
Agree site is suitable being near major rail and road links.	182	
Support policy as sustainable economic growth in district is crucial for developing Harrogate's economy. Inward investment particularly in key sectors such as financial and professional services should be encouraged, as should a range of business sites and premises including mixed use and undeveloped areas in built up area of Harrogate.	4038	The Plan seeks the retention of key employment sites and the provision of new sites: these will provide a portfolio of sites to accommodate growth sectors in the district.
Masham has a large tourist economy and it is important that this is maintained and enhanced.	2476	Noted. The Local Plan policies would be supportive of such development.
Support identification of Station Parade and agreed can contribute to vitality of town centre and role as attractive to location for business. To facilitate these roles consider these principles need to be reflected better within town centre policies, particularly EC5 and HP1.	2477	Comments noted, however, the implementation of these policies in respect of Station Parade are supported by the adopted Harrogate Town Centre Masterplan. As this provides more detail on proposals for the future redevelopment of this area it is not considered necessary to amplify Policies EC5 or HP1.
Policy refers to low carbon – this should engender renewable energy and distribution and wholesale; does low carbon include the renewable industry.	1506, 2179	Low carbon refers to businesses whose products and services help to reduce carbon emissions.
Development of renewable energy industry has been omitted.	648, 759, 871	
Encouraging growth of wholesale and distribution industry could be detrimental to carbon emissions and air quality unless electric or hydrogen fuelled haulage was stipulated.	648, 759, 871	The council does not under the planning regime have the ability to require such measures.
Redevelopment of Harrogate station and electrification of line would be welcome to enhance rail transport.	648	Noted.
<b>Justification</b>		
<b>Para 3.48 &amp; 3.49</b>		
Welcome proposed development which will enhance an important part of town and exploit connectivity to York and Leeds linking into future improvements to rail line.	3190 (NYCC)	Noted.
Agree need better train service including electrification of line, integration of cycling/walking facilities for onward travel within town.	760, 1352, 2180	Noted.
Electrification of Leeds/York line is overdue but unsure how ties in with development of Station Parade.	13	Improved connectivity will assist in making the site more attractive to developers and redevelopment of the site more viable.
Does this remove possible source of increased housing, housing in town centres possibly above retail premises should be encouraged.	1766	As part of a mixed use development at Station Parade there is the potential for residential development at upper floors.

## 6 Harrogate District Growth Strategy

Policy GS5: Supporting the District's Economy		
Comment	Comment Ref	HBC Response
Agree Station Parade offers opportunity to provide modern office facilities and seeking to progress refurbishment works	2429	Noted.
<b>Para 3.51</b>		
Maintaining visitor and rural economy is critical to future economic health of District.	1622, 3191 (NYCC)	Noted.
Visitor economy will be put at risk if principal access route (A59) is congested.	1115	Traffic modelling work has been undertaken to inform the development of the Local Plan growth strategy and the allocation of specific sites. This indicates that with mitigation traffic generated from development of the site can be accommodated.
Would be useful for Plan to identify key drivers in rural economy and in particular visitor destinations such as WHS. Not only direct local employer but also indirect significant benefits for local economy associated with WHS as major visitor destination.	1622 (National Trust)	Agree that some additional wording could be added as suggested.  <b>Amend paragraph 3.52 to read:</b>  <b>Tourism is important to the rural areas of the district. This reflects the area's attractive countryside, including the Nidderdale AONB, historic market towns and villages and range of tourist attractions, including the Fountains Abbey and Studley Royal World Heritage Site. Tourism investment and visitor spending makes a significant contribution to the local economy, creating employment opportunities and assisting in attracting investment. Opportunities that sustain and enhance tourism will be supported in principle.</b>
Natural landscape has great potential to develop outdoor recreation and creation of safe traffic free cycleways which would benefit both visitors and local people. Success of the Nidderdale Greenway in attracting visitors is model that should be replicated and encouraged to bring tourism to the rural areas and build on the success of the Tour de France and other events.	1353	Noted. Such proposals would be supported by the Plan's Economy and Transport policies.
<b>Paras 3.53 to 3.55</b>		
Acknowledge supporting justification.	2885 (Yorkshire Agricultural Society)	Noted.
The rural and landscape character will be significantly impacted by housing developments unsupported by Nidderdale's actual needs.	414	There is a need to provide for some housing growth in the AONB to meet the housing needs of local communities and the Publication Local Plan will include a separate policy on the AONB; this will clarify the approach to new development within the AONB.

Table 6.7 Policy GS5: Supporting the District's Economy

## GS6: Sustainable Development

### Summary of comments

- 6.17** There were 46 responses about Policy GS6 and the reasoned justification from 39 different respondents. The majority of responses supported the inclusion of the Policy, recognising that the wording was not only in line with the NPPF but also the Planning Inspectorate's model policy on sustainable development. One respondent felt, however, that as it repeated national policy there was no necessity for the Policy and it should be deleted. Several respondents expressed the view the Policy should feature more prominently in the document to ensure that that decision makers are aware of the council's approach to sustainable development and will adopt a proactive approach when considering future planning applications, as advocated by national policy.

## Harrogate District Growth Strategy 6

Policy GS6: Sustainable Development		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support, wording reflects model policy and in line with NPPF.	2512, 2585, 2599, 2610, 3028, 3083, 3135, 3355, 3394, 3432, 3470, 3827, 4270, 4623, 4671, 4700, 4748, 4783, 4820, 4858, 5478, 5503, 5544	Noted.
Support policy and welcome position that will work pro-actively to find solutions so proposals can be approved wherever possible.	5574	Noted.
Pleased to see presumption in favour of sustainable development will underpin all future decisions taken by Council.	2671 (Environment Agency)	Noted.
Object to location of policy towards end of second chapter. It should be set at start to ensure decision makers are aware of Council's agenda and will adopt proactive approach.	3522, 3664, 5686	The Local Plan should be read as a whole and the order of policies in a section should not be taken to imply any precedence or priority.
Acknowledges wording has been drafted to reflect that within NPPF, particularly paragraph 14. Support in principle but raise strong objections to insertion of text 'unless material considerations indicate otherwise', as imposes greater tests than set out in the NPPF. Paragraph 14 simply states 'approving development proposals that accord with the development plan without delay'.	3522, 3664, 5599	The wording of draft Policy GS6 reflects the principle of sustainable development running through the NPPF and adopts the Planning Inspectorate's model wording.  The wording of NPPF paragraph 14 is subject to a footnote, which states 'unless material considerations indicate otherwise' and this is reflected in the policy wording.
Second paragraph onwards should be re-worded/deleted to remove what appears to be a revised 'presumption in favour'.	601	The Housing White Paper (February 2017) confirmed the Government's commitment to sustainable development and the thrust of the NPPF wording on sustainable development.
Policy repeats national policy and does not add locally specific criteria. Therefore unnecessary and should be deleted. Should Government make changes to the NPPF, the policy would become obsolete.	2429	Policy GS6 is, therefore, considered to be worded appropriately and does not require amendment.
Support policy but supporting text should recognise housing has fundamental role to play in sustainability of villages. Will make contribution to meeting overall housing targets and should be recognised as key component of overall growth strategy and in encouraging sustainable development more generally.  Villages referred to include Cowthorpe, Tockwith, Killinghall	2586, 4151, 5456	The role of sites in these settlements is covered in the reasoned justification for Policy GS2.
Support Policy but supporting text should recognise sustainable sites within sustainable settlements will make contribution to meeting overall housing targets and should be recognised as key component of overall growth strategy and in encouraging sustainable development more generally.  Sites referred to include Windsor House, Harrogate and Kings Mead, Ripon	4022, 4040	The NPPF requires the council to significantly boost the supply of housing by ensuring that the Local Plan meets in full the objectively assessed need (OAN) for housing. Since publication of the draft Local Plan the OAN has been revised upwards. To meet the increased housing requirement over the plan period, additional site allocations have been identified including the site at Kings Mead, Ripon.
'Sustainable development' has no definitive definition. Using term is implying meaning that simply does not exist and should not be used.	1116	There is a widely accepted definition of sustainable development (set out in NPPF), which is reflected in Policy GS6. This is, therefore, the most appropriate definition to use in a planning document.
Sustainability needs to be seen in total energy/resource terms. Definition here is not the sort of sustainability that will give Harrogate a long term future.	872	
Interpretation of what is considered to be sustainable needs re-valuating in light of urgent need to decarbonise economy.	649, 761	

## 6 Harrogate District Growth Strategy

Policy GS6: Sustainable Development		
Comment	Comment Ref	HBC Response
Welcome policy, particularly restricting development within designated sites but should note development outside can effect integrity, function or setting.	2727 (Natural England)	Noted.
<b>Justification</b>		
<b>Para 3.56</b>		
Evidence shows planning departments have hands tied, contractors can appeal and planning decisions over ruled by government.	296	Comments noted. However, the planning system operates on the basis that applicant have the right of appeal against local authority planning decisions.
<b>Para 3.57</b>		
Development should be restricted to Source Protection Zones and request this is added to bullet point list.	2672 (Environment Agency)	The list is taken from footnote 9 of the NPPF. As such it would be inappropriate to include additional matters.
Special Landscape Areas should be included in areas to be protected.	1767	
States development should be restricted in AONBs but plan fails to comply with this, just because land is available does not mean development justified.	415	The Publication Local Plan will include a separate policy on the AONB; this will clarify the approach to new development within the AONB.
<b>Para 3.59</b>		
Should be amended to read 'development that accords with the policies within this plan considered as a whole will be approved without delay'.	5574	Comments noted. However, it is not considered that the suggested amendments will add anything.
Draft Local Plan should reflect position assessing sustainability of a development proposal there is a 'spectrum of sustainability' and it is a 'multi-faceted concept'.	5574	

Table 6.8 Policy GS6: Sustainable Development

## GS7: Health and Wellbeing

### Summary of comments

- 6.18** There were 32 comments about the Policy from 27 different respondents. The majority of these were on behalf of landowners promoting particular sites through the Local Plan process.
- 6.19** The responses made were predominately in support of the Policy although several respondents whilst not objecting to the Policy in principle did have some concerns about specific criteria and suggested alternate wording.
- 6.20** Two respondents expressed the view that the Policy should be deleted as it repeated policies elsewhere in the Plan or covered matters that were the subject of other regulatory processes. A minority of respondents expressed views that the rest of the Plan did not follow through on the aims of this Policy.

Policy GS7: Health and Wellbeing		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Principle and overall aims of policy supported.	1355, 1512, 3031, 3085, 3524, 3357, 3665, 3828, 4042, 4672, 4861, 5479, 5604, 5575	Noted.
Welcome policy as concurs with NPPF paragraph 75. In particular welcome points A, G and I which are specifically aimed at improving health and wellbeing and access to nature and countryside.	2278 (Natural England)	Noted.

## Harrogate District Growth Strategy 6

Policy GS7: Health and Wellbeing		
Comment	Comment Ref	HBC Response
Statements A, B and E are particularly important to reduce carbon emissions.	762, 873	Noted.
Support policy and confirm that site promoting will enable benefits to be realised.	2477, 2513, 2642	Noted.
Whilst support principles of Policy, concerned allocations in Plan do not themselves meet with the Policy criteria. Policy encourages facilitation of movement on foot and cycle but number of sites proposed for allocation in Harrogate are some distance from town centre and would be too far to walk or cycle: the SA says these sites perform badly in terms of accessibility and require significant mitigation.	602, 1117	The accessibility of a site is only one of a number of factors that needs to be weighed up in determining whether a site is suitable for allocation.
Policy repeats other policies in Plan, covers matters covered by Building Regulations. It is unnecessary and should be deleted.	1168 (Harrogate Civic Society), 2430	As a strategic policy it highlights that the Council is committed to improving health and wellbeing outcomes for its local residents and how new development can contribute to achieving this. It does not impose any requirements on developers over and above those set out in the related policies.
Criteria B and C do not directly relate to the evidence referred to in the justification text and repeat policies elsewhere in Plan dedicated to dealing with these matters. Criteria should be removed as not directly linked to the policy aims and, therefore, ineffective to determine policy.	3524, 3665, 5604	Access to good housing and employment opportunities can have an impact on wellbeing and therefore in the context of the policy it is appropriate for reference to be made.
Criteria C relates to employment in accessible locations but text does not explain or give reference to what is considered accessible or standards to be met.	5604	Accessible refers to locations that can be accessed by means other than the private car.
As plan supports provision of workspace in rural area important wording of Plan is consistent. Wording of criteria C should be changed (or footnote added) to 'creating opportunities for employment in accessible locations or in accordance with other policies in the Plan e.g. EC3	5575	As Policy EC3 is already cross referenced (in the related policies box) no further reference is considered to be required.
No reference is made to air quality as one of the factors which have influence on people's health and wellbeing.  Replace Criteria C with 'Creating opportunities for development in accessible locations to reduce reliance on private motorised transport and promote more active forms of transport' and add reference to air quality at end of paragraph 3.66.	3712 (City of York), 3714	Agree but that it should perhaps be in context of a wider reference to pollution.  <b>Add new Criteria J: 'Alleviate risk from unhealthy and polluted environments such as air and noise pollution and water and land contamination.'</b>  <b>In related policies box add: Policy NE1: Air Quality, Policy NE2: Water Quality, Policy NE9: Unstable and Contaminated Land</b>
Criteria E covers matters dealt with by Building Regulations and should be deleted from the policy.	3524, 3665, 5679	Building Regulations only set a minimum required standard in respect of energy efficiency. The Council's Sustainable Design policy encourages lower energy use through both passive design measures and energy efficiency. In this context the criterion is appropriate.
Criteria F refers to ensuring high levels of amenity so policy should refer to Residential Design Guide (1999) or any subsequent document so developers are aware of development standards.	3524, 3665, 5681	The Design Guide is not considered to be relevant in the context of this Policy.
Criteria I which addresses Green Infrastructure and rights of way should also refer to Policy NE5: Green Infrastructure.	2386	As Policy NE5 is already cross referenced (in the related policies box) no further reference is considered to be required.
Policy fails to mention except in justification importance of health care facilities. Addition of new and retention of existing facilities should be included in policy.	2386	The provision of new facilities is covered by Policy TI4 and this is referenced in the related policies box.
Who decides homes are in right location; subjective view that Plan makes 'appropriate' provision of housing or 'improved' access to services.	297, 1119	Noted.

## 6 Harrogate District Growth Strategy

Policy GS7: Health and Wellbeing		
Comment	Comment Ref	HBC Response
Overloading small villages with hundreds of homes will not improve health and wellbeing.	1217	Noted.
Extremely difficult for new developments to meet Criteria A as existing foot and cycle provision are poor; need for improved cycle infrastructure.	104, 1358	Noted.

**Table 6.9 Policy GS7: Health and Wellbeing**



## 7 Economy

### Summary of comments

Economy General Comments		
Comment	Comment Ref	HBC Response
Pleased at recognition rural areas account for quarter of economy but important to note rural economy is far more broad than simply supply chain to retail and catering sectors.	5576	Noted.
No recognition of substantial economic benefits that can be delivered through house building industry at local level through creation of jobs, contributions towards infrastructure, resources for public services e.g. additional council tax payments.	3778, 5606	This could apply to any local authority area within the country and, as such, would not add anything locally specific to the Plan.
As 2014 Retail Study did not look at leisure requirements including hotel provision, no understanding of hotel requirement and considered Local Plan is unsound. Local Plan should make allocations for suitable hotel and leisure accommodation in accordance with NPPF para 23.	4855, 4867	The policies of the Plan provide a positive framework to enable sites for such uses to come forward without the need for specific site allocations.
Local Plan should include policy to encourage residential and office use of upper floors as set out in Ripon City Plan.	835 (Ripon City Plan team)	A specific Local Plan policy is not considered necessary as such proposals could come forward where they comply with relevant Local Plan policies.

Table 7.1 Economy General Comments

## EC1: Protection and Enhancement of Existing Employment Areas

### Summary of comments

**7.1** There were 18 responses to Policy EC1 and its reasoned justification, the majority of which referred to specific sites. These responses:

- Sought to have additional sites listed as key employment sites because of the type and/or quality of employment space provided;
- Sought to have the inclusion of listed sites removed because the aspirations for development of the site was wider than just employment uses or the site was not an existing employment site or currently in employment use; and
- Suggested that the reference to allocated sites should also include those mixed use allocations where an element of employment land was to be provided.

**7.2** One respondent felt that it was inappropriate to seek to constrain the redevelopment of sites where they were no longer suitable for employment use and another respondent expressed the view that to avoid an unequal distribution of employment across the district, the provision of employment for B use classes should not be limited to those sites identified in the Policy.

**7.3** Two respondents questioned the council's commitment to such a policy given existing employment sites in the district are being developed or are subject of planning applications for residential development.

Policy EC1: Protection and Enhancement of Existing Employment Areas		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Plan should recognise need to accommodate key sectors and should provide for some flexibility in terms of accommodating growth in office provision if required in future.	3192 (NYCC)	The Policy needs to be read in conjunction with Policy GS5 which identifies the key sectors. The preferred employment allocations are considered to be suitable for office development.

## 7 Economy

Policy EC1: Protection and Enhancement of Existing Employment Areas		
Comment	Comment Ref	HBC Response
Local Plan should not seek to constrain uses within employment areas or consideration of sites and premises for alternative uses where no longer suitable for employment. Important PD rights are also recognised.	2887 (Yorkshire Agricultural Society), 3433, 5546	Noted. However, the Policy criteria provide for the viability of the continuing use of a site for employment to be considered.
Provision of employment for B use classes should not be limited to those sites identified in the Policy as results in unequal distribution of employment within B classes across district and prevents economic growth on sites that would present ideal opportunity for sustainable development that improves local economy.	1898	Employment provision is not confined to the sites identified in this policy. The Plan's economic policies as a whole seek to support the development of new employment floorspace across the district including in the rural area.
Oakwood Park Business Centre should be identified in Policy. One of only five rural business parks in North Yorkshire to have super-fast fibre optic internet connection attracting number of IT businesses and finance and communication firms. Evidence from EDU suggests there continues to be a shortage of high quality serviced office space of the type provided at Oakdale Park across district. Other than Cardale Park, EC1 does not include sites tailored to a niche of technology based businesses in high quality serviced offices.	1845	The development of existing employment sites such as these would be supported by Policy EC2 and indeed planning permissions have been granted for the extension of the Oakwood Park Business Centre and for the extension/replacement of units at the Follifoot Ridge Business Park.
Follifoot Ridge Business Park should be identified in Policy to ensure it is afforded the support needed to continue to offer good quality employment space in District. Developed site that provides business space and employment opportunities to the south of Harrogate. Given shortfall in employment sites and available business units across the District imperative existing sites are supported.	2876	
Site H16 should be added to those sites listed in EC1. In absence of policy for employment sites within settlement limits similar to EC2, all the more important for Policy EC1 to cover and protect opportunities for the expansion of urban employment sites.	4966	Site H16 is listed in Policy EC1.
Major tourist and leisure facilities such as Ridding Park should be acknowledged and designated as result of major benefits to employment, local economy, supply chain, inward investment and visitor economy.	2981	Noted, the role of tourist and leisure facilities in the local economy are covered by Policies EC6 and EC7.
Object to restriction of site H28 (land of Wetherby Road, Harrogate) to B uses or future changes of use to non-B uses. Expectation that site will come forward for mix of employment and other uses to support Society's broader aims and complement uses and activities on Showground.	2887	The HEDNA has assessed this site as being a commercially attractive location and as such the council consider it appropriate that it is identified for B uses. Other uses would be considered on their merits against the criteria set out in the policy.
Support identification of New York Mills as key employment site	1877 (Hartwith cum Winsley PC)	Noted.
Support identification of FX4.	1169 (Harrogate Civic Society), 2514	The Employment Land Review (ELR) (2015) assessed the employment potential of the Flaxby site and, compared to other sites assessed, it scored highly. The more recent HEDNA has reiterated that the site is in a commercially attractive location. The site provides an excellent opportunity for a high quality mixed B Use Class Business Park and given its size has the potential to provide a major inward investment site to serve the Harrogate district.  Since publication of the draft Local Plan, outline planning permission (subject to completion of a S106 Agreement) has been granted for a business park on this site.
Site FX4 should be removed as it is not an appropriate location for an industrial/business park.	1120	
Policy refers to and lists 'Key Employment Sites' which should continue to be occupied by employment uses. Policy includes Manse Farm, Knaresborough but it is not currently in employment use or an existing	2431	It is recognised that the site is not in employment use but it does have planning permission for a mixed use development, including an area for employment use.

Policy EC1: Protection and Enhancement of Existing Employment Areas		
Comment	Comment Ref	HBC Response
employment site. It should therefore be removed from the policy.		<b>Add footnote to Policy EC1 against Manse Farm, Knaresborough to read: 'This would relate to that part of the site with planning permission for employment'.</b>
Former Gas Board site on Skipton Road should be identified for employment. North of Harrogate is currently poorly served with employment facilities and re-designation of the site as employment land would help to rectify a deficiency.	2377	By virtue of its previous use the site is classed as being an employment site and, therefore, covered by Policy EC1.
Policy does not list mixed use allocations that would provide employment land.	1169 (Harrogate Civic Society)	Agree that to be consistent the preferred mixed use allocations should also be referred to.  <b>Under 17th bullet point add the mixed use sites allocated under Policy DM3 with a note to clarify that the Policy only applies to that part of the allocated site to be developed for employment uses.</b>
Ripon City Plan identifies employment sites not included in the Local Plan. These play important role in economy of City and should be explicitly included in Local Plan.	820 (Ripon City Plan team)	There is no necessity for site allocations included in a Neighbourhood Plan to be also included in a Local Plan.
Site H16 has been refused planning permission for housing. Query if expanding new business onto site is similarly going to be considered unsuitable.	22	The site has been assessed as being suitable for employment use. The previous planning application for housing and an all weather sports pitch was refused on the grounds of the visual impact of the proposed artificial grass pitch (which would not be relevant to employment development) and air quality, which is capable of mitigation with the implementation of appropriate measures.
Parish Council support possibility of new commercial enterprise in village (Tockwith) but type and size of businesses approved should be carefully considered.	99 (Tockwith with Wilstrop PC)	Noted. In light of updated employment land evidence, site TW2 has been deleted as an employment allocation from the Publication Local Plan.
<b>Justification</b>		
<b>Para 4.1</b>		
All of the Dunlopillo site should be redevelopment for employment.	1769	oted, however, the site has the benefit of an outline planning permission for a mixed use development.
Given ambitions for employment sites why is existing site (BT site on St Georges Road) being redeveloped for housing.	1563	The redevelopment of existing employment land and premises would be resisted. However, it has to be recognised that some sites/premises may no longer be suited to modern business needs and that it may be more appropriate for them to be redeveloped for a beneficial use than remain vacant.

Table 7.2 Policy EC1: Protection and Enhancement of Existing Employment Areas

## EC2: Expansion of Existing Businesses

### Summary of comments

**7.4** There were eight responses to Policy EC2. Three offered support to the policy with the remainder seeking clarification/amendments regarding the policy wording particularly around support for tourism businesses and the diversification of existing businesses. A definition of the term 'open countryside' was requested (this respondent also made the same comment to other policies that refer to open countryside).

## 7 Economy

Policy EC2: Expansion of Existing Businesses		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support policy.	2327 (Historic England), 2478, 3193 (NYCC)	Noted.
As business, whose business is to provide premises to other organisations, would welcome explicit reference in Policy or justification that Policy provisions relate equally to them, in the same way as they do to other rural based businesses who seek to expand.	1846	The policy would apply equally to business centres and indeed planning permission has been granted for extensions to such premises. As such, a reference as sought is not considered necessary.
Policy should be amended to make clear where it will take effect. In absence of definition term 'open countryside' is open to interpretation.	2983	Paragraph 4.12 clarifies that countryside is the area outside of defined development limits. However, as it is a term that is used throughout the Plan it is agreed that it would be helpful to include a Glossary definition.  <b>In the Glossary add 'Open Countryside: the area outside of defined development limits'</b>
Policy should also facilitate and support business expansion proposals that can be accommodated within curtilage of existing business premises.	2983	Such proposals would be supported, subject to meeting the requirements of relevant Plan policies.
Policy needs to include reference to tourism businesses and visitor attractions. RHS Garden Harlow Carr is a business and should be afforded the same positive consideration as B uses.	1608	As the Policy is not restricted to B class uses it is unnecessary to refer specifically to tourism or leisure uses.
<b>Criterion A</b> should be amended. As currently drafted would require link to operational need rather than business opportunity, This is negative rather than enabling approach and directly in conflict with NPPF para 28 and inconsistent with justification set out in para 4.12. Should be amended to: 'There is a proven need for such development in terms of the sustainable growth or expansion of the business and the development and diversification of agricultural or other land based rural businesses'.	5577	Agree that expansion of businesses may not always be for operational reasons and the policy should recognise this.  <b>In Criterion A replace 'in terms of operational requirements of the business' with 'in terms of business opportunity or operational requirements'</b>
Policy should be reworded to take account of advice in NPPF para 28 and include reference to opportunities to diversify existing businesses in open countryside.	4862	

Table 7.3 Policy EC2: Expansion of Existing Businesses

## EC3: Employment Development in the Countryside

### Summary of comments

- 7.5** There were 24 responses to Policy EC3 and its reasoned justification. A number of respondents were concerned that for proposals to have to meet all the policy criteria was overly restrictive and might hinder development coming forward. One respondent considered that Criterion A was too restrictive in focusing on farm diversification rather than also including other land based businesses and a further respondent felt that by restricting development to small scale sites adjacent to a rural settlement this limited the opportunity for sites in the A1(M) corridor that could take advantage of access to the strategic road network from coming forward and supporting the rural economy.

Policy E3: Employment Development in the Countryside		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support policy.	2328, 2479 (Historic England)	Noted.

Policy E3: Employment Development in the Countryside		
Comment	Comment Ref	HBC Response
Should be appropriate recognition of and provision for maintaining special qualities of AONB.	3194 (NYCC)	The Publication Local Plan will include a separate policy on the AONB; this will clarify the approach to new development within the AONB.
<b>Criterion A</b> should be reworded as focus on farm diversification is too restrictive. NPPF refers to 'agricultural and other land based businesses' which is better phrase as includes wide range of enterprises that have strong connections with the land and place in which they are sited.	5579	Agree that wording should be amended to refer to other land based businesses.  <b>In Criterion Ai replace 'farm diversification' with 'farm or other land-based business diversification'.</b>
Criterion A is too limiting and fails to provide for effective and efficient re-use of previously developed or farm sites. Often far more effective to re-develop a site to provide new buildings. Criteria C and D should also be amended for this reason.	5579	The criteria as drafted would not exclude the redevelopment of sites.
<b>Criterion G</b> should be amended as NPPF does not seek to prevent harm and specifically recognises need for a balance to be struck between harm and public benefits.	5579	As made clear in the NPPF there are three dimensions to sustainable development and supporting economic growth should not be at the expense of unacceptable environmental impacts. As such, it is wholly appropriate for proposals to meet all of the criteria.
Determinative factor for development outside settlement limits should be their sustainability measured against policies in the NPPF not against arbitrary scale of development.	5579	
Vitally important that Local Plan recognises value of prosperous and viable rural community and supports thriving rural economy and countryside. While policy is generally supportive of this, first part of policy should be reworded to refer to 'one or more' of the criteria being satisfied rather than all of them. Important policy tests are proportionate to scale of proposed use.	2890 (Yorkshire Agricultural Society), 3395, 3434, 4625, 4701, 4749, 4821, 5504, 5547	
Policy should be amended to provide positive support for existing businesses to expand and develop beyond present operations - as opposed to the policy being limited to expansion of existing activities.	4520, 4546	Policy EC2 covers the expansion of existing businesses.
Modern farming methods often necessitate buildings on a larger scale and would hope planning applications would be looked upon objectively enabling the business to grow and improve it's long term viability. Agricultural buildings often in poor state of repair requiring extensive works to bring back into use. Hope such cases would be looked at on individual merits as preserving such buildings helps preserve the rural landscape.	5429 (NFU)	The policy would not apply to new buildings required for agricultural purposes.
First part of policy should be amended to make clear where it will take effect. In absence of definition term 'open countryside' is open to interpretation.	2984	It is proposed to add a Glossary definition of 'open countryside'.
New development in the countryside should not be restricted to small scale sites adjacent to rural settlements. Number of potential sites within the A1(M) corridor suited to employment use but which are not adjacent to rural settlements. For a site to meet all the criteria set out in policy, it will severely impact the supply of land available and place further restrictions on economic growth in rural areas.	1899	The Local Plan makes adequate provision to meet employment land requirements over the plan period. The location of the majority of sites within the A1(M) corridor would not be consistent with the Local Plan growth strategy.
Policy should also facilitate and support business expansion proposals that can be accommodated within curtilage of existing business premises.	2984	Such proposals would be supported, subject to meeting the requirements of relevant Plan policies.
Provision should be made for renewable energy generation which is more likely to require a rural or semi-rural location.	650, 763, 874, 2184	Policy CC3: Renewable Energy provides an appropriate framework for considering such proposals.
Re-use and adaptation of existing buildings is to be encouraged. Must be emphasised farm diversification outside of development limits should be small-scale.	1171 (Harrogate Civic Society)	The Policy criteria seek to ensure that proposals would be appropriate to a countryside location.

## 7 Economy

Policy E3: Employment Development in the Countryside		
Comment	Comment Ref	HBC Response
<b>Justification</b>		
<b>Para 4.16</b>		
Closure of employment sites demonstrates a complete failure to sustain and grow economic growth in Nidderdale. Less jobs in the area means fewer houses, not more, are needed.	420	There is a need to provide for some housing growth in the AONB to meet the housing needs of local communities and the Publication Local Plan will include a separate policy on the AONB; this will clarify the approach to new development within the AONB.

Table 7.4 Policy EC3: Employment Development in the Countryside

## EC4: Farm Diversification

### Summary of comments

**7.6** There were 16 responses to Policy EC4 many of which raised the same issues as under Policy EC3, namely being overly restrictive in having to meet all the criteria and the focus on farm diversification. Responses suggested amendments to the criteria wording in order to remove the focus from farm based diversification, to more closely to align with the wording of the NPPF or to clarify how a particular criterion would be applied.

Policy EC4: Farm Diversification		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support policy.	2480	Noted.
Important ability of rural area to thrive is not hampered by overly restrictive Local Plan. While policy is generally supportive of this, policy should be reworded to refer to 'one or more' of the criteria being satisfied rather than all of them. Important policy tests are proportionate to scale of proposed use.	2891 (Yorkshire Agricultural Society), 3396, 4627, 4702, 5505, 5548	As made clear in the NPPF there are three dimensions to sustainable development and supporting economic growth should not be at the expense of unacceptable environmental impacts. As such, it is wholly appropriate for proposals to meet all of the criteria.
Focus of Policy on farm diversification is too narrow and inconsistent with introductory wording which refers to 'farm diversification and other land based enterprises'. Both Policy and justification text should be amended to refer to 'development and diversification of land based enterprises'.	5580	Agree that the wording should be amended to refer to other land based businesses.  <b>In Policy EC4 and its reasoned justification amend wording to refer to land based businesses as appropriate.</b>
<b>Criterion A</b> should be removed, it is not relevant or necessary.	5580	Agree that Criterion A is unnecessary as it is more appropriately reflected in Criterion E.
Criterion A needs to be amended. Farming should represent core rural economic activity rather than be dominant enterprise as could be misconstrued as meaning cannot derive most of income from diversification which many farm businesses are having to now do.	366, 1900	<b>Delete Criterion A.</b>
<b>Criterion B</b> should be amended to read 'The development will not cause significant or unacceptable harm to the character and appearance of the landscape.'	5580	Agree suggested amendment to wording would provide clarity.  <b>Amend Criterion B to read: 'The development will not cause significant or unacceptable harm to the character and appearance of the landscape.'</b>
<b>Criterion C</b> should be amended to read 'no significant or substantial effect...'	5580	Agree suggested amendment to wording would provide clarity.
Criterion needs to specify what effect it is seeking to control. A development could have a positive effect	2329 (Historic England)	

Policy EC4: Farm Diversification		
Comment	Comment Ref	HBC Response
upon amenity by removing a non-conforming use or could enhance biodiversity or the significance of a heritage asset. Amend Criterion C to read: "There is no significant adverse impact upon amenity"		<b>Amend Criterion C to read: 'There is no significant adverse impact upon amenity, biodiversity or heritage assets.'</b>
To be robust should also include additional sentence to state '.. or does not have adverse impact on the significance of heritage assets'.	1624 (National Trust)	
<b>Criterion D</b> should be amended to replace the words 'existing farm group' to 'existing group' .	5580	Agree suggested amendment to wording would provide clarity.  <b>In Criterion D replace 'existing farm group' with 'existing group'.</b>
<b>Criterion E</b> should be removed, it provides unnecessary constraint and consequently conflicts with NPPF. If deemed to be important should be reworded so as not to conflict with the Framework and wording 'comprehensive diversification scheme' changed as not easy to understand what this means.	5580	The reasoned justification (paragraph 4.26) explains what is meant by a comprehensive diversification scheme and no amendment is considered necessary.
<b>Criterion G</b> needs to be amended to remove the words 'not generate significant number of unnecessary journeys by private car'. This wording is unnecessary and adds nothing to the overall balancing exercise that would need to be carried out. It conflicts with the objectives and approach of the NPPF that planning policies should support economic growth in rural areas and runs contrary to the acknowledgement that rural development sites should not be subjected to the same standards (in terms of non-car accessibility) as urban sites.	5580	<b>Amend Criterion G to read: 'proposals which generate high levels of visitor traffic or increased public use will only be permitted where they can be easily accessed by public transport, foot and cycle'.</b>
Farm business diversification goes hand-in-hand with requirement to provide additional accommodation for tourists to the area. Conversion of existing farm buildings can often provide range of accommodation types in desirable areas of the district	5430	Noted. This matter is covered under Policy HS6
Believe diversification through the planning system is essential for long-term viability of rural businesses. Appropriate development to farm businesses can both help support wider local economy and also enhance the rural landscape and its character on which tourism and other sectors have been built upon. Through this diversification should come a broader spectrum of job opportunities and a better retention of skills within the local communities.	5428 (NFU)	Noted.
Re-use and adaptation of existing buildings is to be encouraged. Must be emphasised farm diversification outside of development limits should be small-scale.	1172 (Harrogate Civic Society)	The Policy criteria seek to ensure that proposals would be appropriate to a countryside location.

Table 7.5 Policy EC4: Farm Diversification

## EC5: Town and Local Centre Management

### Summary of comments

7.7 There were 13 responses to Policy EC5. These raised a number of issues including:

- The justification for the thresholds above which an impact assessment of a proposal would be required was lacking;
- There was no threshold for development in local centres or the rural area;

## 7 Economy

- The approach to non-A1 uses Secondary Shopping Frontages was not effective and could be detrimental to bringing empty units back into use; and
- Support should be given to the creation of new local centres where these were planned to serve new developments.

Policy EC5: Town and Local Centre Management		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Given changing nature of retailing and changes in way which town centres function hopeful that policy flexibility is sufficient to allow for dynamic approach when future town centre uses considered.	3195 (NYCC)	Noted
Reference to harm within policy should reflect wording of NPPF paragraph 27 which indicates adverse impacts have to be significant before the refusal of planning permission is justified.	1490	<b>'Adversely impact' should be replaced in Criteria Bi and Bii by</b>  <b>'result in a significant adverse'</b> to reflect the provision of NPPF para 27.
Consider Primary Shopping Frontages (PSFs) in Harrogate should be extended to Parliament Street and possible Montpellier Quarter.	1173 (Harrogate Civic Society)	The NPPF defines primary shopping frontages as those likely to include a high proportion of retail uses whereas secondary frontage provides greater opportunities for a diversity of uses such as restaurants which are found in Parliament Street and Montpellier Quarter. It would be inappropriate, therefore, to extend the primary frontage to include these streets.
Criterion iii) of <b>Part B</b> is unnecessary as repeats policy requirements of policies T11 and T13 and should be removed.	2442	The need to ensure proposals do not have an adverse effect on traffic is found in many of the Local Plan policies and is considered necessary.
Criterion iv) unduly restricts the ability for non-A1 operators to locate within Secondary Shopping Frontages (SSFs), running contrary to paragraph 23 of the NPPF. Such an approach could also prevent otherwise vacant retail units within a SSF from being put into active use and has potential to undermine draft Policy GS5 which seeks to achieve sustainable economic growth in the district.	2442	The aim of Part B of this policy is to give some flexibility and allow non-A1 units but only where it would not result in, or add to, a concentration of similar uses which would have a cumulative effect on the vitality and viability of the centre. Criterion iv therefore is necessary to achieve this aim. There is acknowledgement of permitted development changes within the justification to the policy however there are some changes of use not covered by permitted development and some changes such as from A1 to A3 (under 150 sq m) where a prior notification is required where a local planning authority feels there could be an impact on the adequate provision of A1 or the building is located in a key shopping area and there could be an impact on the sustainability of that shopping area.
Criterion iv) also considered to be too-crude a mechanism to be applied across all SSFs and does not allow for the individual form of different frontages to be taken into account. As drafted could simply encourage a series of SSFs comprising two neighbouring non-A1 units, interspersed with 'void' A1 units. On a practical level, such an approach would be very difficult to enforce or control given the ability for A1 units to change to non-A1 uses under permitted development rights,	2442	
Final paragraph of Part B is completely at odds with Part A of the Policy which seeks to encourage A1 shops locating in ground level frontages within PSFs i.e. it could potentially discourage non-A1 units within a PSF from being able to be put back into an A1 use.  Furthermore, given that SSFs form part of the wider Primary Shopping Area such an approach runs contrary to NPPF para 24 which seeks to apply the sequential test only to proposals which are not within the existing centre i.e. the whole Primary Shopping Area, including both PSFs and SSFs.  Should be redrafted so provides more flexible approach to non-A1 uses being located within the SSFs and, in line with paragraph 23 of the NPPF, recognises the value that these uses can provide in helping to reduce vacancies and encourage vitality within such frontages.	2442	This paragraph seeks to make sure that A1 units are not lost to non-A1 uses where there is already vacant non-A1 units available in the key shopping area.



Policy EC5: Town and Local Centre Management		
Comment	Comment Ref	HBC Response
<p>Consider wording of <b>Part C</b> is unduly onerous particularly as retail and other commercial uses will always attract some pass-by trade, regardless of size and intended catchment area. Reference to Primary Shopping Areas (PSAs) at second bullet of part (ii) is incorrect, as the definitions provided in Annex 2 of the NPPF confirms that in-centre for other (i.e. non-retail) main town centre uses comprises sites within the town centre boundary (and not the PSA). As currently drafted, policy could also require application of the sequential approach to proposals within the defined local centres in the district and/or on any sites allocated for retail (or other town centre uses, under Part C (ii)) in the plan.</p> <p>Part C should be reworded to: 'Proposals will be required to demonstrate compliance with the sequential approach where they would not serve a localised need, and would not be in an existing centre or in accordance with an up to date development plan.'</p>	2443	Boroughbridge, Masham and Pateley Bridge have a Primary Shopping Area boundary and the policy states that the sequential approach should apply to this area.
<p>Questionable whether criteria B iv would protect a shopping area as result could be that two thirds of shop premises in a street were in non A1 use. A different means of control than that proposed is necessary and suggest that no more than say a third or 40% of non-retail uses in a street should be the rule.</p>	1173 (Harrogate Civic Society)	The criteria relates to the cumulative effect of non-A1 uses for Secondary Shopping Frontages and Local Centres. This is only one of five criteria under this policy that looks to protect the viability and vitality of the centre. The important element of this criteria is that it restricts the number of non-A1 uses that are located adjacent to each other which a % approach would not achieve.
<p><b>Part D</b> does not set out thresholds for local centres in the district. Could be interpreted as requiring submission of impact assessments in respect of proposals within local centres (where PSAs are not defined). This is contrary to the requirements of NPPF para 26, which only requires such assessments for proposals which would be outside of town centres (a term which also includes district and local centres, as confirmed by Annex 2 of the NPPF) and not in accordance with an up to date development plan.</p>	2444	Local centres are included within the 'all other areas' and have a threshold of 250 sq m.
<p>With exception of Harrogate, thresholds are significantly below default threshold in NPPF. No justification for lower thresholds.</p>	1490	The threshold limits are based on a review of retail planning applications submitted within the District over a 10 year period and contained in 'Retail Impact Test Threshold Evidence' (November 2013).
<p>Taking account of guidance in Planning Practice Guidance, impact assessment thresholds for Knaresborough are too low and there is insufficient justification for such a difference with national thresholds set out in NPPF. Propose thresholds for Knaresborough of 1000sqm convenience and 2000sqm comparison retail.</p>	2444	Criterion D would apply to all locations outside of the development limits of the district's six main settlements.
<p>Policy appears to be silent on retail development in villages. Consider should make some reference to this and clarify how retail proposals within village development limits will be treated. If Criterion D applies to such development then this needs to be confirmed and justification given for floor space trigger of 250sqm.</p>	5581	
<p><b>Part E</b> should also provide support for development of new centres which are necessary to meet needs of planned or approved new residential and employment development.</p>	2445	<p><b>The following should be added to Part E:</b></p> <p><b>'Support will also be given to the development of new centres which are necessary to meet the needs of planned or approved new residential and employment development.'</b></p>
<p>Support <b>Part G</b> which not only encourages greater level of activity in town centre throughout the day but also greater investment in properties.</p>	2330 (Historic England)	Noted.

## 7 Economy

Policy EC5: Town and Local Centre Management		
Comment	Comment Ref	HBC Response
Consider approach of Ripon City Plan is likely to achieve better strategic planning for City centre through more appropriate city centre boundary, identifying a Market Place Quarter, reducing extent and differentiation of protected shopping frontages, reducing threshold for impact assessments.	822 (Ripon City Plan team)	Noted.
<b>Justification</b>		
Para 4.34		
Broadly agree with policy but consider there should be no further Article 4 Directions.	1901	Noted.

Table 7.6 Policy EC5: Town and Local Centre Management

## EC6: Protection and Tourist Facilities

### Summary of comments

- 7.8** There were 10 responses concerning Policy EC6, which generally supported the approach taken.
- 7.9** One respondent thought there should be more emphasis on promoting and encouraging new hotel development and another respondent was concerned that if residential property prices rose dramatically the criteria could incentivise operators to deliberately run down their business.

Policy EC6: Protection of Tourist Facilities		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support	1175 (Harrogate Civic Society)	Noted.
Support policy as important the significant contribution tourism makes to rural economy is recognised.	2481	Noted.
The health of the visitor economy is not predicated on number of guest rooms available but the quality of the overall product including accommodation, catering entertainment and the wider environment. Policy does carry a risk that should residential property prices increase dramatically hotel / guest house owners are potentially incentivised to run down their business with a view to demonstrating lack of viability and be granted a change of use.	3196 (NYCC)	Although there is a risk, it is important to protect the larger hotels that provide valuable visitor accommodation and support the visitor economy. Without the policy, there is no protection for this accommodation at any level if residential property prices increase.
Policy should be expanded to not only protect existing tourist and hotel facilities, but also positively encourage hotel development through inclusion of wording which states hotel development will be permitted provided there are no significant adverse impacts which would outweigh the benefits of the proposal. Such a policy would negate the need for a hotel need assessment as part of the evidence base.	4865	This policy is about protecting tourist facilities including hotels. Policy GS5: Supporting the District's Economy looks to maintain and enhance the district's visitor economy so it is not necessary to include wording in this policy to specifically encourage hotels.
Tourism makes significant contribution to the economy of the District so important viability and continued economic success of existing tourist attractions are not threatened by inappropriate non-tourist related developments in their vicinity which might reduce their attractiveness to visitors.	2331 (Historic England)	Noted.
Should be policy to enhance tourist facilities.	1772	Policy EC7: Sustainable Rural Tourism encourages the development of new, or extension of existing tourist and leisure attraction or visitor accommodation in the

Policy EC6: Protection of Tourist Facilities		
Comment	Comment Ref	HBC Response
		countryside as advised by the NPPF. It is not necessary therefore to have enhancement in another policy.
'Public benefits' should be clearly defined in supporting text.	1610	The public benefits would be specific to the proposal, area etc so would be difficult to define.
Tourism sectors plays an important role in the economy of the Ripon but Policy will have little positive effect in Ripon, owing to the size of local hotels. Accordingly, the draft Ripon City Plan proposes an identical policy but with a lower threshold of 10 rather than 20 as proposed in the Local Plan.	823 (Ripon City Plan team)	The Visitor Accommodation Study justifies the level of 20. At the current time, there is no adopted Neighbourhood Plan for Ripon and therefore it would be inappropriate to lower the threshold.
Development proposed in rural villages and AONB will be detrimental to tourism in the area.	416, 1228	The Publication Draft version of the Local Plan will include a separate policy on the AONB; this will clarify the approach to new development within the AONB.

Table 7.7 Policy EC6: Protection of Tourist Facilities

## EC7: Sustainable Rural Tourism

### Summary of comments

**7.10** There were 13 responses about Policy EC7. Whilst there was support for the approach, several respondents considered that the policy was not as supportive of development in rural areas as set out in the NPPF. Accordingly, amendments to the criteria were sought to more closely align the wording with the NPPF. One respondent felt that tourism in non-rural areas should be covered by the policy.

Policy EC7: Sustainable Rural Tourism		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support policy.	1625 (National Trust), 1176 (Harrogate Civic Society), 2482, 4866	Noted.
Welcome reference to conservation and enjoyment of publicly accessible natural and cultural heritage assets as begins to demonstrate how plan values economic value of natural environment.	2729 (Natural England)	Noted.
Policy should recognise potential to develop low impact sustainable tourism products that can be developed without long term detriment to the environment.	3197 (NYCC)	Noted. The policy seeks to ensure that proposals minimise environmental impacts.
<b>Criterion A</b> should be removed as there is no basis in the NPPF to support approach to sequential testing for leisure and tourism facilities. Indeed NPPF para 25 specifically exempts small scale rural development from sequential testing. If reference to location is to be made should be consistent with wording in the third bullet of NPPF para 28.	5582	Agree that the criterion wording should be amended.  <b>Amend wording of Criterion A to: 'It can be demonstrated that proposals for new attractions or accommodation require a rural location and cannot be accommodated elsewhere.'</b>
Criterion is an overly restrictive and inflexible approach and given support to economic growth in rural areas by NPPF. Should be deleted or reworded to: 'It can be demonstrated that proposals will serve a need specific to the rural location in which they are proposed, including the need to support existing tourism businesses, and thereby will support sustainable rural tourism and benefit business in rural areas.'	1602	<b>Delete paragraph 4.49.</b>
<b>Criterion B</b> should be amended as inconsistent with NPPF to seek to exclude any and all harm. Should read 'and causes no significant or unacceptable harm to the district's built and natural environment'.	5582	Agree that amendments would provide clarity and also consistency of wording with similar criteria in other policies.

## 7 Economy

Policy EC7: Sustainable Rural Tourism		
Comment	Comment Ref	HBC Response
NPPF makes distinction between built, natural and historic environment. For consistency and to make clear 'high-quality environment' being sought refers to the historic environment as well, Criterion should be framed in a similar language.	2332 (Historic England)	<b>Amend Criterion B to read: 'The scale, layout and design of development is appropriate to its location and there is no significant adverse impact on the district's built, natural or historic environment.'</b>
<b>Criterion E</b> should be removed as suggests any proposal must be different to or better than that which already exists in an undefined 'area'. There is no basis for this constraint to sustainable development in the NPPF.	5582	Seeking to widen and increase the quality of the district's tourism offer to support the local economy is considered to be a justified approach. As such, the wording of criterion E is considered to be appropriate.
<b>Criterion F</b> should be amended to read 'help to enhance or maintain local services'. There is no basis in NPPF that development should only be considered to be sustainable when it can help to 'protect' local services and facilities.	5582	Agree that the criterion wording should be amended.  <b>Amend Criterion F to read: '... and help to enhance or maintain local services.'</b>
<b>Criterion G</b> should be amended to be consistent with the NPPF para 32. It should be changed to read 'would not generate levels of traffic or use which would result in residual cumulative impacts to the transport network and road safety that are severe.'	5582	It is considered that the the suggested amendment does not add anything to the Policy and the criterion as worded is appropriate.
Reference to a 'comprehensive farm diversification scheme' should be amended to reflect wider land based activities.	5582	Agree that wording of penultimate paragraph should be amended to refer to other land based businesses.  <b>Amend wording of penultimate paragraph to read: '... form part of comprehensive farm diversification or land based business scheme ...'</b>
Wording in final paragraph should be amended as requirement that new sites should be accessible to existing local services and facilities is an unnecessary constraint which will prevent sustainable development in some parts of the district. Should be amended to read: 'In addition to the above criteria, proposals for caravan, holiday chalets and camping development (either new or extensions to existing sites) should be well served. Provision of facilities on site should meet the needs of customers of the site and should not adversely affect existing local services and facilities'.	5582	It is important that tourism related development takes place in a sustainable manner with accessible local services and wherever possible enhances access by non-car modes.
What is meant by 'open countryside' should be clarified to apply to proposals outside development limits.	2986	It is proposed to add a Glossary definition of 'open countryside'
JAC supports small-scale sustainable tourism development in the AONB that does not cause harm to the landscape. Such development should be innovative and not simply duplicate existing provision.	2029 (AONB JAC)	Noted.
Policy only relates to 'rural tourism' and requires it to be 'sustainable'. Policies EC2 and EC3 make no such requirements of 'business'. Tourism facilities in non - rural locations are overlooked by Policy. Inclusion of RHS Garden Harlow Carr within Harrogate development limits would address this anomaly, or a rewording of the text of this Policy to allow a broader application.	1609	The policy reflects the NPPF which refers to sustainable rural tourism. Proposals in other locations would be considered against Policy EC2.
<b>Justification</b>		
<b>Para 4.51</b>		
Should be greater emphasis in providing facilities to encourage and develop no-car visitors.	1360	Paragraph 4.51 emphasises making best use of public transport availability and encouraging non-car travel.
Development proposed in rural villages and AONB will be detrimental to tourism in the area.	417	The Publication Local Plan will include a separate policy on the AONB; this will clarify the approach to new development within the AONB.

Table 7.8 Policy EC7: Sustainable Rural Tourism

## 8 Housing

### Summary of comments

- 8.1** Several respondents repeated comments regarding the efficiency of the housing stock, both new build and existing and one respondent thought the Plan needed to actively encourage the conversion of larger properties when they became available through downsizing.

Key Facts		
Comment	Comment Ref	HBC Response
The demographic information provided does not include any assessment of how many older people's properties will be released. Should be strategy to encourage conversion of larger houses to smaller units.	1702	There is no figure available of how many households may downsize and a cautious view needs to be taken about the willingness of households to move to smaller homes. Whilst some of these houses maybe suitable for conversion there is a need to maintain larger homes to provide family homes.
Should be requirement for all new build homes to attain low carbon emissions standards, while mentioned in the Climate Change section it needs to be evident here too. Also the requirement for all existing housing stock to be upgraded in insulation and heat recycling.	651, 765, 875, 888, 1524	Amendments to Policy CC4 are being proposed to address the comments made regarding new build. The council's plan for improving home energy efficiency in the existing housing stock is set out in its Home Energy Conservation Act Progress Report and Action Plan 2017-2019.

Table 8.1 Key Facts

## HS1: Housing Mix and Density

### Summary of comments

- 8.2** There were 97 comments to Policy HS1 from 49 respondents. Not surprisingly the majority of these were from house builders and/or promoters of specific development sites.
- 8.3** In respect of housing mix, a number of respondents were particularly concerned that a blanket approach was being applied and reliance on the SHMA, as it is only a snapshot in time, was not effective in assessing the housing needs of different locations across the district or how those needs might change over time.
- 8.4** Respondents also expressed concern that there was insufficient evidence to demonstrate that requiring a proportion of homes to be adaptable was justified, particularly in respect of how much of the existing housing stock might be capable of being adapted. Several respondents, whilst not objecting to this element of the policy, considered that there should be recognition that not all sites might be suitable for such provision.
- 8.5** There were opposing views expressed in respect of the density requirements set out in the policy. Whilst several respondents welcomed the flexibility provided a number of other respondents considered that as drafted it was more of a blanket approach and not sufficiently clear as to how detrimental impacts should be demonstrated.

Policy HS1: Housing Mix and Density		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Should be flexibility built in within this policy in respect of C2 retirement living with care schemes with regard to the housing mix and density which enables such matters to be negotiated on a case by case basis. C2 retirement living with care schemes often need to include communal recreational areas and facilities that typical C3 market housing developments do not need to include on site and therefore may not be able to	4043	Noted. However, it is considered that there is a degree of flexibility provided to address the circumstances outlined.

## 8 Housing

Policy HS1: Housing Mix and Density		
Comment	Comment Ref	HBC Response
achieve a density in line with 30-50 dwellings per hectare in Harrogate.		
<b>Housing Mix</b>		
Housing mix needs not detailed in the 2016 SHMA Update Report therefore not evident how the update to the OAN and affordable housing need has impacted the housing mix needs within the district.	5665	<p>Since publication of the draft Local Plan, the council has undertaken an updated assessment of the district's OAN and affordable housing requirement (through the HEDNA). This has identified five sub areas across the district and includes an analysis of the need for different types and sizes of property at this sub area level. Policy HS1 and the reasoned justification in the Publication Local Plan will be updated to reflect the findings of the HEDNA.</p> <p><b>Update supporting text to Policy HS1 to reflect findings of HEDNA on type and size of property required.</b></p>
Contrary to NPPF para 50 SHMA does not assess particular locations and instead focuses on a district wide need so evidence is not effective in assessing the particular housing mix needs of the district	1902, 1976, 2615, 2620, 2643, 2697 (HBF), 2866, 2915, 3033, 3087, 3359, 3398, 3435, 3471, 3526, 3779, 3829, 4075, 4123, 4272, 4390, 4512, 4555, 4567, 4577, 4593, 4629, 4673, 4703, 4750, 4786, 4822, 5506, 5550, 5665, 6035, 6041	
As policy still cross refers to the SHMA recommendations, risk negotiations on housing mix will continue to be protracted given the very low 4+bed market home target set out in the SHMA. Suggest Council carefully consider whether that target is realistic and helpful.	3735	
Rationale that demand for 4+ beds can be met by existing stock e.g. older households downsizing, but lack of transparency within the SHMA as to how the rate of demand for large family homes corresponds to the rate at which housing stock will be released through downsizing.	3735	
SHMA should be recognised as representing particular moment in time.	1976, 2697 (HBF), 3033, 3087, 3359, 3398, 3435, 3471, 3829, 4272, 4629, 4673, 4703, 4750, 4786, 4822, 5506, 5480, 5550	
Within the SHMA has been no opportunity for the housebuilding industry's knowledge or experience of the local housing market to be taken into account when considering the issue of housing mix.	3735	
Wording suggests applicant has to provide the assessments highlighted in the draft policy text if the mix does not comply with SHMA. This puts onerous requirement on applicants and is therefore unjustified and ineffective.	2697 (HBF), 3526, 3779, 5665	It might be expected that information on housing need may be derived from a number of sources, for example the evidence base work for Neighbourhood Plans. Where developers propose a mix of housing that does not respond to identified needs then they will be expected to provide evidence to justify this.
Need is for 2/3 bed terrace or semi-detached houses not high value, large detached homes.	1178 (Harrogate Civic Society), 2626, 4848	Noted.
<b>Adaptable Homes</b>		
No evidence to support 10% requirement.	3779, 5668	<p>The evidence to support the inclusion of this requirement in the draft Local Plan formed part of the Housing Background Paper, which was published at the same time as the Local Plan. An updated assessment of the need to require accessible and adaptable homes has been undertaken as part of the HEDNA.</p> <p><b>Amend paragraph 5.7 to reflect updated evidence contained in the HEDNA regarding the requirement for adaptable and accessible homes.</b></p>
No indication of where these homes should be located. Should be located in sustainable areas where they can be within easy access of public transport and services to ensure they are fully accessible to those older people.	3528, 3779, 5551, 5668	It is accepted that it may not be practical or feasible to incorporate adaptable homes on every site.

## Housing 8

Policy HS1: Housing Mix and Density		
Comment	Comment Ref	HBC Response
Flexibility needs to be included to take account of type and location of housing provided and needs of various groups. Flexibility should include an assessment as to whether accessible/ adaptable homes are appropriate on a certain site.	1976, 2698 (HBF), 4273	<b>In Policy HS1 amend third paragraph to read: ' .... and adaptable homes where feasible and viable.'</b>  <b>At end of paragraph 5.7 add: 'In some new developments it may not be practical or feasible to incorporate step free access to dwellings, for example to address flood risk issues, and this will be taken into consideration when determining planning applications.'</b>
Policy and evidence base should ascertain ability to adapt existing housing stock to suitable standards.	3036, 3088, 3137, 3399, 3437, 3472, 3830, 4630, 4674, 4704, 4751, 4787, 4824, 5481, 5508, 5551	There is little information available on the accessibility and adaptability of the existing housing stock. The updated evidence in the HEDNA indicates that the number of older people in the district is expected to increase substantially over the plan period and that there will be an increase in the number of older people with mobility problems. This suggests the demand for accessible and adaptable homes will increase over the plan period. Given this, it is considered appropriate that a proportion of all new housing should be built to the optional standards.
<b>Density</b>		
Support policy as it ensures density of housing required on sites will adequately contribute to the district's housing need while still taking into account an area's local character and amenity. Given Masham's distinctive rural character, considered development at less than 30dph would be appropriate and in keeping with the local area.	2483	Noted.
Supportive of inclusion of caveat as there will be sites which merit lower densities due to site specifics. Final decisions on scheme density should be considered on a site by site basis.	603, 1976, 4275	Noted.
Welcome flexibility but should take pragmatic approach and applicants should not need to provide onerous evidence.	3529, 3779, 5671	It is expected that demonstration of compliance with this policy would form part of any design statement or similar.
Support recognition reduced density is acceptable where can be demonstrated higher densities would be detrimental to the character or amenity of the location. Suggest application of policy may be improved if the wording amended to read 'where it can be demonstrated that development at higher densities will be detrimental or relate poorly to the character and amenity of the location.'	5583	Agree that suggested amendment would aid clarity.  <b>Amend final paragraph of Policy HS1 to read: 'Where it can be demonstrated that development at these densities will be detrimental or relate poorly to the character and amenity of the location ..... '</b>
Seeking net densities of 30 dph across District appears to be a blanket policy with no finesse for local characteristic and good design principles. Requirement for demonstrating variations to the policy does not suggest how evidence of detriment etc should be provided.	2515, 3038, 3089, 3138, 3360, 3400, 3438, 3473, 3742, 3832, 4077, 4124, 4513, 4556, 4631, 4675, 4705, 4752, 4788, 4825, 5482, 5509, 5552	As drafted the policy provides for lower density proposals to come forward where this can be justified.
First sentence of the penultimate paragraph should be deleted as it would be expected applicant would be required to demonstrate that the built density of the development is appropriate, taking into account the specific characteristics of the site and its location.	2433, 3945	Noted, however, it is considered appropriate for the Local Plan to provide an indication of the density that could be achieved, subject to the caveats in the final paragraph of the policy.
Ripon City Plan contains approach in relation to developing a windfall housing priority area within a short distance of the City Centre. Approach to the type, mix and density of new market homes is to propose that a higher density of development should be sought in this location.	824 (Ripon City Plan team)	Noted.
<b>Justification</b>		

## 8 Housing

Policy HS1: Housing Mix and Density		
Comment	Comment Ref	HBC Response
<b>Para 5.2</b>		
Sustainable communities should include sustainable transport options and access and seek to minimise impact on road congestion.	1364	The Local Plan seeks (through Policy T11) to work with partners to deliver sustainable transport proposals as part of new development.
<b>Para 5.4 and 5.5</b>		
As SHMA will be reviewed and updated throughout plan period specific reference to the conclusions of the current SHMA should be deleted in order to prevent the supporting text from becoming obsolete.	2434, 3951	Noted. However, the updated assessment of housing requirements (through the HEDNA) represents the most up to date information available.
<b>Para 5.5</b>		
Can figures in SHMA be corroborated. Would like to see how figures have been achieved.	1755	The methodology for the preparation of the housing development need assessment follows the approach prescribed by Government in the Planning Practice Guidance.
Should consider having mixed aged communities.	1865, 1866	Comments noted. Strategic sites offer the opportunity to incorporate a wider range of accommodation to suit the needs of all age groups.
<b>Para 5.7</b>		
Plan seems to view demographic of ageing population as problem but release of older people's properties could be opportunity to redesign larger homes to provide smaller units.	1703	Noted.

Table 8.2 Policy HS1: Housing Mix and Density

## HS2: Affordable Housing and Starter Homes

### Summary of comments

- 8.6** There were 65 comments to the Policy from 62 respondents. The majority of respondents were house builders or those promoting specific sites for development.
- 8.7** There was recognition of the need to provide affordable housing and support for most aspects of the policy. However, a number of respondents questioned the application of a threshold of 40% affordable housing on the grounds that the underlying viability assessment evidence indicated that a variety of percentage thresholds, dependant on location, could be justified.

Policy HS2: Affordable Housing and Starter Homes		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Aware affordable housing requirement figure has reduced from previous SHMA's yet the affordable housing requirement has remained at 40%. Does not take into consideration up to date evidence. 40% requirement is now weaker and requires further justification.	2616, 2867, 3530, 3743, 3784, 4391, 4568, 4578, 4594, 5734, 6036, 6042	Since publication of the draft Local Plan, the council has undertaken an updated assessment of the district's OAN and affordable housing requirement. The Whole Plan Viability assessment has also been updated and will take account of the HEDNA affordable housing requirement assessment. Policy HS2 in the Publication Local Plan will be amended to reflect this updated evidence.
Object to requirement as blanket approach. From Whole Plan Viability Assessment. clear that a variety of percentage thresholds dependant on location in the district could be applied to implement affordable housing. A threshold approach based on location and justifiable evidence would be a more constructive tool than a blanket approach which would require the provision of Development Appraisals for most schemes.	1903, 2484, 2699 (HBF), 2916, 3040, 3090, 3141, 3361, 3401, 3439, 3474, 3530, 3784, 3833, 4277, 4632, 4706, 4676, 4753, 4790, 4827, 5511, 5553, 5483, 5734	<b>Update Policy HS2 and supporting text to reflect findings of HEDNA and updated Whole Plan Viability assessment.</b>



Policy HS2: Affordable Housing and Starter Homes		
Comment	Comment Ref	HBC Response
Policy wording welcomed as it provides flexibility to bring sites forward where there are viability issues or where there is no identified need for affordable housing.	2517, 2587, 3551, 3560, 3569, 3589, 3642, 3658, 3668, 3863, 4023, 4044, 4152, 5458, 5535	Noted.
Need to recognise that viability is an important factor in the delivery of housing sites. Policy should provide element of flexibility and allow for negotiation on the provision subject to the submission of relevant supporting information, such as detailed viability appraisals.	4079, 4125, 4514	Noted. The policy clearly states that the provision of affordable housing will be subject to viability.
Supportive of introduction of Starter Homes within Policy which should be considered to be equivalent to provision of affordable housing and not in addition to it.	4279	The provision of Starter Homes will be in line with the national policy on Starter Homes.
Support reference as to how off-site provision or commuted sums may be acceptable in exceptional circumstances. Provides flexibility for circumstances where may be more appropriate and respond to housing needs in a more effective manner by providing affordable off site.	4277	Noted.
Draft policy is silent as to whether affordable housing will be sought on C2 retirement living with care schemes. Should explicitly define what uses affordable housing will be sought from.	4044	It is proposed to add a note to Policy HS4 to clarify that developments that fall under C2 of the Use Classes Order will not be subject to the requirement of this Policy.
Should ensure each development site provides a level of affordable and starter homes which are appropriate to the market and where there is a demonstrable current shortfall in provision.	2645	Affordable housing provision will be sought on all qualifying sites in line with the requirements of the Policy.
Need to ensure affordable homes/starter homes are built to Passivhaus standards not only because of climate change but also to make the homes affordable to heat etc.	652, 767, 2190	Noted. Similar comments were made in respect of policies in the Climate Change section of the Plan and amendments to these policies are proposed to address the issues raised.
Policy should include 'Starter Homes' and 'Private Shared Ownership' dwellings to provide for those who might not fit within strict affordable housing criteria.	1903	In the Housing White Paper (February 2017) the government proposed broadening the definition of affordable housing contained in the NPPF, and on which Policy HS2 is based, to also include starter homes.
Wording should be altered to provide for small site exception sites.	1903	Rural exception sites could come forward under Policy GS3.
Higher number of affordable homes should be built as there are a number of families in insecure rented properties.	1867	Comments noted. However, there is a need to ensure that the amount of affordable housing provision sought on development sites is not set at a level that would make development unviable.
Policy in Core Strategy required affordable housing contribution from all housing developments. This should be reinstated.	1179 (Harrogate Civic Society)	The thresholds at which affordable housing can be sought are derived from a Written Ministerial Statement of 28 November 2014. This has been held by the Courts to amend national planning policy, with which Local Plans must be consistent..
To achieve affordable homes requirement per annum, greater number of housing sites need to be allocated; otherwise closer to 50% affordable would need to be provided on sites which are unlikely to be viable.	604	The assessment of the affordable housing requirement in the HEDNA concluded that there was not any strong evidence of a need to consider additional housing to help meet the affordable need.
Clear Harrogate has failed to provide sufficient affordable homes but cannot find how HBC going to deal with this issue.	555	The delivery of affordable homes is partly dependant on housing delivery generally, which in line with house building nationally has seen a slow down in recent years. The approach to affordable housing delivery is set out in Policy HS2.
Need to ensure affordable housing is not lost by being sold on at market prices.	383	Affordable housing would be subject to provisions for it to remain at an affordable price for future eligible households.
Who decides what affordable means, what is considered affordable housing.	299	The Local Plan adopts the definition of affordable housing set out in the NPPF.

## 8 Housing

Policy HS2: Affordable Housing and Starter Homes		
Comment	Comment Ref	HBC Response
Clear need for truly affordable housing.	888	Noted.
<b>Justification</b>		
<b>Para 5.15</b>		
Allocated housing site in Staveley should have some affordable housing.	1937	All allocated housing sites will be required to make provision for affordable housing in line with Policy HS2.
To meet targets should consider self build housing.	1863	Whilst self build housing can meet a particular housing need unless it met the definition of affordable housing set out in the NPPF it cannot be counted towards meeting the affordable housing target.
<b>Para 5.21</b>		
Support approach regarding sub-division of sites.	1179 (Harrogate Civic Society)	Noted.
<b>Para 5.22</b>		
Helps clarify what is meant by pepper potting. Consider that up to 12 affordable homes can be grouped without compromising policy aims.	1977	Noted.
<b>Para 5.24</b>		
Broadly agree as in line with national policy.	1904	Noted.

Table 8.3 Policy HS2: Affordable Housing and Starter Homes

### HS3: Self and Custom Build Housing

#### Summary of comments

**8.8** There were 45 comments to Policy HS3 from 43 respondents. The majority of respondents were house builders or those promoting specific sites for development.

**8.9** A number of respondents thought that there was not sufficient evidence of demand to justify the level of provision being sought. However, the majority of responses raised questions about how the policy would be operated, including:

- How consistency of design across the site would be achieved;
- Whether self build units contributed to any affordable housing requirement;
- How plots would be valued and marketed; and
- As homes are intended to meet custom needs of plot owner should they be subject to space standard requirements.

**8.10** Respondents were also concerned that the provision of self build plots on smaller sites could impact on the viability of these schemes, although one respondent felt that the policy did not address the requirement for single plots or sites providing a small number of plots.

Policy HS3: Self Build and Custom Housing		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
No justification for 5% requirement, Evidence seems clear that low demand yet policy does not reflect this.	162, 1905, 1973, 2617, 2700 (HBF), 2868, 3042, 3091, 3139, 3362, 3402, 3441, 3475, 3531, 3785, 3834, 4392, 4569, 4595, 4633, 4678, 4707, 4754,	As of 31 March 2017 there were 130 households on the Council's Self Build register. The Self-build and Custom Housebuilding (time for Compliance and Fees) Regulations 2016 state that the time allowed for an authority to comply with the duty to give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and

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Policy HS3: Self Build and Custom Housing		
Comment	Comment Ref	HBC Response
	4791, 4828, 5484, 5512, 5554, 5735, 6037, 6043	<p>custom housebuilding in the authority's area arising in each base period is three years from the beginning of each base period.</p> <p>Draft policy HS3 requires developers to supply at least 5% of dwelling plots for sale to self-builders, subject to appropriate demand being identified. Demand will be evidenced by entries on the self-build register - if there is no demand shown on the Council's register then no plots will need to be provided. As this is a new area of policy, with the Council only having been required to monitor demand for one year, there is no historic data available in relation to levels of demand for self build plots within the district. It is, however, considered that, given the current level of demand shown on the Council's register, the draft policy requirement for 5% of dwelling plots on sites to be provided for self build is necessary to allow the Council to fulfil its duty to give permission for enough serviced plots to meet demand. This requirement will not fully meet demand on the register alone but it is anticipated that individual sites for self build will come forward within the plan area independently.</p> <p>Further guidance from the government on self build is expected and the Council will assess the need to publish additional local guidance/supplementary planning guidance. Given the current level of demand identified, however, the Council considers the requirement for 5% of plots to be self build to be justified.</p>
Not clear how this policy will be implemented in its present form. Assume that on schemes of up to 39 units, one self or custom build plot will be provided with an additional plot for every twenty units thereafter.	2700 (HBF), 3042, 3091, 3139, 3362, 3402, 3441, 3475, 3834, 4633, 4678, 4707, 4754, 4791, 4828, 5484, 5512, 5554	Comments noted
Variation in thresholds between Ripon City Plan and Local Plan needs to be considered. Consider that two years rather than one year is a more appropriate time frame to gain the co-operation of house builders and that this should only apply to larger developments and threshold should be 40 units and above rather than the 20 units and above as currently proposed.	825 (Ripon City Plan team)	There is no evidence to justify there being a variation in the thresholds between Ripon and the rest of the district. It is unclear what is meant by the suggestion that 'two years rather than one year is a more appropriate time frame to gain the co-operation of house builders'. Within the amended policy a higher threshold will be proposed.
Should be element of flexibility built in to allow for negotiation over self-build plots on the basis of viability to ensure that site delivery is not delayed or prevented from coming forward.	4280	Draft Policy HS3 states that the council will have regard to viability considerations and site specific circumstances.
Policy too prescriptive and takes no account of site specific circumstances or market conditions. Would be better to express as aspiration about certain proportion of site being provided as self build plots rather than minimum requirement.	5584	Draft Policy HS3 states that the council will have regard to viability considerations and site specific circumstances. The Local Authority has a duty to provide enough plots to meet demand within a prescribed time period - the Self-build and Custom Housebuilding (time for Compliance and Fees) Regulations 2016 state that the time allowed for an authority to comply with the duty to give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period is three years from the beginning of each base period. As such it is necessary to have a policy requirement, in order to ensure that the Local Authority can fulfil its statutory duty. A figure which states aspiration rather than a policy requirement will not provide certainty with regards to the supply of plots to meet demand.
Policy should take account of site specific circumstances e.g. on sites where very high quality design is proposed, careful consideration needs to be given to whether self build properties would be appropriate.	606	Draft Policy HS3 states that 'In determining the nature and scale of any provision, the council will have regard to viability considerations and site specific circumstances'.

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Policy HS3: Self Build and Custom Housing		
Comment	Comment Ref	HBC Response
Seek further explanation and justification on how self-build plots are valued and marketed.	162, 2617, 2868, 4392, 4569, 4595, 6037, 6043	It will be the responsibility of landowners to consider how self build plots should be valued and marketed. It is anticipated that plots will be valued at full market price to prospective purchasers.
Seek further explanation and justification on how if marketing is unsuccessful would sell the property on after 12 months, when the rest of the development is underway/complete.	162, 2617, 2868, 4392, 4569, 4595, 6037, 6043	Site owners/developers will be responsible for determining the most appropriate route for delivery of self build plots which have been marketed for 12 months without being purchased.
Seek further explanation and justification on whether the 40% affordable housing requirement exclude self-build plots.	162, 2617, 2868, 4392, 4569, 4595, 6037, 6043	The Affordable housing requirement will be applied across the total number of dwellings to be delivered on site.
Schemes generally built out in accordance with an approved construction management plan agreed with the LPA. Requiring self-built plots to be delivered alongside these developments may result in all manner of logistical and strategic difficulties, and may impact adversely on the amenity of residents, as well as the deliverability of the scheme.	2435, 3531, 3785, 3952, 5735	Experience in Vanguard authorities around the country suggests that the difficulties outlined can be overcome. The Council will assess the need to publish additional local guidance/supplementary planning guidance to deal with some of the practical issues around delivery.
Those wishing to build self-builds will not wish to be constrained by factors such as design codes, which are often imposed on larger development schemes, and this is likely to limit the interest in such plots.	3531, 3785, 5735	Self build plots will be subject to the same Local Plan policies as other residential development. The need for the use of design codes will be considered further.
Policy does not provide clarity on design of self build units and need for this to fit in terms of materials and design within overall scheme.	1973, 5584	Self build plots will be subject to the same Local Plan policies as other residential development. The need for the use of design codes will be considered further.
Need to impose far shorter starting requirement on a self builder to ensure new residents on surrounding plots are not subject to a build period which is over and above that which may reasonably be expected by the purchaser of a new house on a developing building site. Equally, same controls on daily build and delivery times for the main site will need to be applied; unreasonable for existing residents adjacent the developing site as well as new residents on the site to experience material supply and building works at hours different to the main site.	1973	Planning permissions for self build will expire in line with standard arrangements for planning approval. The Council will look into whether other methods of ensuring that developments come forward in a timely manners are required.
Policy should have mechanism to ensure quality of plots offered for self build are representative of all those on offer.	2178	All plots will be required to be suitable for residential development. Plots will be sold at market value.
Question for how long self build properties must be occupied by applicants	1181 (Harrogate Civic Society)	Self build plots are to be sold at market value with no restrictions on how long occupants must remain within properties built.
Third paragraph of Policy is essential if plots not to be left vacant indefinitely	2700 (HBF)	Noted.
Should instead seek to identify land specifically promoted for self/custom build purposes. Combined with additional evidence regarding the level of demand, enable an accurate and evidence-based approach that ensures sites for self and custom build housing are allocated in the right areas and for the right numbers.	3531, 3785, 5735	It is considered that the policy approach promoted is the most appropriate mechanism for meeting the duty to provide sufficient plots to meet demand on the register at the current time.
No legislative or policy basis for 20 dwelling threshold and this requirement should be deleted.	2435, 3952	The policy has been prepared in order to meet the duty to provide self build plots, as set out within National Policy and Legislation.
No national policy on the provision of these types of accommodation on individual sites.	4557	Local Authorities have a duty to provide self build plots in line with the Self and Custom House Building Act 2016. Paragraphs 50 and 159 of the NPPF provide National Policy in relation to the provision of self build plots. National Planning Practice Guidance states that relevant authorities should consider developing policies in their Local Plan for self-build and custom housebuilding.

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Policy HS3: Self Build and Custom Housing		
Comment	Comment Ref	HBC Response
Significant difficulties in providing such plots on sites as small as 20 units. Uncertainty of delivery on such sites will significantly impact on cash flow and viability and deliverability of such sites.	4557	Self build plots are to be sold at Market value. Once sold, delivery of properties on self build plots will be the responsibility of the plot purchaser. The threshold for provision is to be changed to 500 dwellings.
Policy fails to address requirement for individual or smaller numbers of plots.	1905	The draft policy will support applications for individual/other self build sites, stating that 'Proposals for self build and custom build housing, to be occupied as homes by those individuals, will be supported by the council where they are in conformity with all other relevant local and national policies'. It is anticipated that self build plots will continue to come forward as windfalls.
Question whether requirement should be higher?		Draft policy HS3 requires developers to supply at least 5% of dwelling plots for sale to self-builders, subject to appropriate demand being identified. Demand will be evidenced by entries on the self-build register - if there is no demand shown on the Council's register then no plots will need to be provided. As this is a new area of policy, with the Council only having been required to monitor demand for one year, there is no historic data available in relation to levels of demand for self build plots within the district. It is, however, considered that, given the current level of demand shown on the Council's register, the draft policy requirement for 5% of dwelling plots on sites to be provided for self build is necessary to allow the Council to fulfil its duty to give permission for enough serviced plots to meet demand. This requirement will not fully meet demand on the register alone but it is anticipated that individual sites for self build will come forward within the plan area independently.
Pleased to see inclusion of Policy, to many people self build housing is only truly affordable housing available.	1370	Noted.
From own evidence demand for self build is there.	1332	Noted.
<b>Justification</b>		
<b>Para 5.29</b>		
What is situation if dwelling is only partially built out within 3 years.	1181 (Harrogate Civic Society)	The Local Planning Authority has powers to issue a completion notice.
Would modest self-build dwellings be regarded as affordable and considered to contribute to the 40% affordable housing requirement. If the normal conditions of affordable housing or starter homes, as in draft policy HS2, are not complied with, then obviously they won't. There is the possibility that some could/would and others could/would not meet the requirements.	1181 (Harrogate Civic Society)	Modest Self Build homes would not be regarded as meeting the definition of affordable housing. Homes that do not meet the definition of affordable housing, as set out within the NPPF 2012, may not be considered as affordable housing for planning purposes.
By very nature self built plots meet only the needs of the owner of the plot, who has purchased that plot in order to build a custom home specific to their needs. As such, seems unduly onerous for plot to be subject to space standards or housing mix considerations.	2436, 3955	Whilst it is acknowledged that self-build homes will be built to meet the aspirations of the self builder, these properties will over time be sold on to future occupiers - it is necessary to apply relevant Local Plan policies in order to ensure that the housing provided can meet the needs of current and future occupiers and is developed to appropriate standards.

Table 8.4 Policy HS3: Self Build and Custom Housing

## HS4: Older People's Specialist Housing

### Summary of comments

- 8.11** There were 30 responses to Policy HS4 from 30 respondents, which generally supported the policy approach. One respondent felt the policy should be more detailed in respect of the provision of such accommodation and another respondent suggested that the policy

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should also seek to protect existing facilities from redevelopment. There was also a request for clarification that affordable housing provision would not be sought on schemes which fell within Use Class C2.

Policy HS4: Older People's Specialist Housing		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
With ageing population appropriate Plan recognises need to provide appropriate accommodation.	130, 1954, 3043, 3140, 3363, 3405, 3442, 3476, 3746, 3835, 4045, 4634, 4677, 4708, 4755, 4792, 4829, 5485, 5513, 5555, 5585	Noted.
<p>Support inclusion of policy but does not go far enough in terms of providing a positive framework to ensure provision of this type of accommodation.</p> <p>Should include a specific policy in relation to the provision of specialist accommodation for older people. Wording suggested:</p> <p>'The provision of purpose built and/or specialist accommodation with care for older people in sustainable locations will be supported in Main Settlements and Local Service Centres. Schemes should also be considered in other sustainable settlements where there is a proven need. Apartments should be restricted for occupation by only those with care needs, include minimum compulsory care packages, should also include age restrictions and an extensive range of communal facilities.</p> <p>Schemes are expected to be promoted in partnership with an on site 24/7 care provider to safeguard the delivery of care and support to residents.</p> <p>Such schemes fall wholly within the auspices of C2 use, meet an otherwise unmet need for specialist accommodation for older people, deliver care and communal facilities and will not therefore be required to contribute towards affordable housing.'</p>	4281	It is considered that the Policy as drafted, provides an appropriate approach and level of detail.
Further clarity should be provided with regards to contributions sought from C2 retirement living with care schemes. Draft policy states ' <i>where developments fall within Use Class C3 affordable housing will be required in accordance with policy HS2</i> ', and whilst may be self-explanatory would encourage explicate statement that affordable housing contributions will not be sought from C2 schemes. The Council is encouraged to define what it constitutes as C2 and C3 development in line with the Town and Country Planning (Use Classes) Order 1987 with regard to Use Classes.	4045	<p>For the avoidance of doubt it is agreed that a note should be added.</p> <p><b>Add Policy footnote to read 'Accommodation falling within Use Class C2 (Residential Institutions) of the Use Classes Order are not subject to affordable housing provisions'</b></p>
For clarity last sentence should be amended to read: 'Where developments fall within Use Class C3 affordable housing will be required in accordance with Policy HS2: Affordable Housing and Starter Homes in its entirety.'	2437, 3957	The amendment sought is inappropriate as such developments would be subject to the same viability considerations as general housing.
Policy should be extended to protect existing facilities from change of use and submission of evidence to support reasons for such a change.	2387	The retention of such facilities is covered by Policy HP8.
Role of park homes in providing housing suited to needs of elderly should be recognised in policy and planned for by allocating suitable sites.	1954	It is considered unnecessary to specifically refer to park homes in the policy.

Policy HS4: Older People's Specialist Housing		
Comment	Comment Ref	HBC Response
Consideration needs to be taken of where this accommodation will be provided and necessary design standards. Only most sustainable locations should be developed to ensure in close proximity to local amenities.	1906	Noted. The policy is clear that such accommodation should be provided in locations accessible by public transport or within walking distance of facilities.
Requirement that proposals should contribute to meeting an identified need cannot be justified and should be deleted from the policy. Demographic profile of the District indicates an ageing population so specialist housing to meet the particular needs of older people is required. Criteria in policy superfluous and unnecessary.	1504	The criteria is considered necessary to ensure that the accommodation provided meets the needs identified by, for example, North Yorkshire County Council.

Table 8.5 Policy HS4: Older People's Specialist Housing

## HS5: Space Standards

### Summary of comments

**8.12** There were 35 responses to Policy HS5 from 32 respondents, the majority of whom were house builders and/or promoters of specific development sites. There was more opposition than support for this policy with respondents being concerned that:

- The available evidence did not justify the introduction of space standards;
- The approach did not take account of variations in market conditions, site constraints or deliverability across the district; and
- There would be a consequent impact on development densities and number of dwellings delivered.

**8.13** Two respondents expressed the view that the policy should not apply to specialist accommodation such as that for older people as the level of occupancy does not fit with that of general needs housing which the space standards were designed to apply to.

**8.14** In the Housing White Paper (February 2017), the Government announced that it would review the use of minimum space standards to ensure greater local housing choice and that the needs and aspirations of a wide range of households was being met. The White Paper did not indicate when this review would take place but any outcomes from this will need to be taken into account in progressing this policy into the Publication Local Plan.

Policy HS5: Space Standards		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support policy.	1777	Noted.
Object to district wide blanket approach. If policy retained then flexible approach required to take account of other different market conditions across district, policy considerations, site constraints, deliverability.	131, 2618, 2701, 2871, 3046, 3093, 3364, 3406, 3443, 3478, 3836, 4285, 4393, 4558, 4570, 4597, 4636, 4679, 4756, 4793, 4709, 4830, 5514, 5486, 5556, 6038, 6044	The research undertaken indicated that this issue did not just affect one part of the district. The research was set out in the Housing Background Paper, which was made available when the draft Local Plan was published.
Should recognise need for flexible approach to specialist housing such as homes for older people.	1503	The space standards are national standards set by central government and the council does not have the discretion to amend them.
Meeting requirements of Space Standards is desirable for all forms of accommodation and McCarthy & Stone aligns itself with best practice wherever feasible. Due	131	

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Policy HS5: Space Standards		
Comment	Comment Ref	HBC Response
<p>to nature of specialist accommodation for the elderly, apartments provided predominantly exceed the <i>space standard</i>.</p> <p>However problematic when design standards that have been prepared for 'general needs' housing are imposed on specialist older persons' accommodation e.g. maximum number of residents in any McCarthy &amp; Stone apartment is 2 - but there is no 2 bedroom standard for two persons in the Space Standard. Difficult to see how minimum standards in Space Standards would be applied to specialist housing developments with correspondingly lower occupancy levels. Would appear wholly unreasonable to apply standards for family housing.</p> <p>Specialist providers have a clearer idea of the needs of their residents and a "one size fits all" approach to housing is counter-intuitive. Should Council seek to apply space standards recommend that the standards should not apply to specialist forms of housing.</p>		
<p>PPG requires local authorities to provide justification for applying internal space standard policies. Unaware of such evidence to justify application of policy.</p>	<p>1978, 2438, 2618, 2701 (HBF), 2871, 3046, 3093, 3364, 3406, 3443, 3478, 3836, 3960, 4285, 4393, 4570, 4597, 4636, 4679, 4756, 4793, 4709, 4830, 5514, 5486, 5556, 6038, 6044</p>	<p>The evidence was set out in the Housing Background Paper, which was made available when the draft Local Plan was published.</p>
<p>WPV study acknowledges there is little published data on additional costs of building to these standards. Therefore not considered that this policy could be justified as the viability implications are not known, and it is also considered that these standards could be covered by requirements outside of the remit of planning, such as building regulations.</p>	<p>1978, 3532, 3786, 5595</p>	<p>Planning Practice Guidance is clear that where a local planning authority wishes to require an internal space standard, they can do so only by reference in their Local Plan to the nationally described space standard.</p>
<p>Unaware of evidence that points towards need for space standards. Most recent HBF annual customer satisfaction survey of new home buyers identified 86% of buyers were satisfied with quality of new home and 92% with internal layout.</p>	<p>2701 (HBF)</p>	<p>Noted. However, this does not demonstrate that home buyers are satisfied with the space available.</p>
<p>Runs counter to council's aim of seeking smaller new homes via Policy HS1.</p>	<p>2618, 2871, 4393, 4570, 4597, 6038, 6044</p>	<p>Noted, however, the council consider the use of space standards to be important in delivering quality housing.</p>
<p>Potential issues arising from Policy include:</p> <ul style="list-style-type: none"> <li>● Reduction of housing choice, standard house types might not meet space standards but do provide valuable product for households requiring certain number of bedrooms but unable to afford larger properties</li> <li>● Extra cost implications may be passed to purchaser and not necessarily met by developer</li> <li>● Impact on development density and reduction in number of dwellings delivered on sites</li> <li>● Consequences on housing mix to achieve balance between floorspace, garden and amenity area and other policy ambitions</li> </ul>	<p>1978, 2618, 2701 (HBF), 2871, 3046, 3093, 3364, 3406, 3443, 3478, 3836, 4393, 4570, 4597, 4636, 4679, 4756, 4793, 4709, 4830, 5514, 5486, 5556, 6038, 6044</p>	
<p>As policy repeats national policy it is unnecessary and should be deleted.</p>	<p>2438, 3960</p>	<p>Planning Practice Guidance is clear that where a local planning authority wishes to require an internal space standard, they can do so only by reference in their Local Plan to the nationally described space standard.</p>
<b>Justification</b>		
<b>Para 5.40</b>		



Policy HS5: Space Standards		
Comment	Comment Ref	HBC Response
Also needs to be sufficient outside space for parking cars, bins etc.	300	Comments noted, the council's Residential Design Guide covers these issues.

Table 8.6 Policy HS5: Space Standards

## HS6: Conversion of Rural Buildings for Housing

### Summary of comments

**8.15** There were eight responses to Policy HS6 from 6 respondents with comments being generally supportive. One respondent suggested the policy criteria wording needed to be amended to more closely align with the NPPF.

Policy HS6: Conversion of Rural Buildings to Housing		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Concerned wording as drafted is little too defensive in places. Needs to be consistent with national policy (paragraph 55 of the Framework), which does not seek to place additional constraints on the re-use of existing buildings over and beyond the requirements of the Framework when considered as a whole.	5586	The NPPF also expects local authorities to have clear policies that will guide development proposals locally. As such, the inclusion of the criteria are considered to be wholly appropriate.
Agrees with the rationale for criteria but would ask consideration be given as to whether an amendment or a new criteria is needed to highlight the importance of assessing the significance of a building before an application for conversion is submitted for approval	2030 (AONB JAC)	Policy criterion B seeks to ensure that only buildings worthy of retention fall within the remit of the Policy.
Welcome policy as re-provision of vacant rural buildings to employment use is not always suitable or viable in rural buildings.	2485	Noted.
Support policy as will help ensure conversion takes place in manner which will safeguard the historic landscape and character of the district.	2333 (Historic England)	Noted.
Agree with policy and approach. Will allow delivery of housing in rural areas without need to build on greenfield sites alone. Should also be converted to employment space if location is appropriate to promote economic growth in rural area.	1907	Noted. The conversion of rural buildings to economic uses is covered by Policy EC3.
Support policy. All sources of reasonably predictable housing provision are welcome and should reduce allocations.	182	Noted.
Agree with Policy.	301	Noted.
Criteria D should be amended to read <i>'without causing substantial harm to the historic environment or significant unacceptable harm to the character of the local landscape or its setting'</i> .	5586	It is not considered that the suggested amendments will add anything to the criteria wording as drafted.
Criteria E should be amended to read <i>'no significant residual impact (having taken mitigation into account) ...'</i>	5586	
Criteria F should be amended to read <i>'would not cause any unacceptable harm to valued landscapes or the intrinsic beauty and character of the countryside by way of ...'</i>	5586	
<b>Justification</b>		
<b>Para 5.45</b>		

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Policy HS6: Conversion of Rural Buildings to Housing		
Comment	Comment Ref	HBC Response
Welcome confirmation policy deals with those buildings and circumstances where permitted development rights are not available (paragraph 6.45).	5586	Noted.

Table 8.7 Policy HS6: Conversion of Rural Buildings to Housing

## HS7: Replacement Dwellings in the Countryside

### Summary of comments

**8.16** There were only two responses to Policy HS7 and the issues raised related to specific commentary in the policy reasoned justification.

Policy HS7: Replacement Dwellings in the Countryside		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Welcome policy, often need to replace dwellings when deemed structurally unsafe.	2486	Noted.
<b>Justification</b>		
<b>Para 5.46</b>		
Commentary around redundancy or suitability due to condition is unnecessary and should be deleted. Nothing in NPPF that restricts the replacement of existing dwellings to these circumstances nor is this requirement included in draft Policy.	5587	Agree that this paragraph would benefit from rewording to provide clarity.  <b>Amend paragraph 5.46 to read 'The NPPF (paragraph 55) seeks to avoid new inappropriate isolated dwellings in the countryside. The replacement of dwellings in the countryside will be permitted provided the dwelling to be replaced is not derelict or abandoned its residential use or is a listed building. The possibility of the existing building providing a habitat for protected wildlife should also be considered.'</b>
<b>Para 5.48</b>		
No policy basis for making replacement with contemporary design an exception as suggested by wording and reference should be deleted. NPPF promotes new design and specifically states (paragraph 60) that planning policies should not seek to impose architectural styles or tastes and should not stifle innovation. There is nothing in the policy as drafted which suggests that contemporary design should be exceptional.	5587	Agree that rewording of part of paragraph 5.48 would provide clarity.  <b>Amend last sentence of paragraph 5.48 to read 'The replacement dwelling should reflect local distinctiveness. Exceptions to this may be made where an outstanding or innovative design, appropriate to its local context, is proposed.'</b>

Table 8.8 Policy HS7: Replacement Dwellings in the Countryside

## HS8: Extensions to Dwellings

### Summary of comments

**8.17** There were two responses to Policy HS8, neither of which raised any fundamental issues regarding the policy.

Policy HS8: Extensions to Dwellings		
Comment	Comment Ref	HBC Response
<b>Policy</b>		

Policy HS8: Extensions to Dwellings		
Comment	Comment Ref	HBC Response
Current policy requiring extensions to be subservient to house should be scrapped. It is unnecessary and leads to ridiculous and expensive compromises.	1122	Noted.
Same high standard of low emissions building should be applied to extensions.	768	Noted. However, experience of operating the current requirement for BREEAM has led to the exclusions identified.

Table 8.9 Policy HS8: Extensions to Dwellings

## HS9: Rural Worker's Dwellings

### Summary of comments

- 8.18** There were three responses to Policy HS9 and its reasoned justification which provided support for the policy.

Policy HS9: Rural Worker's Dwellings		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Welcome conditions being placed on occupation of dwelling. What is deemed an 'essential need' should also be interpreted on a case by case basis.	5432 (NFU)	Noted. The reasoned justification makes clear that determining essential need will be on the basis of a functional test.
Support policy as important to recognise often need for rural workers to live permanently at or near place of work.	2487	Noted.
<b>Justification</b>		
<b>Para 5.57</b>		
To avoid harmful proliferation of buildings in open countryside in AONB, essential to ensure applicants provide compelling evidence new buildings are required for agriculture.	2031 (AONB JAC)	All applications will be subject to functional and financial tests.

Table 8.10 Policy HS9: Rural Worker's Dwellings

## HS10: Providing for the Needs of Gypsies and Travellers

### Summary of comments

- 8.19** There were nine responses about Policy HS10 and over 400 objecting to the proposed allocation of a site to the west of the A61, Pannal.
- 8.20** Responses to Policy HS10 were concerned that the evidence underpinning the pitch requirement was out of date and the site selection process was not transparent. Kirk Deighton Parish Council whilst acknowledging the Kirk Deighton area was close to a recognised travellers route expressed the view that it would not be a suitable location for a future site.
- 8.21** The reasons given for objecting to the proposed site at Pannal included: impacts on local infrastructure including schools, the capacity of the local road network to accommodate the traffic generated, adverse impacts on wildlife and the Special Landscape Area, flooding, coalescence of Pannal and Harrogate, the opportunity provided by existing sites had not been explored and the was not on a recognised travellers route.

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Policy HS10: Providing for the Needs of Gypsies and Travellers		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Need to consider not just number of pitches but also adequate space for livestock which accompany travellers.	5433 (NFU)	Noted.
Pleased policy refers to avoiding areas of flood risk, particularly important give vulnerability of caravans to flooding.	2673 (Environment Agency)	Noted.
Support criterion C that development should not materially harm historic environment or landscape character.	2334 (Historic England)	Noted.
No reason to think policy does not accord with national policy but think national policy fails to deliver social cohesion needed and likely to make matters worse over time and beget even more sites. Council should consider implications of national policy and make representations to government for a review of national policy.	2381	Noted.
Do not believe area around Kirk Deighton would be suitable location for site, although appreciate close to A1 which is recognised travellers route. Development would add to traffic issues already experienced on B6164; there are no suitable sites in or around the village, sites adjacent A168 may be suitable but would be distant from village the limited village facilities and not served by public transport; development would have impact on settlement and be out of character with traditional form of development.	1659 (Kirk Deighton PC)	The Gypsy and Traveller Accommodation Assessment (GTAA) (2013) used a number of criteria to identify broad locations. These criteria take account of national policy, guidance, the results of the needs assessment and identified physical constraints.
<b>Justification</b>		
<b>Para 5.59</b>		
As GTAA produced 4 years ago could be deemed out of date with impact on site selection due to size of site needed to be allocated to meet need in first five years.	4532	An up to date assessment of pitch requirements has recently been completed and will inform the Publication Local Plan.
Dates set out in draft Plan do not represent period it would cover i.e. 2013-2028, more likely 2017-2032.	4532	The updated GTAA updates the figures to 2017 - 2032 and this will be reflected in the Publication Local Plan.  <b>Update information relating to the GTAA.</b>
<b>Para 5.61</b>		
Council has failed to consider all realistic options which has not resulted in adequate collaborative or fair approach to site selection. Should be noted Hartlepool examination was suspended with Inspector making clear all realistic options including those in private ownership should be assessed with regard to clear criteria. More proactive approach would have to been review sites included in SHELAA.	4533	An assessment of sites included in the SHELAA was undertaken as part of evidence base work for the Local Plan and has been used to inform Gypsy and Traveller site allocations in the Publication Local Plan.
No information provided on criteria used to select site, restricting ability for meaningful comments to be made on site selection. As sustainability appraisal has not considered other potential sites, appraisal has not influenced proposed allocation which does not fit with NPPF approach that sustainability is core principle to be applied to site selection.	4533	An assessment of alternative sites was undertaken as part of evidence base work for the Local Plan. This included an assessment of sites against a number of criteria and a sustainability appraisal for each site and has been used to inform Gypsy and Traveller site allocations in the Publication Local Plan.

Table 8.11 Policy HS10: Providing for the Needs of Gypsies and Travellers

Policy PN16: Land to west of A61, Pannal		
Comment	Comment Ref	HBC Response
<b>Policy</b>		

Policy PN16: Land to west of A61, Pannal		
Comment	Comment Ref	HBC Response
Object	67, 484, 486, 894, 941, 1123, 1308, 1778, 2753, 2767, 3358, 4164, 4167, 4171, 4172, 4187, 4193, 4194, 4201, 4213, 4221, 4229, 4234, 4236, 4248, 4282, 4308, 4309, 4311, 4314, 4316, 4320, 4327, 4343, 4344, 4348, 4350, 4361, 4364, 4367, 4394, 4397, 4403, 4404, 4405, 4406, 4415, 4422, 4433, 4434, 4436, 4437, 4441, 4442, 4445, 4447, 4541, 4575, 4585, 4599, 4628, 4635, 4661, 4770, 4780, 4789, 4871, 4942, 4944, 4948, 4949, 4956, 4959, 4968, 4972, 4979, 5011, 5017, 5021, 5022, 5154,	<p>The updated GTAA identifies a need for 11 additional pitches, With nine of these identified as being needed for the five year period 2017 - 2022.</p> <p>There are presently three private Gypsy and Traveller sites located within the Knaresborough Green Belt, two sites with temporary planning permission on Cass Lane and one unauthorised site on Thistle Hill. These pitches contribute towards the 11 pitch total requirement and the first five years supply of nine as they are temporary or unauthorised. The sites are privately owned, well established and provide a settled base that enables the families to access education, health, welfare and employment infrastructure. The families occupying these sites have invested in the sites and would like to continue to occupy them into the future, however they have been unable to gain permanent permission due to their location in Green Belt.</p>
A large amount of development has already been granted in the local area	69, 79, 370, 381, 446, 568, 1108, 1323, 1790, 2547, 2865, 2940, 4909, 4934, 4946, 5131,	<p>Whilst the Planning Policy for Traveller Sites (PPTS) states that traveller sites in the Green Belt are inappropriate development and Green Belt boundaries should be altered only in exceptional circumstances, paragraph 17 states that a local planning authority can make an exceptional limited alteration to the defined Green Belt boundary, which might be to accommodate a site inset within the Green Belt, to meet a specific, identified need for a Traveller site. If land is removed from the Green Belt in this way, it should be specifically allocated as a Traveller site only.</p>
Site is outside current development limit	4, 9, 996, 1323, 2240	<p>In light of the updated GTAA evidence, the status of the three existing sites and guidance in the PPTS, the council consulted (as part of the Additional Sites consultation in July/August 2017) on the approach of taking the three sites out of the Green Belt and allocating them as Traveller Sites in the Local Plan. As such there is no longer a need for the allocation of site PN16 as a Gypsy and Traveller site.</p>
Local infrastructure cannot cope.	63, 73, 75, 77, 87, 93, 163, 205, 235, 236, 393, 431, 446, 502, 503, 734, 1001, 1108, 1197, 1214, 1298, 1365, 1459, 1561, 1587, 1668, 1678, 1814, 1820, 1821, 1974, 2017, 2132, 2738, 2802, 2837, 2858, 2940, 3558, 3567, 3594, 3700, 3856, 4179, 4333, 5077	
Negative impact on local roads/traffic	2, 4, 6, 7, 9, 10, 17, 18, 34, 40, 52, 59, 62, 63, 64, 69, 71, 72, 73, 77, 75, 79, 87, 88, 93, 109, 129, 156, 163, 164, 165, 179, 189, 195, 200, 205, 206, 236, 259, 342, 344, 387, 393, 431, 446, 452, 482, 499, 504, 512, 525, 540, 568, 578, 708, 741, 817, 858, 890, 945, 955, 968, 969, 996, 998, 1009, 1001, 1067, 1108, 1124, 1183 (Harrogate Civic Society), 1197, 1214, 1264, 1285, 1302, 1314, 1320, 1334, 1351, 1365, 1382, 1396 (Pannal and Burn Bridge PC), 1459, 1546, 1552, 1553, 1561, 1571, 1587, 1596, 1664, 1678, 1779, 1781, 1790, 1814, 1820, 1821, 1944, 2017, 2062, 2065, 2071, 2073, 2132, 2135, 2168, 2249, 2263, 2270, 2284, 2298, 2547, 2665, 2738, 2786, 2798, 2805, 2834, 2837, 2851, 2858, 2940, 3016, 3558, 3567, 3594, 3674, 3682, 3686, 3700, 3885, 3936, 4158, 4162, 4174, 4177, 4182, 4183, 4189, 4199, 4203, 4214, 4224, 4250,	

## 8 Housing

Policy PN16: Land to west of A61, Pannal		
Comment	Comment Ref	HBC Response
	4257, 4274, 4262, 4307, 4311, 4317, 4319, 4323, 4324, 4325, 4333, 4339, 4341, 4347, 4357, 4370, 4384, 4389, 4398, 4399, 4400, 4408, 4409, 4410, 4412, 4414, 4419, 4421, 4423, 4424, 4426, 4440, 4528, 4590, 5650, 4731, 4808, 4868, 4893, 4909, 4912, 4915, 4919, 4920, 4922, 4928, 1934, 4946, 4952, 4954, 4961, 4963, 4975, 5015, 5038, 5077, 5129,	
Local schools are full	4, 40, 64, 73, 75, 370, 381, 393, 741, 890, 1108, 1264, 1323, 1560, 1571, 2057, 2168, 2940, 3900, 4398, 4893, 4912, 4920, 5077	
No or poor access to shops and services	45, 499, 689, 790, 1516, 2168, 2837, 2940, 4246, 4424, 4534, 4909, 4920, 5038, 5077	
Risk of flooding	4, 9, 45, 69, 71, 72, 75, 88, 156, 163, 164, 179, 195, 212, 235, 236, 342, 370, 381, 452, 456, 502, 512, 689, 741, 817, 945, 996, 1001, 1030, 1053, 1108, 1197, 1264, 1302, 1320, 1323, 1351, 1365, 1459, 1541, 1546, 1561, 1571, 1587, 1596, 1678, 1790, 1814, 1820, 1821, 2017, 2057, 2062, 2065, 2071, 2073, 2132, 2135, 2168, 2940, 3674, 4165, 4205, 4323, 4534, 4868, 4920	
Will have impact on landscape/Special Landscape Area.	2, 4, 9, 18, 40, 45, 62, 72, 73, 79, 93, 100, 109, 149, 156, 164, 179, 192, 212, 235, 288, 342, 370, 381, 452, 505, 512, 689, 734, 741, 807, 945, 968, 998, 1030, 1042, 1108, 1124, 1183 (Harrogate Civic Society), 1197, 1314, 1320, 1323, 1328, 1334, 1365, 1389, 1396 (Pannal and Burn Bridge PC), 1541, 1546, 1552, 1571, 1596, 1668, 1678, 1781, 1790, 1814, 1820, 1821, 1870, 1999, 2017, 2062, 2065, 2071, 2073, 2132, 2135, 2263, 2284, 2291, 2374, 2547, 2782, 2802, 2286, 2940, 2971, 3128, 3447, 3558, 3594, 3856, 3885, 3935, 4257, 4162, 4189, 4205, 4262, 4274, 4317, 4323, 4324, 4325, 4337, 4341, 4352, 4370, 4379, 4413, 4418, 4421, 4424, 4440, 4534, 4590, 4651, 4736, 4868, 4893, 4912, 4924, 4928, 4936, 4938, 4954, 4961, 4973,	

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Policy PN16: Land to west of A61, Pannal		
Comment	Comment Ref	HBC Response
	4975, 5028, 5129, 5131, 5173	
Negative impact on local wildlife and biodiversity.	7, 34, 45, 77, 93, 163, 179, 212, 236, 288, 344, 370, 381, 393, 446, 5005, 1009, 1030, 1298, 1320, 1365, 1459, 1571, 1642, 1678, 1814, 1820, 1821, 1944, 2062, 2065, 2071, 2073, 2132, 2135, 2168, 2291, 2547, 2158, 3558, 3594, 4440, 4534, 4590, 4868, 4912, 5831	
Negative impact on local community	2, 9, 17, 34, 39, 42, 49, 62, 69, 87, 92, 109, 149, 163, 164, 205, 206, 236, 381, 596, 605, 858, 890, 944, 969, 1030, 1053, 1067, 1108, 1124, 1214, 1329, 1382, 1396 (Pannal and Burn Bridge PC), 1552, 1553, 1560, 1561, 1678, 1790, 1821, 1960, 2057, 2062, 2065, 2071, 2073, 2135, 2168, 2286, 2132, 2798, 3447, 3682, 3885, 4175, 4183, 4257, 4262, 4424, 4351, 4590, 4760, 4864, 4910, 4915, 4975,	
Negative impact on designated heritage assets	1108, 1596, 1678, 2298, 2940, 5129	
Will have adverse impact on the approach to Harrogate from the south and impact on tourism.	7, 10, 16, 18, 34, 42, 49, 63, 64, 86, 88, 92, 93, 100, 126, 129, 147, 149, 163, 175, 192, 200, 212, 288, 429, 503, 504, 505, 578, 596, 605, 687, 708, 817, 858, 938, 968, 995, 996, 1001, 1030, 1033, 1059, 1108, 1124, 1264, 1285, 1298, 1328, 1334, 1396 (Pannal and Burn Bridge PC), 1424, 1459, 1541, 1546, 1553, 1558, 1560, 1642, 1779, 1790, 1814, 1820, 1821, 1823, 1944, 1999, 2057, 2062, 2065, 2071, 2073, 2132, 2135, 2168, 2270, 2286, 2667, 2834, 2837, 2971, 3682, 3686, 3694, 4158, 4159, 4160, 4174, 4183, 4199, 4217, 4238, 4255, 4284, 4323, 4352, 4417, 4420, 4351, 4439, 4438, 4440, 4443, 4444, 4618, 4656, 4736, 4799, 4847, 4880, 4920, 4931, 4963, 5129, 5173, 5277, 6196,	
Will reduce gap between Harrogate and Pannal	18, 40, 64, 71, 72, 75, 235, 259, 342, 393, 438, 452, 456, 482, 525, 540, 687, 689, 945, 968, 1030, 1059, 1264, 1389, 1553, 1561, 1587, 1642, 1781, 1820, 1821, 1944, 2168, 2249, 2374, 2805, 2971, 3594, 3700, 3856, 3900, 3976, 4160, 4165, 4168, 4190,	

## 8 Housing

Policy PN16: Land to west of A61, Pannal		
Comment	Comment Ref	HBC Response
	4196, 4243, 4246, 4257, 4262, 4323, 4325, 4334, 4339, 4370, 4418, 4421, 4528, 4650, 4744, 4868, 4812, 4936, 4954, 4961, 5019, 5038, 5077	
Risk of pollution to Crimple Beck along western edge of site.	52, 67, 1183 (Harrogate Civic Society), 2753, 2767, 4320, 4370, 4760	
Site size appears excessive for number of plots proposed.	1183 (Harrogate Civic Society), 1779	
Site is inconsistent with criteria Policy HS10, particularly A, C and G.	503, 938, 1320, 1359, 1459, 1778, 2374, 4323	
Number of plots required can by met be expansion of existing sites.	59, 66, 71, 315, 807, 1183 (Harrogate Civic Society), 1396 (Pannal and Burn Bridge PC), 1678, 1870, 2388, 2786, 2798, 2971, 4323, 4324, 4384, 4909, 4980, 5038	
Site is not on travellers route	64, 72, 75, 87, 147, 156, 189, 431, 484, 525, 734, 807, 817, 1124, 1197, 1302, 1389, 1459, 1461, 1561, 1644, 1668, 1781, 2665, 2834, 4158, 4182, 4323, 4868, 5129	

Table 8.12 Policy PN16: Land to west of A61, Pannal



## Transport and Infrastructure 9

## 9 Transport and Infrastructure

## Summary of comments

Key Facts/General Comments		
Comment	Comment Ref	HBC Response
Traffic main concern of Plan yet does not seem to have been addressed as key issue. Need to coordinate planning and transport proposals.	947, 1287, 1681, 3230 (Spofforth with Stockeld PC)	The Council has carried out traffic modelling work that indicates that with mitigation the level of new development being proposed can be accommodated.
Plan should include robust provision for high quality walking and cycling routes.	1247, 1289, 1294, 3237	Policy TI1 sets out how the council will work with partners to deliver transport proposals, including those referred to, as part of new development.
Most residents will continue to use road as primary transport means. New settlement will increase traffic on A59 adding to already unsatisfactory situation.	2305	Noted. All development proposals likely to generate significant amounts of traffic will be required to demonstrate the expected traffic impacts and how this might be mitigated. The Council has carried out traffic modelling work that indicates that with mitigation the level of new development being proposed can be accommodated.
Development to south west of Harrogate will dramatically increase traffic passing through Beckwithshaw and North Rigton. Development on Harrogate periphery should give consideration to traffic implications of villages and appropriate mitigation.	1250, 1650, 2120, 3789	
Need for Harrogate western bypass.	1783	Traffic modelling work indicates that the development proposals contained in the Local Plan are not dependant on a relief road being constructed. However, North Yorkshire County Council, as the highway authority, are currently looking at potential options for a relief road. This first stage process is not likely to be completed until late 2017.  Due to the need for central government funding for a relief road there is not guarantee that the funding will be made available and, as such, no certainty that the relief road will be constructed during the plan period. Even if funding were available, it is unlikely the relief road would be built until the mid 2020's at the earliest.
Scale of development proposed cannot be justified without prior completion of a Harrogate ring road or suitable alternative.	1590	
Bus services could be improved if better cooperation between different operators.	1584, 1783	Noted. However, this is not the role of the Local Plan as it is a function of North Yorkshire County Council and the policies of the Local Transport Plan, which is the key document for transport proposals.
No proposals to reduce inflow of commuters e.g. provision of extra parking at rail stations, park and ride	988, 1287	Policy TI1 sets out how the council will work with partners to deliver transport proposals, including those referred to, as part of new development.
No reference to new rail stations. Suggest location adjacent 'Ironbridge' between Claro and Woodfield Roads, Harrogate.	1452	Noted. However, there are no current proposals for new rail stations.
Traffic issues in Boroughbridge need to be addressed with access to A168 north of river so traffic can by-pass town centre, improved cycle ways and bus services.	1118	Noted. Traffic modelling work has been undertaken to inform the development of the Local Plan growth strategy and the allocation of specific sites. This indicates that with mitigation traffic generated from development of the sites can be accommodated. In addition Policy TI1 sets out how the council will work with partners to secure improvements to public transport as part of new development.
Key that HBC work closely with NYCC to develop a strategic sustainable transport plan that is fully scoped for this local plan.	769, 653	Noted. The council works closely with North Yorkshire County Council on developing the Local Transport Plan, which is the key document for transport proposals.
<b>Safeguarding for Minerals and Waste Infrastructure</b>		
Welcome inclusion of section and recognition of importance of safeguarding such resources and facilities.	3304 (NYCC)	Noted.
Plan presents no strategy with regard to fracking in the district	1133	As the Minerals and Waste Joint Plan contains a number of policies related to hydrocarbon development it is not

## 9 Transport and Infrastructure

Key Facts/General Comments		
Comment	Comment Ref	HBC Response
Fossil fuel extraction should not be permitted in the district.	658, 781	considered appropriate or necessary for the Local Plan to duplicate these.

Table 9.1 Key Facts/General Comments

### TI1: Sustainable Transport

#### Summary of comments

There were over a 100 responses to Policy TI1 and its reasoned justification, commenting on a range of matters.

A number of respondents expressed the view that the policy was more of a strategic statement and was light on detail or any specific transport proposals. Several respondents specifically referred to the Harrogate Relief Road and how that might impact on the development strategy had not been addressed.

Two respondents, each promoting a specific site, raised concern that the Local Plan failed to make provision either through a specific allocation or inclusion of a criteria based policy for a new Motorway Service Area (MSA) to serve the A1(M).

Other matters raised in the responses included:

- Need for more emphasis on reducing inward travel into Harrogate;
- The environmental impacts of transport infrastructure should be considered further; and
- Network Rail sought inclusion of reference to proposals which increased the use of level crossings being resisted and where development would prejudice the safe use of a level crossing mitigation measures required would be provided at the developers expense.

Although the Local Plan does not show any alignment for a Harrogate Relief Road, indicative corridors were published by NYCC during the consultation period of the draft Local Plan. As a consequence, a significant number of respondents took the opportunity to comment and express their opposition to the Inner Northern alignment.

Policy TI1: Sustainable Transport		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Appears more as as statement of Council policy than policy.	3095, 3143, 3407, 3444, 3479, 3838, 4637, 4710, 4757, 4795, 4831, 5487, 5515, 5557	The policy sets out the mechanisms through which the council will seek to deliver transport improvements and more sustainable travel patterns. The infrastructure, including transport and highways provision, to support the planned level of growth and specific site allocations is set out in the Infrastructure Delivery Plan and will be implemented through the operation of policy TI4.
Appears to be high level generic policy, light on detail in relation to design and layout of sites.	3716 (City of York)	
Aim of policy could also include promoting an efficient transport system. Policy should identify future transport proposals which are required to deliver the growth proposed by the plan, for instance, making specific reference to achieving connectivity to and within the proposed new settlement and securing the necessary transport infrastructure upgrades and facilities.	3198 (NYCC)	The infrastructure, including transport and highways provision, to support the planned level of growth and specific site allocations is set out in the Infrastructure Delivery Plan and will be delivered through the implementation of policy TI4.
The Ripon City Plan suggests a number of highway improvements, including in relation to redevelopment of the former Barracks. These need to be considered by both the Local Planning and Highway Authorities to determine whether they are appropriate. If they are then	3198 (NYCC)	A Neighbourhood Plan needs to be in conformity with the strategic policies of the Local Plan. The traffic model assessment work indicated that the scale of proposed development in Ripon did not necessitate any new significant transport infrastructure. As part of the

## Transport and Infrastructure 9

Policy TI1: Sustainable Transport		
Comment	Comment Ref	HBC Response
they should be picked up in this Local Plan rather than being left to a future master plan since the City Plan is required to be in conformity with the Local Plan.		development proposals for the Barracks more detailed transport assessments will be undertaken and any required mitigation works identified.
Criterion E - statement 'majority of development' could be misconstrued. Link needs to be made to Policies GS2 and GS6 so clear statement made in context of and subject to Plan's overarching approach to sustainable development and spatial strategy.	5588	As the Plan should be read as a whole the suggested amendment is considered unnecessary as it is implicit that criterion E is drafted in the context of, and subject to, Policies GS2 and GS6.
Policy should have regard to NPPF paragraph 32, which states development should only be prevented or refused where residual cumulative impacts of development are severe. Developments should not be overburdened by policy requirements if proposals would result in less than severe impacts.	3533, 3788	Noted. Policy TI4 sets out the requirements regarding the provision of infrastructure to satisfy the needs generated by development. This makes clear that such provision will be subject to viability considerations.
No reference to what is considered to be accessible public transport either in policy or justification.	3716 (City of York)	There are a number of different ways of defining accessibility. For the purposes of the Local Plan Sustainability Appraisal this has been defined by proximity to a bus stop on a commuter/frequent service or to a rail station/halt.
Does not fully take into account impacts of transport on natural environment as linear transport and infrastructure can have negative impacts. Explicit reference should be made to protecting and enhancing environmental health particularly for designated sites.	2703, 2730 (Natural England)	It is recognised that new transport infrastructure could have some effect on wildlife habitats but is considered that this would be covered by Policy NE3. Equally there is the potential for habitat creation in existing or new transport corridors and it is agreed that there should be a cross reference to Policy NE5.
Linear transport can contribute to ecological networks in the area with appropriate green infrastructure. Reference could be made to this within policy or cross-referenced with other policies e.g. NE5.		<b>In the Further Information Box add reference to Policy NE5: Green Infrastructure</b>
Should consider further impacts of policy on Nidderdale AONB and the Yorkshire Dales National Park, sustainable modes of transport are particularly important for designated landscapes in order to reduce impact of infrastructure within these areas.	2730 (Natural England)	The Publication version of the Local Plan will include a separate policy on the AONB.
Concerned that number of principles relating to new development have not been applied in the selection of sites to be allocated in the Plan e.g. part D seeks to ensure development minimises the need to travel but a number of allocations proposed in Harrogate are located some distance from the town centre.	607	The site selection process has had regard to the ability to access essential services by non-car modes and/or the potential to improve this.
Plan does not contain any provision for motorway services and there remains a need for an infill Motorway Service Area (MSA) along the A1(M). Due to the A1(M) improvements, the development granted by the Secretary of State at Leeming Services is now located over 28 miles from Wetherby MSA. Clear safety related need for suitable MSA between Wetherby and Barton.	1911, 3901	<p>Noted. However, Local Plans should concentrate on critical issues facing the district and avoid reiterating policies that are set out in the NPPF and national guidance. In respect of MSAs, the NPPF at paragraph 31 refers to the safety and welfare of road users.</p> <p>Detailed guidance on roadside facilities for road users on motorways is set out in DfT circular 02/2013. This includes matters relating to spacing and impact of roadside facilities on the strategic road network. This also sets out that new and existing roadside facilities are subject to the provisions of relevant planning legislation and regulation. Proposals for new MSAs will therefore need to take account of national guidance and policies in the relevant development plan.</p> <p>Taking account of the existing policies in the Local Plan and national guidance, it is not considered necessary to include a policy in the Local Plan as any proposal received will be considered on its merits and subject to other provisions of the Plan such as impact on landscape character and the natural environment, designated and non-designated heritage assets and amenity.</p>

## 9 Transport and Infrastructure

Policy T11: Sustainable Transport		
Comment	Comment Ref	HBC Response
		See also responses to Objective 14 and paragraph 6.1.5.
Number of level crossings within Harrogate area. Relevant authorities, including planning authorities, should recognise wider benefits that safety improvements at level crossings (for example, replacing them with bridges) can bring about, particularly for road users. The safety, reliability and efficiency of the rail infrastructure are of paramount importance to Network Rail and cannot agree to any proposals which jeopardise the safety of level crossings. Would encourage inclusion of a policy statement which makes clear to developers that no new crossings will be permitted, that proposals which increase the use of level crossings will generally be resisted and where development would prejudice the safe use of a level crossing an alternative bridge crossing will be required to be provided at the developers expense. Ask for inclusion within Policy T11 of bullet point that reflects this and suggest wording considered to be consistent with ORR guidance, Network Rail's policy objectives and consistent with advice in the NPPF.	2408 (Network Rail)	The impact of development on level crossings and any appropriate mitigation measures would be addressed through Transport Assessments. However, it is considered that reference to this could be in the reasoned justification.  <b>After paragraph 6.3 add: 'There are a number of rail level crossings in the district, some in close proximity to identified development sites. A material increase or significant change in the character of traffic using these crossings can impact on the safety and operation of the level crossings. Where relevant, Transport Assessments should consider the potential for such impacts and, if required, identify appropriate mitigation measures.'</b>
Should consider removing Starbeck level crossing to reduce traffic congestion using alternate routes.	5297	Noted, although there is currently no proposal to remove the level crossing.
Support measures to promote and facilitate improved cycling and walking facilities.	105, 697, 879, 5294, 5379	Noted.
Designing pedestrian, cycling and public transport routes/connections at earliest stage of masterplan development is vital.	2706 (Yorkshire Wildlife Trust)	Noted.
Should be more emphasis on developing solutions to reduce inward travel which results in more traffic entering inner Harrogate as alternative to relief road. This could include: park and ride, improved bus and rail services, home zones to prevent through traffic in residential areas, improved cycling facilities and routes.	654, 771, 973, 1366, 2068, 2193, 3571	Policy T11 sets out how the council will work with partners to deliver transport proposals, including those referred to, as part of new development.
Should be more emphasis on improved transport facilities including: relief road to east and north of Harrogate; new link road to north of Wetherby to connect with A1(M) J46; new route on eastern side of Knaresborough to Boroughbridge Road; improvements to routes which link to A1.	1913	It is the role of the Local Transport Plan prepared by the County Council to identify potential highway schemes and the Local Plan will reflect these were relevant. The current programme of transport schemes and initiatives to be delivered subject to available funding is contained in the North Yorkshire Local Transport Plan (LTP4), which covers the period 2016 - 2045.
Problem that HBC is not transport authority and will require major input from key partners. Need to achieve as much as possible from developers and push agencies that can provide better public transport and road improvements.	1184 (Harrogate Civic Society), 1366	The council has worked, and will continue to work, closely with North Yorkshire County Council and transport providers on the delivery of transport and other infrastructure requirements to support the planned level and location of growth.
Concern that as worded development would not breach policy even if it increased traffic congestion or failed to minimise need to travel.	922	Development proposals that did not satisfactorily mitigate any adverse traffic impacts would not be supported.
This section of the Plan does not define 'key bus service corridor'.	922	The key bus service corridors are identified in the Sustainability Appraisal but it is agreed that how they have been defined should be included in the Local Plan.  <b>In the Glossary add the following definition:</b>  <b>'Key Bus Service Corridor: Having an hourly or better bus service with good peak access to urban areas'</b>

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Policy T11: Sustainable Transport		
Comment	Comment Ref	HBC Response
<b>Justification</b>		
<b>Para 6.1</b>		
First sentence quoted from NPPF para 31 but omits reference to roadside facilities for motorists. Plan makes no provision for roadside facilities or specific policy to determine applications. This should be rectified.	1912	Noted. However, the quotation is not verbatim and does not refer to other facilities. The paragraph refers to NPPF paragraph 31 and there is no need for Local Plans to repeat policies that are set out in the NPPF and national guidance.
Appears to be limited emphasis on creating new cycle paths between and within towns.	987	Policy T12 identifies specific proposals for new cycle routes and Policy T11 would allow for further proposals to come forward.
RAF Dishforth would be ideal location for regional airport as it is close to the East Coast Main Line, the A1(M) and accessible by road from major towns and cities in the area.	550	Noted. However, the MoD's aspirations for the future use of the airfield are unlikely to be compatible with this suggestion.
<b>Para 6.2 - Harrogate Relief Road</b>		
Object to building on green spaces and open areas.	5, 20, 46, 949, 1453, 2232, 3733, 3767, 3984, 3987, 4295, 4312, 4446, 4461, 4477, 5049, 5050, 5106, 5109, 5158, 5210, 5244, 5267, 5281, 5326, 5342, 5386, 5387, 5418, 5436, 5442, 6181, 6183	North Yorkshire County Council, as the highway authority, are looking at potential options for a relief road. A formal consultation process as part of the development of the preferred route is likely to take place in late 2017.
Would not lessen congestion on Skipton Road.	4477	
By-pass encourage further car use.	4295, 5217, 5342, 6183	
Would destroy areas of archaeological interest.	949	
Would impact on environment	190	
Would impact on aesthetic beauty of the Bilton Triangle	190	
Would affect wildlife.	5, 20, 190, 3987, 4295, 4461, 5055, 5106, 5107, 5109, 5158, 5342, 5387, 5418, 5436, 6181	
Majority of traffic at peak times is local people making local journeys. This would not be addressed by relief road.	107	
Congestion in town centre should be addressed by improving public transport, park and ride facilities.	3733	
Inner relief road options may help flow of traffic and land along route should be protected to avoid challenge.	4457	
Seems strong possibility relief road will be constructed. Therefore, consider it appropriate to factor in alignments into the Local Plan, given impact that the road will have on the future allocations in the Local Plan. At very least, the indicative road alignments should be placed on the Harrogate and Knaresborough Allocation Plans.	4395	North Yorkshire County Council are in the early stages of identifying a preferred route for a relief road. It would be premature for the Local Plan to seek to identify any alignments, which at this stage are only indicative.
Harrogate relief road does not appear to have been addressed in Plan as key element of long term development strategy.	553	
Local Plan does not refer to western bypass included in NYCC material yet implications for traffic and local environment could be very significant.	190, 920	
Accepted between NYCC and HBC that Local Plan cannot rely on any forecast traffic relief from a relief road, as there is no certainty of any relief road being delivered.	3300 (NYCC)	Noted.

## 9 Transport and Infrastructure

Policy T11: Sustainable Transport		
Comment	Comment Ref	HBC Response
<b>Para 6.2</b>		
Upgrading of rail line would be major project and time frame seems ambitious. Should seek to eliminate level crossings wherever possible and developments planned to avoid increased use of level crossings.	1220	The impact of development on level crossings and any appropriate mitigation measures would be addressed through Transport Assessments.
Not much mention of improving bus services e.g. bus services linking into train stations.	1005	Noted. It is not the role of the Local Plan to stipulate a service level provision as this is a function of market demand and/or policies of North Yorkshire County Council. However, the Local Plan can set out the need for new developments to deliver new public transport or contribute to existing public transport services.

Table 9.2 Policy T11: Sustainable Transport

## T12: Protection of Transport Sites and Routes

### Summary of comments

There were 14 responses to Policy T12, the majority of which expressed support for the policy approach and the routes identified to be safeguarded.

A few respondents, whilst recognising the need to improve transport infrastructure, thought the policy should be more positively worded and take a more flexible approach when mitigation or alternative options to deliver the necessary improved infrastructure were put forward.

Policy T12: Protection of Transport Routes and Sites		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
As drafted policy is not positive and places blanket restrictions on certain developments. It does not allow any flexibility in approach. Should take account of mitigating factors such as when they would provide appropriate mitigation and/or alternative provision.	3534, 3790, 5738	The wording as drafted is considered appropriate. Where there were such cases as described by the respondents then these would be considered on their merits.
Welcome the cross reference to NYCC's Strategic Transport Prospectus 2015.	2731 (Natural England)	Noted.
Would like to see more planned action to get people out of their cars i.e. electric charging points, dedicated cycle paths.	2226	Noted. As referred to in the reasoned justification, the council is working with the County Council and the District Cycle Forum to update the cycling strategies and identify new cycle infrastructure.
Dense network of cycle routes in town needed for everyday journeys to reduce traffic use.	655, 772, 2195	
Support protection of former rail routes.	1185 (Harrogate Civic Society)	Noted.
Route of Pateley Bridge rail line still exists in much of the valley and should be included.	5379	Part B of Policy T12 applies to all former rail lines.
Query if former rail line from Ripley to Pateley Bridge and into Nidderdale is covered by Policy.	698	
Parish Council would favour use of former Harrogate to Ripon rail line for cycling rather than re-opening for rail.	272 (Littlethorpe PC)	Noted. However, the proposal to reopen the line for rail is contained in North Yorkshire County Council's Strategic Transport Prospectus. It would be possible for rail and cycle use to co-exist.
<b>Justification</b>		
Routes should be multi purpose and available not just for cyclists.	35, 971	Noted, it would be possible for rail and cycle uses to co-exist.

Table 9.3 Policy T12: Protection of Transport Routes and Sites

## Transport and Infrastructure 9

## TI3: Parking Provision

### Summary of comments

There were 15 comments to Policy TI3 and its reasoned justification. Respondents generally supported the policy and suggested measures as to how the policy could be implemented, with Park and Ride schemes being a common suggestion.

Policy TI3: Parking Provision		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
As policy does not promote strict adherence to the standards, consider approach should be supported.	3535, 3792, 5739	Noted.
Encouraging that policy does not encourage increase in car parking provision.	656, 773	Noted.
Cycle parking provision should be made available at transport hubs, town centres/public places, as part of non-domestic and domestic developments.	1153, 1245 (North Yorkshire Local Access Forum)	Noted.
Should be increase in car parking provision including new car park in Knaresborough, additional parking in Harrogate and Ripon, increased provision in all types of development.	1920	Noted, although there are currently no proposals for additional parking provision in these locations. The parking standards for new development are prepared by North Yorkshire County Council.
<b>Justification</b>		
<b>Para 6.21</b>		
Park and Ride should be reconsidered. Suggested locations include: East Knaresborough, Bilton, as part of redevelopment of former Tesco site and as part of new settlement options.	14, 656, 699, 779, 1186, 1920	Noted. Although no park and ride sites are currently planned such proposals would be supported where the criteria of Policy TI3 were met.
Only limited scope for Park and Ride facilities as unlikely to be of use for casual visits by residents or tourists.	1785	Noted.

Table 9.4 Policy TI3: Parking Provision

## TI4: Delivery of New Infrastructure

### Summary of comments

There were 26 responses to Policy TI4 and its reasoned justification. Several respondents made comments about the policy wording and compliance with the NPPF and sought amendments to the policy wording to clarify how it would be implemented.

Two respondents felt that the policy did not make sufficient linkages with the Infrastructure Delivery Plan and how this had influenced the Local Plan. They considered that the infrastructure necessary to support the growth strategy should be identified in the Local Plan.

Some respondents expressed the view that the need for infrastructure proposals to comply with the requirements of Policy HP3 was inappropriate as the criteria were designed more to cover matters related to the design of houses, offices etc. not highways or waste disposal facilities.

Policy TI4: Delivery of New Infrastructure		
Comment	Comment Ref	HBC Response
<b>Policy</b>		

## 9 Transport and Infrastructure

Policy TI4: Delivery of New Infrastructure		
Comment	Comment Ref	HBC Response
Policy should be amended to directly refer to wording of NPPF para 204, to ensure obligations are sought only where can be fully justified.	3536, 3793, 5741	This is considered unnecessary as criterion A refers to it being demonstrated that they are necessary to support development.
No reference to strategic infrastructure needs and where it will be delivered. Once Infrastructure Capacity Study (ICS) has been completed, key infrastructure projects necessary to support strategy for growth should be included in Local plan. Infrastructure Delivery Plan (IDP) should also be referenced in policy or justification.	3717 (York City Council)	Paragraphs 6.23 and 6.24 set out how the Infrastructure Capacity Study is being used to inform the growth strategy and identify the infrastructure required to support the delivery of the allocated sites.  Agree that the key elements of strategic infrastructure which need to be delivered to support the growth strategy and/or allocated sites should be referred to. Once the Infrastructure Capacity Study is finalised an Appendix detailing the strategic infrastructure will be included in the plan.
No mention of any major infrastructure improvements or how ICS is being used to inform plan, except for junction 47 A1(M).	1921	<b>Add an Appendix to the Local Plan titled Strategic Infrastructure Delivery. Add explanatory text in the justification.</b>
Careful consideration needed to ensure effective coordination and alignment between CIL Regulation 123 list and Section 106 & 278 agreements to avoid unnecessary restrictions on securing appropriate developer contributions towards necessary infrastructure.	3199 (NYCC)	Noted.
Consider Local Plan should identify alternative site for the Primary School. Sites that may be developed in Masham in medium to long term would generate more primary aged pupils that could be accommodated at the school because of the size of the existing school and its constraints.	2590 (Masham Primary School Governing Body)	Noted. However, North Yorkshire County Council in their response to the draft Local Plan indicated it was not the intention to relocate the school due to the costs involved.
In second paragraph, 'and/or' should be inserted between 'on-site provision' and 'off-site provision' as without this clarification could be inferred that all developments must deliver on-site and off-site provision when this may not be necessary.	2439	Agree, suggested amendment would provide clarification.  <b>In second paragraph between 'on-site provision' and 'off-site provision' and 'and/or'.</b>
<b>Criterion C</b> is too onerous as requires that where associated with other development, infrastructure and services required to support development are to be provided in advance of the development's completion and occupation. The reference to occupation should be deleted as there are instances where the infrastructure requirements may only become necessary on the completion of a particular amount of development. The timing of the delivery of infrastructure is more appropriately agreed by way of planning condition as this allows site specific considerations to be included in the wording of conditions rather than imposing an unnecessary requirement by way of planning policy.	2439	Paragraph 6.23 already refers to infrastructure being delivered either in advance or alongside the development it is intended to support. To avoid any confusion, for example where a large site is delivered in development phases, it is agreed that the policy criterion wording should be clarified.  <b>Amend Criterion C to read:</b>  <b>Where new infrastructure is needed to support development, the infrastructure must be operational no later than the appropriate phase of development for which it is needed.</b>
<b>Criterion D</b> is unnecessary as it merely signposts other policies and should therefore be deleted.	2439	As the policies referred to are also listed as related planning policies it is agreed that criterion D is unnecessary.  <b>Delete Criterion D</b>
As drafted criterion D likely to hinder infrastructure delivery. It requires compliance with Policy HP3, which is heavily steered towards design matters relating to buildings such as houses, offices, shops but examples of infrastructure includes highways and transport, sewerage and waste treatment facilities, waste disposal. Difficult to envisage how such infrastructure can be delivered in accordance with provisions of Policy HP3,	1915	Noted. However, some elements of Policy HP3 would be relevant to whatever type or scale of development was being proposed, particularly Criterion C.



## Transport and Infrastructure 9

Policy TI4: Delivery of New Infrastructure		
Comment	Comment Ref	HBC Response
most of which are inappropriate criteria against which to test infrastructure proposal. Suggest adding reference to HP3 only applying where appropriate to type of development proposed.		
Policy must ensure infrastructure risks are identified and mitigation secured. Ask that rail infrastructure is specifically mentioned in CIL charging schedule. Network Rail would not seek contributions towards major enhancement projects which are already programmed.	2409 (Network Rail)	Noted.
Provision of infrastructure should be considered comprehensively rather than piecemeal by individual developments.	948	The Infrastructure Delivery Plan has identified the infrastructure requirements required to support the levels of housing and economic growth planned for in the Local Plan.
New infrastructure to support local renewable generated electricity and bio-gas should be considered.	657, 780	It is considered that development of such technologies can be adequately dealt with through the application of Policy CC3.
<b>Justification</b>		
<b>Para 6.22</b>		
Alongside water protection, SuDS can also deliver water quality mitigation, protection and/or enhancement.	2734 (Natural England)	Noted. However, such references would be more appropriately located in the reasoned justification dealing with water quality and green infrastructure.
Green infrastructure needs to be specifically mentioned, early creation of well designed GI will increase value of GI and varied ecosystem services it can provide.	2707 (Yorkshire Wildlife Trust)	
Concern about secondary school places associated with new settlement options which under current proposals would not generate sufficient children to require a new secondary school but would require significant expansions to existing secondary schools. Fully extending Boroughbridge High School may be constrained by need to utilise school playing field space, which could be a barrier. May be helpful to safeguard part of site adjoining school (draft allocation B4) for future educational use.	3309 (NYCC)	There is the potential to make provision for expansion of the school on a site to the east of the current school site. Following further discussions with the Education authority a draft allocation is included (B22).
Expansion of some primary schools to provide additional places to accommodate growth may be constrained.	3309 (NYCC)	Noted. The council is continuing to engage with North Yorkshire County Council on education provision requirements to support the planned level of growth and as a result of this has sought to make a number of draft allocations for additional education provision for primary schools.
Support principle of safeguarding land for provision of new schools to meet objectives set out in NPPF para 72 and siting schools within allocated sites in locations that promote sustainable travel. Should have regard to joint policy statement from Secretary of States for Communities and Education.	2840 (Education Funding Agency)	Noted.
NPPF para 31 specifically identifies that local authorities should develop strategies for provision of viable infrastructure necessary to support sustainable development, including roadside facilities for motorists (which includes MSAs). Examples of infrastructure should be expanded to include roadside facilities including motorway services.	1917	Noted. However, the list only highlights examples of types of infrastructure and is not an exhaustive list.
Need to ensure infrastructure is provided in timely manner in line with development and that S106 contributions are used.	1249, 1369	Noted.
<b>Para 6.23</b>		
Provision should be made for new rail halts linking with new Park and Ride facilities. Suggested locations include: East Knaresborough, Bilton, Pannal, Hopperton.	1922	Noted. Such proposals could come forward under Policy TI1.
<b>Para 6.29</b>		

## 9 Transport and Infrastructure

Policy TI4: Delivery of New Infrastructure		
Comment	Comment Ref	HBC Response
Believe that CIL should be zero for agriculture and related buildings. Development is often done to help strengthen existing farm business and any additional costs for development can effectively make growth unacceptable.	5431 (NFU)	Noted.

Table 9.5 Policy TI4: Delivery of New Infrastructure

## TI5: Telecommunications

### Summary of comments

There were nine responses to Policy TI5. One respondent considered that the policy did not fully take account of securing broadband connectivity in rural areas and needed to take a more flexible approach in such locations.

Several respondents were also concerned that a development proposal should not be considered unfavourably just because it was unable to deliver a certain level of connectivity.

Policy TI5: Telecommunications		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support	28, 1626 (National Trust), 2335 (Historic England)	Noted.
NPPF and PPG offer little guidance to weight that should be given to telecommunications considerations in determining planning applications but at no point do they state that development should be refused if it fails to provide certain levels of telecommunications accessibility. Do not consider Policy should be used as a determining feature of planning applications and unclear what evidence would be required to demonstrate that planning applications comply with policy or who would be responsible to assess such proposals. Consider policy should be reworded to relate to more general guidance and best practice.	3537, 3794, 5747	The NPPF emphasises that advanced, high quality communications infrastructure is essential for sustainable economic growth and therefore the policy as worded is appropriate and necessary.
House building industry recognises need to respond to demands of home purchasers in terms of providing high quality connectivity, however, it can only provide this if the service exists. Connection agreements have also been reached with other providers as alternative options for builders to access superfast services. Having policy specifically for broadband provision is out of place when housing industry is reliant on third party service suppliers.	1975	The NPPF states that Local Plans should support the expansion of electronic communications networks including telecommunications and high speed broadband and therefore it is appropriate to have a policy in the Local Plan. The policy does also provide flexibility for those developments where provision of Next Generation Access broadband connection is not viable.
One size fits all is not applicable or appropriate in rural district and policy needs to be amended to provide flexibility on rural sites where a 10 Mbps is not feasible or viable.	5590	The Digital Economy Act 2017 which received Royal Assent in April, enabled the creation of a new broadband Universal Service Obligation (USO), giving every household and business the right to request a broadband connection at a minimum speed of at least 10Mbps, up to a reasonable cost threshold - no matter where they live or work. Following this, the Government is consulting on the specific design of the USO which would be set in secondary legislation.
Under 'Further Information' may want to include reference to 'Code of best practice on mobile network development in England'	2735 (Natural England)	Agree, that reference to document would be helpful.  <b>In Further Information box add reference to 'Code of best practice on mobile network development in England'</b>

Table 9.6 Policy TI5: Telecommunications

## Climate Change 10

## 10 Climate Change

## Summary of comments

**10.1** Several respondents commented that the 'key facts' were heavily biased towards rivers and this imbalance should be addressed by the inclusion of facts relating to climate change.

Climate Change General Comments		
Comment	Comment Ref	HBC Response
Support all policies in this section.	1189 (Harrogate Civic Society)	Noted.
Consider title of section to be misleading: should refer to flood risk/resilience and energy efficiency.	3050, 3097, 3144, 3365, 3408, 3445, 3480, 3839, 4638, 4680, 4681, 4711, 4758, 4796, 4833, 5488, 5516, 5588	This is considered unnecessary as the matters referred to are related to climate change.
Draft plan fails to have climate change at its heart. District has to make significant contribution to emission reductions and every planning decision should reflect that as the highest priority	3222	Agree. Policy CC4: Sustainable Design will be amended to more clearly set out the role that new development can play in helping to mitigate climate change and adapt to the consequences of climate change. However, it is also recognised that the Local Plan is required to balance a number of competing priorities and to deliver a plan that is sustainable across the economic, social and environmental dimensions of sustainable development.  <b>Amend policy CC4: Sustainable Design in order to more clearly set out the role that new development can play in helping to mitigate climate change and adapt to the consequences of climate change.</b>
Key facts omit reference to authorised data on what can expect from climate change in Yorkshire by 2040 and Plan seems not to address these except in very general terms.	1704	Agree that it would be beneficial to include additional information as suggested.  <b>In the Climate Change Key Facts box add:</b>
Key facts should include reference to need to keep CO2 levels within Climate Change Strategy targets.	1138	<ul style="list-style-type: none"> <li>● <b>Per capita CO<sub>2</sub> emissions for the district are higher than regional and English averages but lower than the North Yorkshire average.</b></li> </ul>
Would be helpful to have some more facts relating to mitigation and adaptation rather than just list of river facts i.e. how much renewable energy is being generated in the district.	659, 782	<ul style="list-style-type: none"> <li>● <b>CO<sub>2</sub> emissions in the district by sector are: commercial and industrial - 38.2%, domestic - 32.7% transport - 29%. These are similar to the national trend.</b></li> <li>● <b>Average domestic gas and electricity consumption in the district is above the regional and national averages.</b></li> <li>● <b>The Climate Change Act (2008) sets a framework to deliver an 80% reduction in greenhouse gas emissions below 1990 levels by 2050, while the council's Climate Change Strategy sets targets to reduce emissions locally by 40% by 2020 and 80% by 2050.</b></li> <li>● <b>Over the last 10 years the district's CO<sub>2</sub> emissions have decreased by 20.7%, however, this is less than regional and national reductions.</b></li> </ul>

Table 10.1 Climate Change General Comments

## 10 Climate Change

### CC1: Flood Risk and Sustainable Development

#### Summary of comments

- 10.2** There were 17 responses to Policy CC1. Whilst most respondents commented on the wording and suggested amendments to provide clarity or strengthen the approach, a few respondents suggested that as the policy did not add anything not already covered by the NPPF it should be deleted.

Policy CC1: Flood Risk and Sustainable Development		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Policy provides strong framework for addressing flood risk and sustainable drainage.	2674 (Environment Agency)	Noted.
Reiterates policy with the NPPF, therefore question need for this Policy in the Plan.	3538, 3797, 5751	It is agreed that the policy follows the guidance in the NPPF. However, the policy builds on this and reflects the more detailed flood risk information in the Harrogate District Strategic Flood Risk Assessment (2016).
Much of Harrogate is served by combined sewerage and surface water systems. Fact Policy only refers to surface water drainage ignores half of the role and purpose of the existing drainage network and fails to reflect local circumstances and is incomplete.	5422	The policy is concerned with flood risk from all sources and where appropriate development proposals will need to be accompanied by site-specific flood risk assessments to show how flood risk from all sources and how surface water is to be dealt with.
Policy does not state that a reduction in surface water run off should be expected from development on brownfield sites.	3718 (City of York)	Details setting out how applicants must deal with surface water should be dealt with should be included within a drainage strategy submitted alongside an application. Details are included in an appendix to the Harrogate District Strategic Flood Risk Assessment (2016). It is agreed that details should be included in the justification to the Policy.  <b>Amend the plan to include reference to the supporting drainage information chart for planning applications (including the requirements for surface water run off from brownfield sites) included in the Harrogate District Strategic Flood Risk Assessment (2016).</b>
Welcome reference to multi-functional benefits of SuDS and use of other green infrastructure to tackle water related issues; could be reference to opportunity to enhance SuDS for biodiversity.	2708 (Yorkshire Wildlife Trust), 2736 (Natural England)	The plan at paragraph 7.9 refers to SuDS helping to create high quality environments that encourage biodiversity through enhancement to wildlife.
Could consider making reference to Urban Environmental Toolbox or cross reference it with other policies e.g. NE5	2736 (Natural England)	Reference is already made to the role of green infrastructure in sustainable drainage systems.  <b>In paragraph 7.10 add a cross reference to policy NE5: Green Infrastructure.</b>
Wording of second paragraph should be reworded as implies development will only be permitted where its risk of flooding has been assessed by way of Sequential Testing. This does not comply with NPPF which states this does not need to be applied to individual sites which have been allocated in development plans through a Sequential Test or for proposals within Flood Zone 1.	2448	The reference to Sequential Testing in the policy is the requirement for applicants for planning permission to compare the site proposed for development with other sites to find out which has the lowest flood risk as required in national flood risk guidance, not the sequential test of sites being proposed for development.  <b>Amend the policy wording to make this clear.</b>
Site specific reference to Flood Risk Assessments should be deleted as this can be interpreted differently. FRAs should be required to address risks of flooding on and off site within agreed parameters.	1612	Disagree. Where required by national guidance it is essential that site-specific flood risk assessments are prepared to demonstrate that the proposed development will be safe.
Development sites should not be dismissed as undevelopable purely on basis they are at risk of	1924	Noted.

## Climate Change 10

Policy CC1: Flood Risk and Sustainable Development		
Comment	Comment Ref	HBC Response
flooding. Mitigation measures can be put in place to reduce likelihood of flooding or flood risk areas can be left undeveloped.		
Have reflected policy wording in Ripon City Plan but concerned Policies Map does not include functional flood plain. Consider this essential information to address public concern and add to Plan's credibility and robustness.	29, 832 (Ripon City Plan team)	Details of the functional floodplain are shown in the council's Strategic Flood Risk Assessment (2016) and additional details are available from the Environment Agency. The flood risks zones are updated regularly and it would not be appropriate for them to be shown on the proposals map as this represents a 'fixed point in time'.
Further afforestation of upper stream basins should be developed and further moorland peat restoration, supporting existing work of Yorkshire Water.	660, 783	The benefits of additional tree planting and peat restoration are noted and any proposals supported where appropriate, but it is not appropriate to include details in the policy which deals with flood risk and new development proposals.
<b>Justification</b>		
<b>Para 7.9</b>		
Major developments should progress in accordance with NYCC SuDS Design Guidance with respect to surface water management.	3303 (NYCC)	Noted. There is reference in the Further Information box to this document.
<b>Para 7.10</b>		
Plan should recognise importance of peat as carbon store.	2032 (AONB JAC)	The importance is noted, but it is not appropriate to include reference to this under green infrastructure.

Table 10.2 Policy CC1: Flood Risk and Sustainable Development

## CC2: Rivers

### Summary of comments

- 10.3** Whilst the responses to Policy CC2 were generally supportive there were mixed comments regarding the application of some aspects of the policy. Natural England suggested that the provision of buffer zones should be extended to other wetland features and increased in width, whilst one respondent thought their provision should be applied more flexibly.

Policy CC2: Rivers		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support policy.	784, 2709 (Yorkshire Wildlife Trust)	Noted
Policy could be improved by extending buffer zone to include other watercourses/wetland features and/or specifying how buffer should be managed/delivered. To make buffers effective would recommend a 10-20m buffer around ponds and ditches and a 12-14m buffer next to other watercourses. Management of buffers should look to maximise biodiversity and/or ecosystem service gains.	2745 (Natural England)	A buffer zone of 8m around watercourses and 5m around ponds is appropriate and should not be increased. This policy is concerned with watercourses. Policy NE3: Protecting the natural Environment covers the protection of habitats in general and would include wetlands. It also covers the need to maximise biodiversity and ecosystem gains.
Reference to keeping rivers dark is not justified in the supporting text but appears to be attempt to ensure that rivers provide suitable habitat for bats. Should be amended so criteria only imposed where bats found to be present. Rivers can provide valuable recreational space and limiting light levels and restricting footpaths/fences would significantly reduce amenity value of this space.	2450	The reference is not solely for bats but other nocturnal water creatures. It is important that the buffer zone is maintained undeveloped to improve habitat connectivity and reduce flood risk.

## 10 Climate Change

Policy CC2: Rivers		
Comment	Comment Ref	HBC Response
5m buffer around ponds should only be applied where habitat is of sufficient quality to warrant the buffer being applied.	2450	The 5m buffer is important to protect the wildlife value of the pond regardless of the water quality. It also ensures that the value of the adjacent terrestrial habitat is protected.
Acknowledge Plan should have regard to Water Framework Directive but policy wording is too onerous. Examples of improvements (in para 7.14) may not be necessary in order to make proposed development acceptable and therefore not meet tests for planning conditions/obligations. Reference should be deleted.	2449	The wording provides flexibility as it allows the applicant to justify the absence of improvement works and also presents the opportunity for improvements to be done off site if there are viability issues.
Plan area lies entirely within Humber river basin district so policy wording should be amended to refer to the Humber River Basin Management Plan directly.	2677 (Environment Agency)	<b>Amend wording to refer to correct document title.</b>
<b>Justification</b>		
Para 7.15		
Text needs to be updated to refer to changes in permitting process.	2678 (Environment Agency)	<b>Amend wording as follows</b>  'Any works or structures that applicants intend in, under, over or within 8m of the top of the bank of a main river or toe of a flood defence will also require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency. A permit is separate to and in addition to any planning permission granted.'

Table 10.3 Policy CC2: Rivers

## CC3: Renewable Energy

### Summary of comments

- 10.4** Respondents to Policy CC3 were primarily concerned that the policy should be more positively worded to encourage and support renewable energy proposals, particularly small scale developments and that the need to address climate change impacts should be given more weight when considering the impacts of development.

Policy CC3: Renewable Energy		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Welcome fact policy takes account of capacity of environment to accommodate development. Reference should be added to avoiding cumulative landscape and visual impacts and addressing wider biodiversity impacts.	2746 (Natural England)	The policy will be amended to include reference to avoiding cumulative landscape and visual impacts and addressing wider biodiversity impacts.  <b>Amend Policy CC3 to refer to avoiding cumulative landscape and visual impacts and addressing biodiversity impacts.</b>
Welcome reference to potential impacts on heritage assets as district has number of assets whose significance is partly derived from views out.	2336 (Historic England)	Noted.
Should be more positively worded to encourage investment in renewable energy.	662, 785, 975,	The policy explains that permission will be granted unless adverse impacts would be beyond acceptable levels. However the justification text will be amended to set out more clearly the need to reduce greenhouse gas emissions and the important role that renewable energy is expected to play in this within Harrogate district. The council also intend to revise the Renewable
Policy too focused on identifying reasons to say no to proposals.	207, 876, 984, 1542, 2209	

## Climate Change 10

Policy CC3: Renewable Energy		
Comment	Comment Ref	HBC Response
		and Low Carbon Energy Supplementary Planning Document (SPD) in order to help encourage suitable proposals to come forward.  <b>Amend reasoned justification to refer to the need to reduce greenhouse gas emissions and the role of renewable energy in this.</b>
Consideration of any unacceptable adverse impacts need to be weighed in the light of urgent need to de-carbonise energy generation to prevent climatic change that will have a much greater impact on the local environment. Should be a distinction between small scale domestic schemes and large scale commercial schemes.	662, 785, 97	The council considers that the draft policy, as worded, provides an appropriate framework for weighing the positive benefits of renewable energy proposals against any negative adverse impacts. The council intend to revise the Renewable and Low Carbon Energy Supplementary Planning Document (SPD) in order to help encourage suitable proposals to come forward. This document will deal in more detail with the different impacts of small-scale domestic schemes and large-scale commercial schemes.
AONB should be added to the last sentence of policy.	2033 (AONB JAC)	The requirement to demonstrate very special circumstances for all renewable energy development in the Green Belt is not supported by NPPF.  <b>Delete second paragraph of Policy CC3.</b>
Farmers/landowners should be able to use renewable energy generation as way of diversifying farm/land based businesses.	5427 (NFU)	Noted.
Should include section that proactively advises households/organisations on how can take advantage of improving technology and access financial incentives.	985	As renewable technology and financial incentives for renewables are frequently changing, it is not considered appropriate to include these details in the Local Plan. However, the council intend to revise the Renewable and Low Carbon Energy Supplementary Planning Document (SPD) and these issues could be addressed within this document.

Table 10.4 Policy CC3: Renewable Energy

## CC4: Sustainable Design

### Summary of comments

- 10.5** Responses to Policy CC4 generally supported its inclusion although a number of respondents suggested that the policy should be deleted as the issues are covered under the Building Regulations regime.
- 10.6** The majority of responses supporting the inclusion of the policy suggested that it is not ambitious enough, particularly in regard to climate change mitigation.

Policy CC4: Sustainable Design		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support	608	Noted.
Policy should be deleted as matter is dealt with under Building Regulations.	3098, 3145, 3366, 3409, 3446, 3481, 4639, 4712, 4759, 4797, 4834; 5489, 5517, 5601	The National Planning Policy Framework (NPPF) states that planning authorities should adopt proactive strategies to mitigate and adapt to climate change.
Welcome strategic approach to climate change mitigation and adaptation. Needs to be more detail outlining how development will help biodiversity and	2748 (Natural England)	<b>Amend policy wording as follows:</b>

## 10 Climate Change

Policy CC4: Sustainable Design		
Comment	Comment Ref	HBC Response
people adapt to a changing climate (principally to extreme high temperature events and extreme high/low rainfall events). Should look to explicitly reference Green Infrastructure.		<p><b>'The council will require all developments to be designed to reduce both the extent and the impacts of climate change; it will promote zero carbon development and encourage all development to meet the highest technically feasible and financially viable environmental standards during construction and occupation'</b></p> <p><b>Amend reasoned justification as follows:</b></p> <p><b>'New development should be designed to be resilient to the impacts of climate change to an extent that is commensurate with the nature of the development and the risks associated with its location and intended use. Where opportunities exist, new development should also contribute to the wider resilience of communities and key infrastructure'</b></p> <p>Adaptation specific to flood risk and sustainable drainage is dealt with in policy CC1, while the role of Green Infrastructure is dealt with in policy NE5. <b>Identify policies CC1 and NE5 as related planning policies in the further information section associated with policy CC4.</b></p>
All new housing developments should be built to the BRE Home Quality Mark or to Passivhaus standard.	663, 792, 1151	<p><b>Amend policy wording as follows:</b></p> <p><b>'The council encourages developers to meet independently accredited energy and sustainability standards, such as, the Passive House Institute's Passive House standard and the BRE Home Quality Mark'</b></p>
Should seek to achieve BREEAM Excellent standard.	1151, 2151, 2217	<b>Amend policy to require BREEAM 'Excellent' standard.</b>
Conversions and extensions should not be excluded.	663, 792, 983, 2151	Experience of operating the council's current requirement for BREEAM has led to the exclusions identified.
Use of locally sourced materials should be encouraged	663, 792	<p>The use of locally sourced materials is dealt with under policy HP3: Local Distinctiveness.</p> <p><b>Amend reasoned justification for policy HP3 to more explicitly encourage the use of locally sourced building materials.</b></p>
Existing housing stock should be upgraded to highest achievable standards for insulation. Where Council has no influence on privately owned properties, provision of grants and other community initiatives should be investigated to encourage the overall reduction in carbon emissions in the Harrogate District.	663, 792	Upgrading the energy efficiency of the existing building stock will reduce carbon emissions and the Local Plan provides the basis for assessing such proposals, where they require planning permission. The issue of providing grants and developing community initiatives is outside the scope of the planning system.

Table 10.5 Policy CC4: Sustainable Design



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## 11 Heritage and Placemaking

### Summary of comments

- 11.1** There were two responses which made general comments. One respondent thought the Local Plan did not adequately address the protection of existing/provision of new cultural facilities and a further respondent that a policy included in their Neighbourhood Plan should also be included in the Local Plan.

General Comments		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Concern draft Plan does not adequately cover or plan for cultural facilities or reflect NPPF on importance of safeguarding and promoting culture activities and venues.	1454 (The Theatres Trust)	The provision of new cultural facilities is covered by Policy EC5: Town and Local Centre Management.
Ripon City Plan includes policy to explicitly ensure appropriate measures are put in place to address visual impact of vacant sites and buildings. Suggest this policy should be included in the Local Plan.	833 (Ripon City Plan team)	Noted. However, there is no necessity to include policies on every issue in the Local Plan.

Table 11.1 General Comments

## HP1: Harrogate Town Centre Improvements

### Summary of comments

- 11.2** There were 12 responses to Policy HP1 and its reasoned justification. The responses generally expressed how, in the respondents view, the policy should be implemented.
- 11.3** One respondent suggested that to reflect the town centre masterplan there was a need for a policy encouraging the re-use of vacant space to residential use.

Policy HP1: Harrogate Town Centre Improvements		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Traffic management proposals in central Harrogate would be detrimental to traffic flow.		Noted. However, the detailed proposals for the town centre proposals form part of the adopted Town Centre Strategy and Masterplan which was subject to separate public consultation in 2015
Improvements to pedestrian facilities should not mean pedestrianisation as reduced availability of on-street parking would be detrimental to smaller independent businesses.	1190 (Harrogate Civic Society), 4929	Noted.
Green infrastructure could provide important part of improvements, including increasing aesthetics of town centre.	2751 (Natural England)	Noted.
Support inclusion of Station Parade development.	664, 794, 1190, 2453	Noted.
Support policy wording: adopted Master Plan now needs to be implemented.	1477	Noted.
Does not appear to be specific policy in the Plan regarding the change of use of vacant space to residential use, as referenced in the Master Plan.	556	The Local Plan policies would not prevent proposals for the residential use of vacant upper floors coming forward. As the Town Centre Strategy and Masterplan is an adopted Supplementary Planning Document there is no necessity to also include detailed proposals in the Local Plan.

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Policy HP1: Harrogate Town Centre Improvements		
Comment	Comment Ref	HBC Response
Support criterion C. Essential quality and distinctive character of both built environment and urban spaces of town centre are matched by equally high quality public realm.	2337 (Historic England)	Noted.
<b>Justification</b>		
<b>Para 8.8</b>		
Transport hub development should include improved cycling and pedestrian facilities to allow smooth access through to town centre.	1478	Noted.
<b>Para 8.11</b>		
Improving pedestrian access is also important; pedestrian route from train station to conference centre should be given high priority.	2072	Noted.

Table 11.2 Policy HP1: Harrogate Town Centre Improvements

## HP2: Heritage Assets

### Summary of comments

**11.4** There were 32 responses to Policy HP2 and its reasoned justification. Historic England and several other respondents raised a number of concerns regarding the policy including:

- It was inconsistent and/or did not satisfy the requirements of the NPPF;
- It was not sufficiently locally distinctive;
- There was repetition between the policy criteria;
- There was no reference as to how applications affecting archaeology would be dealt with; and
- It did not accord sufficient status to the World Heritage Site and aspects of the World Heritage Site Management Plan should be reflected in the policy.

Policy HP2: Heritage Assets		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support policy.	1192 (Harrogate Civic Society), 2601, 2528	Noted.
Draft policy and justification is either inconsistent or does not satisfy the requirements of the NPPF. At times it is repetitious and is not locally distinctive, lacking any spatial dimension or indication of which elements of the district's historic environment are considered of especial importance to the character of the area and might warrant greater weight in decision making. Policy needs to be amended and suggest alternate wording.	2339 (Historic England)	It is proposed to amend the Policy wording to more closely reflect the requirements set out in the NPPF and address the comments made.  It is not proposed to reference specific elements of the district's historic environment in the policy as this could be taken to imply that other elements are viewed as being of lesser importance. As this is not the case, it is considered that this would be more appropriately covered in the text supporting the policy, where more context can be provided.
As drafted, Policy does not provide sufficiently robust protection nor does it embody positive strategy envisaged by NPPF to conserve and enhance the historic environment.	1627 (National Trust)	<b>Reword Policy HP2 to more closely reflect NPPF.</b>
Many of the tests set out in the Policy are not in conformity with the NPPF or practice guidance. Policy is too onerous.	2454	
Number of specific considerations about management of the WHS which ought to be identified as part of Policy. Welcome reference in para 8.29 to the WHS Management Plan but it does not form part of the	2339 (Historic England)	

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Policy HP2: Heritage Assets		
Comment	Comment Ref	HBC Response
Development Plan and key elements upon which applications affecting WHS will be determined should be set out in the Local Plan Policy.		
No distinction between degree of protection given to designated heritage assets compared to non-designated heritage assets or to degree of weight that might be given to the conservation of designated heritage assets of different importance (as is required by NPPF Paragraph 132).	609, 2339 (Historic England), 3539, 3799, 4286, 5592, 5754	
Conservation Areas are referred to in two separate Criteria (D and F). Much of Criterion F seems to repeat the requirements of what is already set out in Criteria A.	2339 (Historic England)	
Criterion H is little different from what is included in Criterion B and their provisions regarding design are already adequately addressed in Policy HP3.	2339 (Historic England)	
Nothing in Policy regarding the approach to applications affecting archaeology, particularly non-designated archaeological remains of national importance (which NPPF Paragraph 139 makes clear are of national importance).	2339 (Historic England)	
Not clear why Policy includes specific guidance for Conservation Areas and Registered Battlefields but not for other elements of the historic environment.	2339 (Historic England), 3314 (NYCC)	
Policy should be amended to provide for appreciation and enjoyment of the historic environment.	3747	
Under Part A understanding of significance of heritage asset should not be factor in permitting development, particularly if there is significant harm.	3314 (NYCC)	
Where there is an identifiable need for a proposed development that cannot be accommodated elsewhere an allowance should be made within this policy on the basis that the proposal is sympathetic to the heritage asset.	1926	
Policy should recognise that changes of use within conservation areas that contribute towards retaining longevity of buildings should be supported.	4048	
Should be sufficient flexibility to enable contemporary design to be supported where appropriate.	4048	
High quality design is subjective term and clarity should be provided as to what is meant by that and also define what constitutes appropriate materials and detailing.	4048	
Under 'Further Information' would be useful to remove term 'Scheduled Ancient Monument' following Field Evaluation on basis non-designated sites of archaeological interest will similarly require pre-determination evaluation.	3316 (NYCC)	Agree with comment.  <b>In the Further Information box remove the words 'Scheduled Ancient Monument' following Field Evaluation.</b>
Development in conservation area and village that harmed its character should be avoided.	4188 (Marton cum Grafton PC)	Noted.
<b>Justification</b>		
<b>Para 8.16</b>		
Provides good overview of reasons why policy is needed and detailed consideration that would need to be taken into account for those proposing developments.	2340 (Historic England)	Noted.
<b>Para 8.17</b>		

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Policy HP2: Heritage Assets		
Comment	Comment Ref	HBC Response
Welcome that seeks to identify WHS as component of district's historic environment that makes it unique but does not accord sufficient status to WHS, which also need to recognise its international significance.	1628 (National Trust)	Comments are noted, however, paragraphs 8.29 and 8.30 cover the WHS in more detail, including its international significance.
<b>Para 8.18</b>		
This is a presumption in favour of preservation (i.e. doing no harm), but it does not require enhancement of all heritage assets. The supporting text therefore goes beyond the requirements of legislation and should be amended.	2455	Agree amendment to clarify this.  <b>In 3rd sentence delete 'all'.</b>
<b>Para 8.20</b>		
NPPF para 128 requires the submission of a desk based assessment and field evaluation, however it does not require preservation in situ, ongoing management, conservation or protection of assets. The supporting text should be redrafted to conform with the tests set out in the NPPF.	2456	There is a degree of duplication between paragraphs 8.20, 8.21 and 8.22.  <b>Delete paragraph 8.20</b>
<b>Para 8.23</b>		
Para requires that any harm to significance must be "minimised". NPPF para 132 states that the test is 'any harm or loss should require clear and convincing justification'. The paragraph should be reworded to more accurately reflect the test set out in the NPPF.	2457	Noted. However, the Planning Practice Guidance refers to developing proposals that avoid or minimise harm through having a clear understanding of the significance of an asset. In the context of this paragraph the wording is considered appropriate. The test referred to by the respondent is covered by subsequent paragraphs.
<b>Para 8.24</b>		
NPPF paras 128 and 129 require that assessment of the significance of the heritage assets which could be affected by the proposals is provided. It does not require the extent of the impact on the heritage asset to be fully understood.	2458	An application may be invalidated if the impact of the proposal on the significance of the asset is not clear from the Heritage Statement that is required to be submitted.  <b>Amend wording of paragraph 8.24 to clarify the above.</b>
<b>Para 8.29</b>		
Concerned supporting text within the plan does not accord sufficient status to ensure WHS protection. Paras 8.29-8.32 should be enshrined in a bespoke WHS policy within the Plan, which should identify the buffer zone acknowledging this only protects the immediate setting of the WHS and that the setting of extends over a much wider area in this part of the District.	1629 (National Trust)	It is proposed to amend the wording of Policy HP2 which provides more detail regarding protection of the WHS, including the buffer zone.
<b>Para 8.31</b>		
Buffer zone approach is one way of dealing with protection of WHS but consider that it is the protection of the views and vistas which are the most important and therefore a better approach is set out within the draft Ripon City Plan by ensuring that proposals are assessed for their impact upon the city's skyline.	826 (Ripon City Pla	Noted. However, the council considers that the approach adopted is appropriate.
<b>Para 8.34</b>		
Contrary to NPPF: non-designated assets should be considered subject to NPPF para 139 and not be 'given the strictest protection'.	2459	Agree that wording should be amended to provide clarification and remove duplication of text.  <b>In paragraph 8.34 delete 3rd sentence.</b>
<b>Para 8.36</b>		
Para is overly stringent, and should be in reference to relevant legislation relating to listed building consent. Suggests that planning permission is required on all/any	2461	Agree that wording should be amended to provide clarification.

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Policy HP2: Heritage Assets		
Comment	Comment Ref	HBC Response
changes to a listed building, which is not always the case. Similarly, listed building consent is only required where works would affect the character of the building as a building of special architectural or historic interest.		<b>Amend first part of paragraph 8.36 to provide clarification regarding listed building consent.</b>
<b>Para 8.37</b>		
Para is not in accordance with NPPF para 132 as introduces an additional test that harm to any specific features or setting must also be wholly exceptional, even if the overall harm to the asset is not substantial or total loss.	2462	Agree that wording should be amended to more closely align with the NPPF. However, the NPPF is clear that significance of a heritage asset also derives from its setting.  <b>In paragraph 8.37 amend last sentence to read: '... buildings, including their setting, unless it can be shown that the public benefits outweigh the harm or loss.'</b>
<b>Para 8.40</b>		
NPPF para 137 does not require all proposals to enhance positive features but instead look for opportunities to enhance.	2464	Agree that wording should be amended to provide clarification.  <b>In paragraph 8.40 amend first sentence to read: '... Preserve or, where appropriate, enhance those ...</b>
<b>Para 8.41</b>		
Current wording is too restrictive and should be amended to include potential for new opportunities and positive contributions within conservation areas.	2465	Agree that wording should be amended to provide clarification.  <b>In paragraph 8.41 delete first sentence and amend second sentence to read: 'Development proposals in a conservation area should preserve and enhance the character and local distinctiveness of the historic environment. Innovative design of a new building may be appropriate provided it is of high quality and is sensitive to the context of the site.'</b>
<b>Para 8.44</b>		
Para needs to more closely reflect NPPF para 133 and 134. Should also be amended to define that the harm or loss of significance needs to be assessed as a whole, not just specific features as listed.	2465	Agree that wording should be amended to more closely align with the NPPF.  <b>In paragraph 8.44 amend last sentence to read: '... and gardens, including their setting, unless it can be shown that the public benefits outweigh the harm or loss.'</b>
<b>Para 8.46</b>		
Para needs to more closely reflect NPPF para 133 and 134. Should also be amended to highlight harm or total loss of significance will be refused except in wholly exceptional circumstances.	2467	Agree that wording should be amended to more closely align with the NPPF.  <b>In paragraph 8.46 amend last sentence to read: '... battlefields, including their setting, unless it can be shown that the public benefits outweigh the harm or loss.'</b>

Table 11.3 Policy HP2: Heritage Assets

## 11 Heritage and Placemaking

### HP3: Local Distinctiveness

#### Summary of comments

- 11.5** Responses to Policy HP3 generally expressed support for the policy. Several respondents thought that cross references to related policies should be made and one suggested that the role of the natural environment in contributing to local distinctiveness could be amplified.

Policy HP3: Local Distinctiveness		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support policy as provides appropriate framework to help ensure local distinctiveness is maintained and where appropriate reinforced.	610, 2341 (Historic England)	Noted.
Support criteria which give flexible approach to different locations in the district. However, repeats many policy aims of other specific draft policies dealing with matters such as biodiversity, landscape and density therefore reference to those policies would be a useful tool to ensure applicants are fully aware of the policies that need to be addressed in regard to specific matters.	2540, 3800, 5758	Agree it would be useful to cross reference the relevant policies.  <b>In the Further Information box add reference to Policies NE3: Natural Environment, NE4: Landscape Character, NE5: Green Infrastructure and NE7: Trees and Woodland.</b>
Not clear how policy will be applied in consistent manner through development management process and would caution against any design policy being too prescriptive.	4287	The policy highlights the matters that development proposals should consider to reinforce local distinctiveness and might be expected to address in a Design and Access Statement or similar.
Recommend that further information regarding how and why natural environment plays its part with local distinctiveness is provided within policy justification. This should include reference to biodiversity, landscape, green infrastructure (including greenspace), sustainable drainage, climate change adaptation and soils.	2756 (Natural England)	Agree that it would be useful to include in the reasoned justification reference to the natural environment and its contribution to local distinctiveness as suggested by the respondent.  <b>After paragraph 8.54 add the following:</b>  <b>Local distinctiveness of an area is also influenced by the natural environment and proposals should be responsive to the existing topography, landscape features, wildlife habitats and the existing green and blue infrastructure networks.</b>

Table 11.4 Policy HP3: Local Distinctiveness

### HP4: Protecting Amenity

#### Summary of comments

- 11.6** There were four responses to Policy HP4, which expressed support for the policy. In respect of the provision of outdoor amenity space, several respondents thought that there should be a more flexible approach to reflect that in some cases it might not always be possible or appropriate for provision to be made.

Policy HP4: Protecting Amenity		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Consider amenity considerations listed are reasonable, and welcomed that policy specifically refers to significant adverse impacts, to ensure consistent with the NPPF.	3541, 3801, 5762	Noted.
With regard to private outdoor space, in some urban areas will not be possible to for all new units, in particular smaller flats and apartments. Policy wording	3541, 3801, 5762	It is accepted that in some circumstances shared amenity space may be more appropriate.

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Policy HP4: Protecting Amenity		
Comment	Comment Ref	HBC Response
should be relaxed to require the provision of well-designed and located outdoor amenity space, but only where it is viable and deliverable to do so.		<b>Amend last sentence of Policy HP4 to read '...well designed and located private or communal outdoor amenity space ....'</b>
With regard to private outdoor space should make clear that in some circumstances e.g. flats, retirement schemes requirement can be met with shared outdoor amenity space that is private to the development.	5593	
		<b>At the end of paragraph 8.70 add 'In some circumstances, such as flatted developments or specialist housing schemes, it may not be feasible for the development to provide individual private garden space. In these cases private communal amenity space would be acceptable although ground floor flats may benefit from private amenity space immediately adjacent the residential unit.'</b>

Table 11.5 Policy HP4: Protecting Amenity

## HP5: Public Rights of Way

### Summary of comments

- 11.7** Most of the responses to Policy HP5 were supportive. Two respondents highlighted issues that can arise when rights of way are affected by development proposals and suggested some additional wording as to how this might be dealt with.

Policy HP5: Public Rights of Way		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support policy.	1246 (North Yorkshire Local Access Forum), 1482, 2758 (Natural England)	Noted.
As Council do not having authority over PROW (being vested in NYCC) number of issues can arise with planning applications which affect PROW. Suggest additional sentence be added to 'A': 'Where development will affect a PROW either temporally or permanently planning applications shall include details of the mitigation measures agreed by NYCC and to be implemented as part of the proposal.'	2295 (Harrogate Ramblers), 2385	If it is necessary to divert or extinguish a public right of way an application to the council to make an order under S257 of the Town and Country Planning Act can be made, enabling the proposal to be considered at the same time as the planning application. As such, the suggested amendment is not considered to be necessary.
Have identified number of existing footpaths in demonstrable use that are not currently on the Definitive Map. Suggest additional wording should be included to "protect existing footpaths in demonstrable use to improve accessibility and permeability."	827 (Ripon City Plan team)	As it is unclear how 'demonstrable use' would be defined it is considered that this would not be an effective or practical approach.
<b>Justification</b>		
<b>Para 8.74</b>		
New PRoW should also be provided as part of employment developments.	666,	Noted, the policy applies equally to all developments.

Table 11.6 Policy HP5: Public Rights of Way

## HP6: Protection of Existing Sport, Open Space and Recreation Facilities

### Summary of comments

- 11.8** There were 17 responses to Policy HP6, which raised a number of issues including:

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- Apparent duplication with Policy HP7 in respect of the demand for open space arising from Local Plan allocations;
- Evidence base does not allow for application of criteria to be adequately assessed;
- Policy should be more positively worded to support proposals that enhance facilities; and
- Not appropriate for there to be blanket protection on all open spaces irrespective of use, quality and value, as they may be in sustainable locations and otherwise suitable for development.

Policy HP6: Protection of Existing Sport, Open Space and Recreation Facilities		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support policy.	1196, 1486, 2342 (Historic England)	Noted.
Object to need to make allowances for the 'likely' demand generated by allocations in the plan. Draft policy HP7 requires all new development to provide these types of facilities and therefore deals with future needs in this regard. consideration of 'likely demand' from future allocations would therefore create a double counting exercise which is not planning positively and considered sound.	3542, 3802, 5772	Possible future demand is an important consideration when assessing whether a facility is needed and the impact of its loss. The loss of open space should not be approved if there is likely to be need for similar open space in this location in the future due to allocations within the plan. It would not create double counting as existing open space is taken into account when calculating what additional open space is needed due to the increase in population caused by the development of the allocations.
It is not clear in the evidence base what provision of these spaces is currently provided in the district for each type of sports, recreation and open space. Without this information, draft policy HP6, criteria Ai. cannot be assessed adequately.	3542, 3802, 5769	It is for the applicant to demonstrate through their own evidence whether there is a surplus of similar facilities in the area and how this supports the application for the loss of the open space. The Council holds information on all exiting types of open spaces in the District and each of these spaces are mapped.
The justification text highlights that currently there is an overall deficiency of recreational open space throughout the district. However, this is contradicted by the Outdoor Sports Strategy (2013) which as described in the justification text to draft Policy HP7	3542, 3802, 5764	The justification in HP6 refers to all types of recreation open space not just that used for outdoor sports. It also acknowledges that there are certain areas where the supply is above our minimum standards.
In criteria A. ii. where possible, a replacement space should look to enhance the current situation, especially considering the draft local plan identifies a deficiency of open space throughout district.	2761 (Natural England)	A replacement facility cannot be expected to meet a current deficiency. The criteria already states that the replacement should be 'at least equivalent...' so this does not rule out the possibility that it could be better in quality or bigger for example
Policy seeks to preclude development on many types of greenfield land, which may form logical and sustainable places for development. Should not be blanket protection for all undeveloped land irrespective of their use, quality or value as open space. Reference to open space in Policy HP6 should therefore be deleted, as it conflicts with the aims of other policies in the plan and would be unduly onerous.	2440	The NPPF states that "existing open space, sports and recreational buildings and land, including playing fields should not be built on ...." The removal of reference to 'open space' would therefore be contrary to the provision of the NPPF. The policy does not create a blanket ban as it provides a number of criteria where loss of such land may be permitted.
Policy could be positive in its wording, retaining and developing sports and recreational facilities in line with the Health and Wellbeing Strategy and Sport England Strategy 'Towards an Active Nation'.	1536	Draft Policy GS7: Health and Wellbeing already states that development proposals should support health and wellbeing by providing opportunities for formal and informal physical activity, recreation and play. It is therefore unnecessary to repeat in this policy however a cross-reference to Policy GS7 should be provided in the related planning policy list.  <b>Add 'Policy GS7: Health and Wellbeing' to the related planning policies list.</b>
Approach proposed appears to relegate the role of amenity open space. The approach in the draft Ripon City Plan is to have separate policies for the protection of amenity open space and this approach is	828 (Ripon City Plan team)	This policy gives the same weight to all types of open space and therefore it is not necessary to have a separate policy for amenity open space. The policy and justification stresses the important contribution all types



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Policy HP6: Protection of Existing Sport, Open Space and Recreation Facilities		
Comment	Comment Ref	HBC Response
commended. Otherwise, it is proposed that a separate and additional clause should be added in the draft Local Plan policy to address the specific role of such sites, especially with regard to local distinctiveness.		of open space including amenity open space makes to the amenity and local distinctiveness of the area.
Policy needs to be more positively worded and to set out support for proposals that enhance such facilities, along the lines of "Development proposals that would enhance existing recreational facilities or provide new facilities will be supported."Part B of the policy should be removed as it is not necessary.	611	This policy is concerned with the protection of existing sport, open space and recreation facilities. Part B of the policy is necessary as it ensures that open spaces are not lost where they contribute to the amenity and local distinctiveness of the local areas.
Open sites protected by Policy should be shown on the policies map.	1268 (Ripon Civic Society)	It is not necessary to include the open spaces on the proposals map and there is the danger that not all relevant open spaces would be included. The policy justification explains which open spaces are covered which is considered sufficient.

Table 11.7 Policy HP6: Protection of Existing Sport, Open Space and Recreation Facilities

## HP7: New Sports, Open Space and Recreation Development

### Summary of comments

**11.9** There were 18 responses to Policy HP7. Respondents sought a number of amendments to the policy to provide clarification. These included:

- That provision can be secured via a commuted sum;
- Improving the setting of a settlement should only be needed where the current setting was poor; and
- The multi-functional benefits of open space should be highlighted.

**11.10** One respondent noted that for some open space types the required level of provision had increased but the evidence to justify this was absent.

Policy HP7: New Sports, Open Space and Recreation Development		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Not clear that the open space, sports and recreation space standards can be secured through commuted sum and should be clearly set out within the policy text.	2441, 3543, 3806, 5776	<b>Agree: Add the following wording to the policy justification:</b>  "If it is not possible to provide the various types of open space at functional and maintainable sizes and dimensions on-site, the developers will be required to make a developer contribution towards the new provision or enhancement of that type of open space off-site in line with the provisions within the SPD."
Need to clarify that need for contribution and its size will be dependant on existing provision in the area and whether there is an under/over supply.	2441	The policy justification already states that a 'calculation to determine whether a housing development needs to make a contribution towards the provision of open space will be based on the net population of the development along with the quantity and quality of open space within a reasonable distance of the development site'
Bii introduces 'significant traffic congestion' as a test. NPPF includes 'severity' test and would expect this to be applied rather than having local criteria,	1979	The need for proposals to not give rise to significant traffic congestion/problems is a common thread running through many of the Local Plan policies
Under Biv requirement to improve setting of settlement is going too far and would generally only be a need to improve setting if current setting was poor. Part Biii	612	<b>Agree: Amend the wording to 'proposals on the edge of settlements should not have an adverse impact on the setting of the settlement'</b>

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Policy HP7: New Sports, Open Space and Recreation Development		
Comment	Comment Ref	HBC Response
already requires new buildings/structures to be well designed and appropriately integrated into landscape making part iv unnecessary.		
Standards do not have any regard to quality of spaces and facilities. Quality of these types of spaces are promoted by paragraph 73 of the NPPF and therefore should be assessed when looking at existing and new facilities. Further detail and evidence on quality should therefore be provided in the justification of this draft policy to be in accordance with the NPPF.	3543, 3806, 5776	Whilst the standards in the policy are quantity standards, developer contributions may be required to enhance the quality of existing parks and gardens in the area. This is outlined in the Provision for Open Space in connection with new housing development SPD as referred to in the justification to the policy.
The Outdoor Sports Strategy (2013) is the main document that informs these standards and SPD. Council need to make sure this assessment is updated over the plan period to ensure and up to date and justified evidence base is provided.	3543, 3806, 5776	The Outdoor Sports Strategy is to be updated and form part of the evidence base for the Submission draft of the Local Plan.
Should be clarified policy applies to proposals outside of development limits.	2989	The policy applies to all new sports, open spaces and recreation development not just those outside development limits. Criteria D relates to those proposals in open countryside outside of development limits and this is clear in the existing policy wording.
The distance to accessible green space is also an important consideration when providing new spaces, where possible we recommend using the ANGSt guidelines (although we recognise that the SPD has distance suitable criteria).	2765 (Natural England)	Noted. It is not considered necessary to apply alternative guidelines to that set out in the SPD.
Open spaces can provide multi-functional benefits and eco-system services. Where possible these benefits should be maximised through the provision of green infrastructure. We recommend that this is referenced within the policy or links are made to other policies (e.g. NE5: Green Infrastructure).	2765 (Natural England)	Agree <b>reference to Policy NE5 : Green Infrastructure to be added to the Further Information box.</b>
Note there has been overall increase in open space requirements per ha, per 1000 people when compared to previous version of Open Space SPD but no evidence provided to justify increases in provision.	2468	The Open Space SPD and the associated methodology paper which is being developed alongside the Local Plan provides the justification to the changes to the standards.
Potential to develop leisure cycleways as part of this policy should be recognised.	1489	Policy T11: Sustainable transport seeks to promote improvements to public transport including the creation of walking and cycling routes so it is unnecessary to reference it in this policy as well.

Table 11.8 Policy HP7: New Sports, Open Space and Recreation Development

## HP8: Protection and Enhancement of Community Facilities

### Summary of comments

- 11.11** There was only one response to Policy HP8, which sought the extension of the policy to include sports facilities which had been designated as Assets of Community Value.

Policy HP8: Protection and Enhancement of Community Facilities		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Should policy include sports facilities that are lodged as Assets of Community Value, so development of these would be covered also.	1537	The redevelopment of these facilities are already covered by Policy HP6: Protection of Existing Sport, Open Space and Recreation Facilities.

Table 11.9 Policy HP8: Protection and Enhancement of Community Facilities

## Heritage and Placemaking 11

**HP9: Provision of New Community Facilities****Summary of comments**

**11.12** There were only two responses to Policy HP9, both from the same respondent. These responses sought amendments to the policy to improve consistency with the NPPF.

Policy HP9: Provision of New Community Facilities		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Detail of policy is too restrictive. No support in national policy for sequential test in Criterion E, in fact NPPF specifically exempts small scale rural development from sequential test.	5594	The policy seeks to promote the retention and development of community facilities in settlements in accordance with NPPF paragraph 28 and encourage sustainable development and reuse of brownfield sites.
Wording of Criterion F should be amended to be consistent with national policy: residual impacts need to be severe for planning consent to be withheld not simply significant.	5594	NPPF paragraph 32 requires developments which generate a significant amount of traffic to be supported by a Transport Statement or Transport Assessment and this is a requirement of Local Plan Policy T11: Sustainable Transport. These assessments play an important role in assessing and mitigating traffic impacts and will inform the local highway authority's response to proposals. <b>In the Further Information box add reference to Policy T11: Sustainable Transport.</b>

**Table 11.10 Policy HP9: Provision of New Community Facilities**

## 12 Natural Environment

### 12 Natural Environment

#### Summary of comments

- 12.1** There were two responses that made general comments related to the natural environment. One respondent suggested that the key facts should include reference to the district's stock of natural capital assets and a further respondent that a policy included in their Neighbourhood Plan should also be included in the Local Plan.

Table 9.1 Key Facts/General Comments

Comment	Comment Ref	HBC Response
<b>Policy</b>		
District's stock of natural capital assets should be added to this list (such as peat moorland landscapes in the AONB and woodland) as they deliver a range of ecosystem services including carbon sequestration and flood risk mitigation.	2034 (AONB JAC)	<b>In the Natural Environment Key Facts box add:</b> <ul style="list-style-type: none"> <li>● <b>Woodland covers 7,659 hectares, which is 6% of the district</b></li> <li>● <b>Blanket bog covers 6,000 hectares, which is 5% of the district</b></li> </ul>
Ripon City Plan policy addressing issues of light pollution and impact upon visual amenity should be included in draft Plan.	834 (Ripon City Plan team)	This is a matter that would be covered by Policy HP4: Protecting Amenity. In addition, the Publication version of the Local Plan will include a separate policy on the AONB which includes the impact of light pollution within the AONB.

Table 12.1 Key Facts/General Comments

### NE1: Air Quality

#### Summary of comments

- 12.2** There were seven responses to Policy NE1. Some were general statements on the issue but one respondent thought there was a need for updating to take account of recently published reports on air quality. One respondent considered that the impact on biodiversity and wildlife from air pollution needed to be more fully taken into account.

Policy NE1: Air Quality

Comment	Comment Ref	HBC Response
<b>Policy</b>		
Section should be updated to take account of recent DEFRA reports and Government's response to them.	4299	Agree with suggested amendment to include latest guidance on review and assessment.  <b>Amend justification to include a new paragraph after 9.2 to read:</b>  <b>Technical Guidance for Local Air Quality Management produced by DEFRA sets out a streamlined approach to the review and assessment process. This prescribes the submission of a single Annual Status Report (ASR) which the Council must submit by 30 June each year. The report should identify new non-compliant areas and report progress made with existing AQMA's.</b>  <b>Amend Further information Section to add an additional bullet point:</b>

## Natural Environment 12

Policy NE1: Air Quality		
Comment	Comment Ref	HBC Response
		<ul style="list-style-type: none"> <li>Detailed Assessment of Air Quality for Harrogate Borough Council, Air Quality Consultants January 2017.</li> </ul> <p>Amend justification to include a new paragraph after 9.4 to read:            In January 2017 the Council published a Detailed Assessment of Air Quality undertaken by Air Quality consultants. This report assessed air quality at York Place in Knaresborough and Woodlands Junction at Hookstone Chase, Harrogate. Following consultation the Council declared AQMAs in these locations in October 2017. A new Air Quality Action Plan will now be developed with partners, including NYCC. Applicants need to have regard to the Council's agreed Air Quality Action Plan when proposing development that is likely to impact on air quality across the district. Additional areas across the district where emissions may exceed the regulations continue to be monitored.</p>
Does not fully take into account impacts of air quality on natural environment. Poor air quality can have negative impacts on biodiversity and wildlife. Explicit reference should be made to protecting and enhancing environmental health, particularly for designated sites such as SSSIs and SACs.	2791 (Natural England)	Agree with suggested amendment. <b>Amend justification to add the following to paragraph 9.5, third sentence: (particularly for designated sites such as Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs) and this is addressed further in the Habitats Regulations Assessment).</b>
Increased traffic from high level of housing proposed will increase level of emissions and pollution.	5291, 5450	It is acknowledged that transport has an impact on air quality issues but the Local Plan has to be read as a whole. Policy T11 sets out how the council will work with partners to deliver sustainable modes of travel as part of new development.
More joined up approach is required to air quality i.e. new cycle routes, vehicle charging points, additional rail halts.	801, 880	
Policy is unhelpful as lacks any practicable and deliverable measures to reduce pollutants. A comprehensive approach looking at various options across the City and with practical suggestions would be welcomed. Ripon City Plan approach suggests deliverability of new highways should be included.	829 (Ripon City Plan team)	The AQMA Action Plan sets out measures to improve air quality within the area and this is referenced in the reasoned justification.

Table 12.2 Policy NE1: Air Quality

## NE2: Water Quality

## Summary of comments

**12.3** There were nine responses to Policy NE2. Some were general statements on the issue but several respondents sought amendments to:

- Make reference to additional information;
- Include reference to Source Protection Zones;
- Delete reference to sewage treatment capacity as being an issue dealt with under other legislation; and
- Be more aspirational in respect of seeking enhancement to water quality.

Policy NE2: Water Quality		
Comment	Comment Ref	HBC Response
Policy		

## 12 Natural Environment

Policy NE2: Water Quality		
Comment	Comment Ref	HBC Response
Reference to sewerage treatment capacity should be deleted. Matters of foul sewage are comprehensively addressed in other primary legislation and it is responsibility of utility provider to ensure water treatment capacity is provided.	4289	Noted. However, housing development, in particular, can potentially increase the risk of water quality being affected due to extra loads being placed on treatment works. The capacity of sewerage infrastructure will be a key consideration in the drainage design of any application and the council considers it appropriate to identify this as an issue to be addressed.
Do not believe policy goes far enough as no mention is made to existing problems of drainage system serving Harrogate, which incorporates number of natural watercourses. Consideration must be given to separation of combined sewers to reduce discharge of surface water to foul drainage and consequential impact on downstream treatment plant capacities. Not appropriate to suggest matter for developers to address because at moment impact of new development on existing situation suggests Plan strategy is not deliverable.	5423	<p>The Infrastructure Delivery Plan has, following consultation with utility providers including Yorkshire Water, identified the likely key infrastructure requirements to accommodate the level of growth planned.</p> <p>Policy NE2, together with Policy TI4, seeks to ensure that proposed developments are adequately served by infrastructure and necessary improvements are put in place. This should be determined through drainage strategies and detailed discussions with the utility providers.</p>
Recommend links are made to Policy CC1.	2793 (Natural England)	<p>Cross reference can be made in the Further Information section.</p> <p><b>In the Further Information box add cross reference to Policy CC1: Flood Risk and Sustainable Development.</b></p>
Policy could be more aspirational and include requirement for enhancement of water quality wherever this is possible.	2683 (Environment Agency)	Noted. However, the reasoned justification references supporting initiatives which would improve water quality.
Would also like reference be made to groundwater Source Protection Zones in Policy.	2679 (Environment Agency)	<p>Agree that reference should be made.</p> <p><b>In Policy NE2 add bullet point: 'Have an adverse impact on potable groundwater supplies within Source Protection Zones 1;'</b></p> <p><b>At the end of paragraph 9.7 add: 'The Environment Agency designate groundwater Source Protection Zones (SPZs) where there are particular risks from polluting activities to a groundwater source and are often found around wells, boreholes and springs. It is, therefore, important that the location and design of development has regard to the presence of Source Protection Zones. Detailed advice is provided by the Environment Agency in 'Groundwater Protection: Principles and Practice (GP3)'. Developers should be aware of the requirements in this document, or any subsequent revisions, and prepare hydro-geological risk assessments where necessary.'</b></p> <p><b>In Glossary add definition: 'Source Protection Zones - these zones are designated around public water supply abstractions and signal there are particular risks to the groundwater source they protect. They are based on an estimation of the time it would take for a pollutant which enters the saturated zone of an aquifer to reach the source abstraction or discharge point.'</b></p>
Policy does not address challenges of wetter winters and drier, warmer summers which climate change will pose.	1706	This is covered by Policies CC1 and CC4.

## Natural Environment 12

Policy NE2: Water Quality		
Comment	Comment Ref	HBC Response
Does not deal with potential of contamination of ground water from fracking.	802, 1706	As the Minerals and Waste Joint Plan contains a number of policies related to hydrocarbon development, including potential environmental impacts, it is not considered appropriate or necessary for the Local Plan to duplicate these.
Under further information include reference to EAs Groundwater Protection: Principles and Practice (GP3).	2680 (Environment Agency)	Reference to the document would be a useful addition.  <b>In the Further Information box add reference to the Environment Agency's 'Groundwater Protection: Principles and Practice (GP3)</b>

Table 12.3 Policy NE2: Water Quality

## NE3: Protecting the Natural Environment

### Summary of comments

**12.4** There were 23 responses to Policy NE3 and its reasoned justification. The majority of responses were supportive of the policy and approach taken. However, a number of respondents commented on the wording and suggested amendments to provide clarity or strengthen the approach. These included:

- Amendments to ensure consistency with the NPPF;
- Reflecting the value of the natural environment to the local economy; and
- Being clearer on how development will enhance the biodiversity of designated sites.

Policy NE3: Protecting the Natural Environment		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Welcome inclusion of requirement for development to not result in any net loss of biodiversity and to seek net gains.	2684 (Environment Agency)	Noted.
Policy needs to be consistent with national policy and introductory commentary should be amended to align with NPPF para 109 which talks of minimising impacts on biodiversity and providing net gains where possible.	2446, 5596	Noted. The Policy seeks to contribute to the Government's overall aim to halt the loss of biodiversity as set out in Biodiversity 2020.
Wording should be added to reflect need to set policies which offer protection to sites commensurate with their status and gives appropriate weight to their importance.	5596	The Policy provides a level of protection appropriate to the sites importance and describes how international, national and local sites will be dealt with. It would be beneficial to amend the wording to make this clear.
Policy wording should be more enabling i.e. ' will be permitted where it can be shown that ...'.	5596	The policy wording is in keeping with the NPPF, Habitat Directive (92/43/EEC) and The Conservation of Habitats and Species Regulations 2010.
Policy is not in conformity with NPPF and wording should reflect this which states proposals should go ahead unless the harm significantly and demonstrably outweighs the benefits.	4290	The Policy contains clauses which allow development that are likely to have an adverse impact on protected sites. In regards to international sites the wording is in keeping with Habitat Directive (92/43/EEC) and The Conservation of Habitats and Species Regulations 2010 (as amended). In regards to the clauses for impacts on SSSIs and irreplaceable habitats the wording reflects paragraph 118 of the NPPF.
No mention of how legally protected species will be safeguarded when not in legally protected sites.	4223 (Harrogate Trust for Wildlife Protection)	The policy includes protection for priority species, and species of interest for each type of designated sites.
Would be useful if biodiversity offsetting (in para 9.22) could be included within Policy. Suggest also guidance on this is provided to applicants e.g. as SPD as relatively new approach.	2710 (Yorkshire Wildlife Trust), 3311 (NYCC)	The Policy already makes reference in the third paragraph to off site compensation. However, agree that it would be helpful for an explanation of how no net loss of biodiversity, using offsetting, can be achieved.

## 12 Natural Environment

Policy NE3: Protecting the Natural Environment		
Comment	Comment Ref	HBC Response
		<p>Add explanation to justification text and reference to future SPD on avoiding, mitigating and compensating for impacts.</p> <p>In the glossary add the following:</p> <p><b>Biodiversity Offsetting:</b> Biodiversity Offsetting is a process by which conservation activities designed to deliver biodiversity benefits in compensation for losses are delivered. Using this approach means that a developer employs a standardised formula to calculate the number of 'biodiversity units' to be lost as a result of development, based on the habitat(s) affected, the condition and extent. The developer then provides an offset (whether themselves or through payment to a third party offset provider) to deliver an equivalent number of biodiversity units on land elsewhere.</p>
<p>Would like to see value of natural environment to local economy reflected further within Plan as per NPPF para 109. Benefits can be quantified as monetary value (natural capital) and various evidence sources available to help develop this. Could form a new policy or be incorporated into existing policies such as NE3 and NE5.</p>	2829 (Natural England)	<p>Para 109 of the NPPF states that planning should refer to the wider benefits of ecosystem services. Planning decisions are not based upon financial reasoning and it is not clear how the concept of natural capital could be best used within the Local Plan. Policy NE5 Green Infrastructure seeks to protect and enhance the multi-functional linked network of green spaces within the district and makes reference to some of the benefits that these green spaces provide. Agree that this could be furthered by making reference to the value of the environment to the local economy.</p> <p><b>Amend criteria A of Policy NE5 to refer to wider benefits of ecosystem services:</b></p> <p><b>Protect and enhance the social, environmental and economic benefits of existing green infrastructure features and/ or incorporate new green infrastructure features within their design.</b></p> <p><b>Amend para. 9.43 of Policy NE5 to include reference to local economy:</b></p> <p><b>Add to first line "a wide range of social, economic and environmental needs".</b></p> <p><b>Add to fourth sentence "In the districts towns, green spaces perform an important function in terms of reducing flood, noise and air pollution and providing urban cooling and shade. These benefits are all of value to the local economy and their monetary value can be calculated by considering the costs of rectifying damage if no mitigation were in place."</b></p> <p><b>Add after first sentence of para 9.44 pf Policy NE5:</b></p> <p><b>It is important that development proposals consider the existing ecosystem services provided on a site, including the value these bring to the local economy. From this starting point, developments should be designed to ensure these functions are not lost and are enhanced.</b></p>



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Policy NE3: Protecting the Natural Environment		
Comment	Comment Ref	HBC Response
Policy does not make clear how specific impacts from new development (in particular housing allocations) will be addressed. No criteria based policies for construction, urban edge or recreational impacts.	2800 (Natural England), 4223	Given the wide range of species and habitats the policy serves it is not appropriate to list all potential impacts, and attempting to do so may limit the policies range. However, agree that it would be beneficial to draw attention to indirect impacts such as recreational impacts.  <b>Add wording reference to direct and indirect impacts to policy wording.</b>  <b>Add to justification further information on potential direct and indirect impacts.</b>
Whilst Policy recognises need for enhancement as drafted do not believe will deliver biodiversity enhancements. Does not contain any methods to show how development will enhance biodiversity of designated sites. Recommend positive and strategic approach is taken to protect and enhance networks of biodiversity at landscape scale.	2799 (Natural England)	Noted.  <b>Add following criteria for development that will be supported:</b>  <b>Increasing connectivity of habitats where possible on development sites by locating features which enlarge, connect or support existing biodiversity assets in line with policy NE5 Green Infrastructure</b>  <b>Where possible, restore and re-create priority habitats and other natural habitats within and adjacent to development schemes.</b>
NPPF para 165 asks for policies and decisions to be based on up to date information including assessment of existing and potential components of ecological networks. Unclear if an evidence base for ecological networks has been developed and if policies are based on that evidence base.	2797 (Natural England)	The council will continue to work with North and East Yorkshire Ecological Data Centre to map an ecological network for the district. Once this work is completed it will feed into an update to the GI Infrastructure SPD.  <b>Add reference to the above work in justification text to Policy NE5.</b>
Policy could be strengthened by ensuring ecological surveys are carried out to BS42020 standards and a biodiversity metric is used to show that there has been an enhancement of biodiversity.	2710 (Yorkshire Wildlife Trust), 4227 (Harrogate Trust for Wildlife Protection)	The planning application validation criteria requires surveys are carried out by suitability qualified and experienced persons and to a recognised level of scope and detail. Agree that reference to a biodiversity metric would explain how net gain in biodiversity is measurable. A future SPD on avoiding, mitigating and compensating for impacts will set out the details of a biodiversity metric.  <b>Add reference to future SPD to justification.</b>
Suggest new policy to address biodiversity enhancement within new development.	1258	The Policy requires new developments to seek net biodiversity gains.
<b>Justification</b>		
<b>Para 9.18</b>		
Suggest should also be reference to semi-natural habitats.	4225 (Harrogate Trust for Wildlife Protection)	Noted.  <b>Add reference to semi-natural habitats to justification:</b>  <b>This will involve restoring and increasing the total area of natural and semi-natural habitats and landscape features.</b>

## 12 Natural Environment

Policy NE3: Protecting the Natural Environment		
Comment	Comment Ref	HBC Response
Plan should seek to improve biodiversity, not just maintain or enhance.	2204	The Policy requires new developments to seek net biodiversity gains.
<b>Para 9.22</b>		
Are there specific criteria to determine what 'outweighs' the loss.	4230 (Harrogate Trust for Wildlife Protection)	No, development will have to be considered on a case by case basis considering the value of the habitat lost and the types and magnitude of benefits to be gained.
<b>Para 9.26</b>		
Would paragraph benefit from statement as to its relevance to proposed developments.	4231 (Harrogate Trust for Wildlife Protection)	SINCS are protected within the policy as Local Sites.
<b>Para 9.27</b>		
Have put forward proposal that land at Scargill Pastures be designated a SINC and suggest this potential designation should form part of the Local Plan consideration.	1262	Noted. However, the selection of sites for designation is subject to a process separate to that of the Local Plan preparation and only those sites ratified by the SINC panel can be included on the proposals map. The policy refers to all designated sites and will protect new sites ratified after adoption of the Local Plan.
<b>Para 9.28</b>		
Welcome inclusion of local geological sites.	2801 (Natural England)	Noted.

Table 12.4 Policy NE3: Protecting the Natural Environment

## NE4: Landscape Character

### Summary of comments

**12.5** There were 37 responses to the policy and a further 2 to the supporting justification.

**12.6** There was support for the policy from a number of respondents. In addition a number of respondents made suggestions for refining the policy including:

- Removing the landscape designation from sites allocated for development;
- Including a separate policy for the AONB; and
- Reconsidering various aspects of specific criteria of the policy.

Policy NE4: Landscape Character		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
The objectives of this policy are generally consistent with national policies. It is widely accepted that there is a fundamental need to significantly increase housing delivery throughout the plan period to meet demand and tackle problems of affordability. There is a fundamental need for development to take place within sensitive areas to ensure it sustains and enables existing communities to prosper.	5783	Noted.  The Plan includes housing allocations in a number of settlements throughout the AONB and in or on the edge of the SLA..
Many aspects of the Draft Plan are welcomed and we support the inclusion of this policy.	4329	Noted.
The SLA designation is unfit for purpose as it confers no protection on the special areas it is bestowed upon. SLA designation steers developers towards low density (30dph), high value dwellings attracting in-migration. It does nothing to meet local housing demands and makes no contribution to a supply of 'affordable homes'	5625	The purpose of the SLA is to identify those areas of high quality landscape that contribute to the setting of Harrogate, Knaresborough or Ripon and to ensure that any development within them does not affect the high quality of the landscape and the setting of those settlements adversely. To that end the policy is fit for purpose and compliant with the requirements of NPPF paragraph 113 insetting criteria based landscape policies.

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Policy NE4: Landscape Character		
Comment	Comment Ref	HBC Response
		Paragraph 109 of the NPPF refers to protecting and enhancing 'valued landscapes' - the SLA designation indicates that this is a valued landscape and as such is afforded appropriate protection.
Aims of protecting and enhancing landscape character welcomed, along with protecting sites to enhance biodiversity and geodiversity. However, these aims conflict with the 'relief road' proposal and criteria I and J give scope to developers for developing sites.	5303	Noted.  Proposals for a 'relief road' are being undertaken separate to the Local Plan.
Consideration could be given to better reflecting the strategic importance of the AONB and providing a strategic policy to clarify and guide the scale and distribution of development that will be appropriate in the AONB. This could be through a separate policy.	3200, 2824, 2035	A separate policy for the AONB will be included in the Growth Strategy chapter of the Plan with Landscape Character remaining in Policy NE4.  A stand-alone AONB policy in the Plan would help members of the public, as well as developers, understand the differences in policy that apply within the AONB clearly setting out the status, significance and purpose of the AONB, and explaining the differences in planning policy that applies in the AONB.  <b>Include new AONB policy in the Growth Strategy chapter and make consequential amendments to policy NE4.</b>
A number of draft allocations are within the designated SLA. The landscape designation should be removed from those sites allocated for development.	4516, 4084, 3963, 3841, 1203	The SLA designation will be amended to exclude those sites that are allocated for development.  <b>Amend the Proposals Map accordingly.</b>
The policy is restrictive in regard to always requiring enhancement which should be removed. A development that does not achieve 'enhancement' is not automatically unacceptable. Instead development should be sympathetic and appropriate.	4516, 4084	NPPF paragraph 109 requires protection and enhancement of 'valued' landscapes. Landscape appraisal will be used to assess landscape value. The wording of the policy is 'protect, enhance or restore'. Development proposals should meet one or all of these requirements and it will be up to the proposers to carry out the necessary appraisal work to ensure the requirement is achieved.
The policy should be based on a robust and comprehensive evidence base to enable an assessment of whether adverse impacts of the loss of such areas outweigh the benefits of delivering full housing need. Planning system should contribute to and enhance valued landscapes and distinctions made between the hierarchy of designated sites commensurate with their status.	4291	The policy is criteria based and the policy does identify national and local designations (although the AONB section of the policy will become a separate policy).  A review of SLAs was carried out in 2016 and the following paragraph should be added at the end of the justification setting out the work undertaken:  'An updated review of Special Landscape Areas was carried out in 2016 to support the designation of those areas of high quality landscape that contribute to the setting of Harrogate, Knaresborough and Ripon. The continued designation of SLAs is based on a robust set of criteria as set out in the review document'.
Para 166 of the NPPF sets out a range of factors which should be considered when assessing the need for development in the AONB. There is a fundamental need for development to take place in the AONB to ensure it sustains and enables the existing community to prosper.	3811	Agree. The stand-alone policy will provide clear guidance on the sort of development that can make a positive contribution to the AONB.
The updated 2016 assessments on special character areas and amended development limits are welcomed.	3545	Noted.

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Policy NE4: Landscape Character		
Comment	Comment Ref	HBC Response
We support the inclusion of SLAs where the review has shown them to be justified.	3318	Noted.
The policy should be retitled 'Landscape' and the European Landscape Convention added to the 'Further Information' section.	3317	<p>With the inclusion of a stand-alone AONB policy the policy will deal with landscape across the remainder of the district. The policy sets out how to achieve the protection, enhancement or restoration of the landscape character. The policy title is considered appropriate.</p> <p>The European Landscape Convention is one of the documents referenced in the Local Plan Sustainability Appraisal but it is agreed to also add a cross reference in the Plan itself.</p> <p><b>Add reference to the European Landscape Convention in the reasoned justification and Further Information box.</b></p>
<p>Any planning application has to be carefully considered and a much stronger degree of additional control is required. Criteria I should be strengthened as approvals have already been made in parts of the SLA. Criteria J should be tightened to make it easier to resist inappropriate development in the SLA. The allocation of site H49 undermines the policy aim to protect landscape quality.</p> <p>Land adjoining Site H49 should not be covered by SLA designation.</p>	3221, 3133, 3101	<p>Landscape character is an important is an important consideration in the determination of development proposals.</p> <p>Criteria I alongside the other criteria in this policy will mean that robust assessment is needed to ensure that the quality of the landscape is not compromised. The policy wording ensures the protection of landscape quality without precluding appropriate development.</p>
The update made to the local landscape designations document is welcomed.	2832	Noted.
The large number of other policies in the Plan that contain references to the protection of the landscape are welcomed.		Noted.
Although the district is not within the Yorkshire Dales National Park, it is within the setting of the National Park and reference should be made to the National Park and its Management Plan.	2806, 2343	<p>The Yorkshire Dales National Park adjoins the AONB. It is agreed that development proposals in the AONB could have an impact on the setting of the National Park.</p> <p>It is agreed that the stand-alone policy should make reference to this issue.</p> <p><b>Include reference to the National Park in the AONB policy reasoned justification.</b></p>
Welcome reference to the three national character areas and reference could be made to the section these contain entitled 'statements of environmental opportunity', identifying potential landscape enhancements.	2804	<p>Agree - wording to be amended accordingly.</p> <p><b>Amend the justification wording.</b></p>
By being overly prescriptive the policy risks limiting any development outside of the urban areas on landscape grounds, thus going against the presumption in favour of sustainable development.	2600, 2611	Disagree - notwithstanding the presumption in favour of sustainable development, landscape character is only one, but an important consideration, when assessing development proposals.
In the SA comparing the new settlement options, Flaxby has a 'moderate' capacity to accommodate development whereas Green Hammerton is identified as having 'low' capacity.	2538	The landscape 'capacity' of the new settlement options to accommodate development is one of the SA objectives used to determine the allocation of a site, with many other factors needing to be taken into account.

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Policy NE4: Landscape Character		
Comment	Comment Ref	HBC Response
<p>Criteria C, D and E are too onerous and if applied literally could preclude development on undeveloped land. It would be difficult for development to meet the requirements to 'protect' or 'harm' landscape character. The policy should be reworded so that it is not an unintended obstacle to otherwise acceptable development.</p> <p>The Framework states that planning policy should enhance the natural and local environment. It does not protect landscape character per se, but only 'valued landscapes' (paragraph 109). National policy does not seek to protect the intrinsic beauty of the landscape or countryside, but to recognise it (paragraph 17). We note that the policy recognises the distinction as it addresses the Area of Outstanding Natural Beauty (AONB) separately and identifies several 'locally valued landscapes.'</p> <p>The wording of the first part of the policy dealing with landscape that is neither AONB or identified as Special Landscape Areas should be amended to read 'Proposals that recognise the intrinsic beauty of the countryside and associated landscape character and which protect valued landscapes ...will be supported.' The wording in Criteria C should be amended to read that, 'development proposals recognise and respect and where possible enhance the character....'</p>	2447 6246	<p>These criteria are used in the assessment of development proposals to ensure that the protection, enhancement and restoration of landscape character is taken into account and this will not prevent otherwise acceptable development coming forward.</p> <p>Paragraph 109 of the NPPF includes the requirement to protect and enhance valued landscapes. NPPF does not define what is a valued landscape and the criteria based policy ensures that applicants carry out landscape assessment work to demonstrate the proposals are appropriate.</p>
Broadly agree with the policy as development in the AONB is necessary for sustainable growth.	1927	<p>Noted.</p> <p>The stand-alone AONB policy will include allocations to enable sustainable growth.</p>
The policy does too little to protect SLAs. Housing is required but SLAs should be fully protected from developments and preserved for social and environmental needs. They fill a vital role contributing to the distinctive character of the district.	1415	The policy wording ensures that the landscape effects of development in SLAs is fully considered and where harmful to the quality of the landscape or the setting of the settlements can be resisted.
The impact of proposals on the AONB should be more than 'carefully considered'. Para 115 of the NPPF says 'great weight' must be given to conserving the landscape and scenic beauty of these areas and the policy should be framed accordingly.	1630	A stand-alone AONB policy is to be included in the growth strategy section of the Plan. This will clearly explain how the Local Plan policy on the AONB is consistent with the NPPF.
Revised wording suggested to set out that development will only be permitted in protected landscapes in exceptional circumstances. Under paragraph I a definition of 'key characteristics' is required and under paragraph J the definition 'the urban edge' seems to be a moveable concept.	955	These criteria are used in the assessment of development proposals to ensure that the protection, enhancement and restoration of landscape character is taken into account and this provides certainty to the decision making process.
The SLAs identified in the draft Ripon City Plan should be included instead of those currently shown.	814, 1269 (Ripon Civic Society)	SLA boundaries in the Ripon City Plan should be the same as those in this Local Plan. Where different they would need to be justified by robust assessment carried out by an appropriately qualified person to demonstrate the areas within SLA meet the criteria for designation.

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Policy NE4: Landscape Character		
Comment	Comment Ref	HBC Response
The second part of Part J should be deleted. It is appropriate for proposals to be designed sympathetic to the urban edge, but to require enhancement is not necessary. It is unlikely that those allocated sites in the SLA meet all the criteria of the policy. The 2016 Review of Local Landscape Designations does not include any new assessments or conclusions, seeking to clarify a previous area of confusion relating to the way the results were presented and the definition of landscape sensitivity in the context of the assessment and we have serious doubts about this work.	613	The 'serious concerns' about the review have not been detailed and therefore it is not possible to respond in detail. However, the 2016 SLA review identified those areas of high quality landscape that contribute to the setting of Harrogate, Knaresborough and Ripon to remain in the SLA for those reasons. Landscape sensitivity is not a criteria for SLA designation.  <b>Reword criterion J (now G) as follows:</b>  <b>'Ensure that development proposals are linked to existing settlement and are designed to integrate the urban edge with the countryside and where appropriate to enhance the appearance of the urban fringe'.</b>
The Plan includes over 700 houses in the AONB, many in major developments, which must contradict the policy. The AONB has no need for such major development.	425	There are a number of allocations (and commitments) within several settlements in the AONB. There is a need for development to take place within the AONB to ensure it sustains and enables existing communities to prosper.
Area of land lying to south of proposed development site H36, sandwiched between the proposed Draft Development Limit line and the extent of the Special Landscape Area line (field lying to the west of the cul-de-sac end of Yew Tree Close) appears to no-longer be part of the SLA. Currently SLA designated and forms part of the important habitat that fronts Crimple Beck. No justification given for its re-classification. Policies map should be amended to show this area as part of the SLA.	1530	The purpose of the SLA is to identify those areas of high quality landscape that contribute to the setting of Harrogate. The SLA Reviews in 2011 and 2016 SLA have confirmed that this field is of medium quality and the removal of SLA designation in this small area is based on a robust set of criteria as set out in the review document.
<b>Justification</b>		
Links in paragraph 9.36 to Green Infrastructure SPD are welcomed, though this does not contain a strategic approach to the whole district. It is recommended that a strategy is developed with close links to paragraph 7.4.2 (NE3) and 8.3 regarding biodiversity enhancement.	2810	Noted.  This is dealt with in landscape terms in the paragraph after criteria E in the policy.
In paragraph 9.41 (Landscape mitigation measure) seems rather too prescriptive in relation to creating areas of open space. Mitigation needs to be in relation to a potential adverse effect and the form it takes could vary according to the development and its landscape context. Paragraphs 9.39 and 9.40 need proof-reading.	3319	Agree that paragraphs 9.38 to 9.41 would benefit from rewording.  <b>Delete paragraphs 9.38 to 9.41 and replace with:</b>  <b>9.38 Larger developments which are likely to have a significant impact may require a Landscape and Visual Impact Assessment (LVIA). This would look at the potential landscape and visual impacts of a proposed development including the effects of change that the development would be likely to have on the existing landscape, including its features and character, and on the existing visual amenity that people in and around the development would be likely to experience. Guidance on the preparation of LVIAs has been published by the Landscape Institute &amp; Institute of Environmental Management.</b>  <b>9.39 Proposals for landscape enhancement should embrace the character and appearance of an area, contribute to creating a sense of local distinctiveness and create new features and areas of open space that reflect local landscape character.</b>

## Natural Environment 12

Policy NE4: Landscape Character		
Comment	Comment Ref	HBC Response
		<p>In Further Information box add:</p> <p>Landscape Institute &amp; Institute of Environmental Management: Guidelines for Landscape and Visual Impact Assessment (2013)</p>

Table 12.5 Policy NE4: Landscape Character

## NE5: Green Infrastructure

## Summary of comments

- 12.7** There were nine responses in respect of Policy NE5, which mainly expressed support for the policy or made statements about the issue. One respondent suggested that the multi-functional benefits that green infrastructure could provide should be referred to in the reasoned justification.

Policy NE5: Green Infrastructure		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support policy.	2344 (Historic England), 2809 (Natural England), 3546, 4330, 5785,	Noted.
Support removal of former green wedge designation from Plan.	3546	Noted.
Policy could be improved if there was support for using native species in GI planting and planting to support wildlife.	2711 (Yorkshire Wildlife Trust)	
No reference to dual role that green infrastructure can undertake in provision of wildlife corridors, flood storage areas, surface water attenuation area. Should also be cross reference to Policy CC1.	2685 (Environment Agency)	<p>Agree that the wording of the reasoned justification should be amended to refer to the dual role of green infrastructure and a cross reference also be made to Policy CC1 in the further information box.</p> <p><b>Amend paragraph 9.43 to read:</b></p> <p><b>Green infrastructure is essential for meeting a wide range of social and environmental needs. It also has multi-functional benefits helping to enhance biodiversity through improved connectivity and linking habitats, contributing to water management through storing and slowly releasing surface water run-off, creating a sense of place, providing opportunities for active recreation, exercise and healthy living, mitigating climate change and creating places where people want to live and invest.</b></p> <p><b>In the Further Information box add reference to Policy CC1: Flood Risk and Sustainable Design</b></p>
Need for commitment to preserving green spaces between settlements and designing developments sensitively.	1256	Noted.

Table 12.6 Policy NE5: Green Infrastructure

## 12 Natural Environment

### NE6: Local Green Space

#### Summary of comments

- 12.8** Over 600 comments have been received in relation to sites submitted for consideration as Local Green Space designations. The comments submitted are summarised below and have been taken into account in the preparation of the Local Green Space Assessment 2017.
- 12.9** The majority of comments received relate to sites which were previously submitted to the council for consideration but which were not identified as draft designations. A small number of comments received relate to sites which have been identified as Draft Local Green Space within the Draft Local Plan.
- 12.10** It is apparent that a flyer was circulated to members of the community within the Bilton area, suggesting that a number of sites were being proposed for redevelopment with housing and encouraging residents to write in support of all LGS sites proposed within the area. As such a large number of comments have been submitted which refer to the need to avoid development in the Bilton area rather than providing comments in support of designation of sites as LGS - all comments have been reviewed and where clear support was given for the designation of a specific site as local Green Space, these comments have been recorded and considered. However, where comments are general and do not relate to specific sites, they have not been recorded below or taken into account in the assessment of sites. Where comments refer to several sites, only those comments which clearly relate to specific sites have been recorded for accuracy - where it is unclear which attributes relate to which site these have not been recorded. A large volume of comments were submitted and attributed to both sites LGS32 and LGS33 - whilst these comments have been recorded, it has been acknowledged within the Local Green Space Site Assessment 2017 that in a large number of instances the comments have been attributed to both LGS32 and LGS33.

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
<b>Policy NE6</b>		
<b>Comments in support of draft designations:</b>		
<b>LGS25</b>		
Support for designation	5390	Noted.
<b>LGS58 Jacob Smith Park</b>		
Large pack of supporting information submitted.	5652	Assessment of additional evidence detailed within the Local Green Space Assessment 2017.
The park is beautiful	622	Noted.
The park is peaceful	622	Noted.
The park allows me to teach my children about wildlife	622	Noted.
<b>LGS71</b>		
Support for designation	1646, 3008	Noted.
Space created by the local community and subject to community fundraising	1839	Noted.
<b>LGS73</b>		
Support for designation	1646, 3008	Noted.
Space created by the local community and subject to community fundraising	1839	Noted.
<b>Comments objecting to/in support of alternative sites:</b>		



## Natural Environment 12

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
<b>LGS11 Land at Farnham</b>		
Support for assessment made in relation to this site.	5460	Noted.
<b>LGS22 Harlow Hill Allotments</b>		
The site is a beautiful green space for the wider community to enjoy.	378, 2534, 4297, 5417 (Harlow Hill Allotment Association)	Additional comments in support of the designation have been noted and have informed the reassessment of this site.
This space allows users to improve health, fitness and mental wellbeing	304, 362, 378, 924 (Harlow and Pannal Ash Residents Association), 951, 1109, 1449, 2534, 4252, 4297, 4617, 5255, 5417 (Harlow Hill Allotment Association)	
This Space is of recreational value	304, 362, 924 (Harlow and Pannal Ash Residents Association), 951, 1522, 1788, 2534, 4297, 5255, 5417 (Harlow Hill Allotment Association)	
The site is supported and run by volunteers - this demonstrates that the site is demonstrably special to the local community.	5335 (Harrogate District Allotments Federation)	
The sites are fully tenanted and have waiting lists - this demonstrates that the site is demonstrably special to the local community.	304, 704, 1441, 4252, 5335 (Harrogate District Allotments Federation)	
The site has close links to the surrounding community, with non-plot holders involved in open days, plant sales and distribution of surplus produce - this demonstrates that the site is demonstrably special to the local community.	362, 378, 924 (Harlow and Pannal Ash Residents Association), 4566, 5255, 5335 (Harrogate District Allotments Federation), 5417 (Harlow Hill Allotment Association)	
This space is tranquil.	1522, 1788, 5417 (Harlow Hill Allotment Association)	
The space allows people to grow their own food	304, 362, 378, 951, 1109, 1522, 1788, 2534, 4252, 4297, 4566, 4617, 5255	
This space must be protected from development.	2534, 2771, 4297, 4566	
Space provides an important habitat for wildlife	304, 362, 378, 1109, 1449, 2534, 3937, 4252, 4297, 4566, 4617, 5255, 5417 (Harlow Hill Allotment Association)	
Accessibility to the community	304, 362, 378, 2534, 4252, 4297, 4617, 5255, 5417 (Harlow Hill Allotment Association)	
The site provides opportunities for social interaction within the community	304, 362, 378, 2534, 4252, 4297, 5255, 5417 (Harlow Hill Allotment Association)	
The allotment boasts a wide range of Flora and Fauna - the allotments plays a large role in the conservation of many heritage varieties of fruit, veg and ornamental flowers which is important for genetic diversity.	362, 2534, 4252, 5255, 5417 (Harlow Hill Allotment Association)	
The site is host to apiarists - there are limited other spaces where this can be accommodated and the importance of bees as pollinators is significant.	378, 2534, 4252, 4297, 5255, 5417 (Harlow Hill Allotment Association)	

## 12 Natural Environment

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
The site offers opportunities for young children to engage with nature and learn about wildlife. Letters have been received from Little Crickets pre-school, Harrogate and Niddlerdale Art Club, Warsill Gardening Club, Becwithshaw gardening club.	4566, 5255, 5417 (Harlow Hill Allotment Association)	
The site provides opportunities for all to learn from each other about growing fruit and vegetables - developing skills and drawing from the expertise and knowledge of experienced gardeners	2534, 4566, 5255	
Site should be designated as LGS (no additional reasons provided)	1788, 3942	
A number of photographs have been provided illustrating features on the site designed to encourage wildlife (insect hotels, a pond, beehives, an un-mown wildlife conservation plot.  Photographs have also been provided of allotment open days and community events.	5417 (Harlow Hill Allotment Association)	
The allotment raises money for charities within the area through it's annual show.	5417 (Harlow Hill Allotment Association)	
The allotment is the only allotment site on the West side of Harrogate - there is not a lot of open space in the immediate vicinity of the allotment site.	1528, 1788, 5417 (Harlow Hill Allotment Association)	
The environmental importance of the allotment is recognised, as a green lung, a habitat for wildlife, a space where vegetables are grown in an environmentally friendly way.	5417 (Harlow Hill Allotment Association)	
General support for designation of all allotments	1735, 3582, 4486, 5296, 5330	
<b>LGS28 The Pinewoods</b>		
This space is beautiful.	374, 587, 1077, 1449, 2214, 3816, 4571, 4823, 5307	Additional comments in support of the designation have been noted and have informed the reassessment of this site.
This Space is of recreational value	197, 193, 239, 254, 256, 257, 269, 276, 313, 314, 320, 322, 343, 374, 385, 432, 458,534, 704, 730, 895 (Pinewoods Conservation Group), 914, 924 (Harlow and Pannal Ash Residents Association), 946, 970, 997, 1077, 1109, 1449, 1528, 1788, 1807, 2214, 2252, 2261, 3213, 3440, 3578, 3812, 3814, 3816, 4020, 4232, 4411, 4485, 4565, 4566, 4571, 4581, 4592, 4617, 4823, 5132, 5307, 6214, 6232	
This space is tranquil.	276, 343, 587, 914, 946, 951, 1528, 1788, 2252, 3812, 3814, 3816, 4020, 4571, 6232	
This space is valued by the Pinewoods Conservation Group and volunteers who take time and effort to maintain it.	313, 730, 895 (Pinewoods Conservation Group), 914, 946, 1361, 1528, 1788, 1807, 2214, 2261,4232, 4571	

## Natural Environment 12

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
A management plan is in place illustrating long term commitment to managing and enhancing the space.	895 (Pinewoods Conservation Group)	
This space must be protected from development.	31, 322, 374, 385, 590, 704, 730, 1077, 1324, 1441, 1807, 2214, 2261, 2272, 2771, 2822, 3816, 4020, 4411, 4592, 5123, 5132	
This space is of value for its wildlife.	197, 239, 254, 256, 276, 320, 322, 374, 432, 460, 447, 704, 730, 895 (Pinewoods Conservation Group), 951, 970, 1077, 1109, 1361, 1449, 1737, 1807, 2251, 2252, 3812, 3814, 3578, 4020, 4232, 4411, 4565, 4571, 4592, 4617, 4823	
This space attracts many visitors	197, 254, 257, 320, 322, 432, 458, 534, 704, 730, 895, 9511528, (Pinewoods Conservation Group), 1807, 2214, 4411, 4485, 4566, 4581, 5307, 6214	
The natural habitat supports wildlife.	314, 590, 730, 895 (Pinewoods Conservation Group), 1449, 2214, 3578, 3812, 3814, 4020, 4571, 4617	
The site meets the aims of the North Yorkshire Biodiversity Action Plan.	895 (Pinewoods Conservation Group)	
Used by Scout, Brownie and Girl Guide groups for a wide range of activities.	193, 895 (Pinewoods Conservation Group), 3213, 3816, 5132	
The decision not to designate this space should be made with reference to facts/evidence.	276	
The site is host to numerous annual community events.	197, 730, 895 (Pinewoods Conservation Group), 924 (Harlow and Pannal Ash Residents Association), 1806, 2252, 3213, 3812, 3816, 4571, 4617, 5123	
The site is used by local schools for Forest School Lessons/valued for teaching children about nature	895 (Pinewoods Conservation Group), 3812, 3814, 4617, 4839	
The space should be designated as Green Space (no reasons given)	31, 110, 185, 1160, 1788, 3213	
Current SLA status gives no protection to the woods	1788	
The space is a unique wildlife and amenity corridor	275, 730, 951, 1361, 1807, 2074, 2261, 4020, 4485	
It forms part of a green wedge	1807	
The space is abundant in flora and fauna	197, 239, 256, 1077, 2214, 4232, 4571	
It is part of an area of Special Landscape Character	460, 1807	
Space used by local orienteering club informally and for local and regional events, as well as training for adults and children	1807, 3213, 3816, 4823	
Important to biodiversity	1807	

## 12 Natural Environment

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
Important to ensure good health and well being of residents	924 (Harlow and Pannal Ash Residents Association), 1449, 1737, 2251, 3816, 4020, 4581, 4617	
Contribution to wider environmental issues such as air quality and ecosystem	374, 1807, 2074, 2214, 4485, 4581, 4823	
Important pedestrian route between attractions (Harlow Carr and Valley Gardens)	193, 730, 1807, 4565, 4581	
The site gives wonderful views	320, 2252, 4566	
The Pinewoods are important to the character of the town/form an important buffer to the conservation area	730, 924 (Harlow and Pannal Ash Residents Association)	
Iron works field picnic area is a special place to eat lunch	3578	
The Pinewoods should be designated because they are an extension to Valley Gardens, which is a protected space, so the Pinewoods should be too.	31, 1764	
The site has been registered as an ACV	730, 895 (Pinewoods Conservation Group)	
<b>LGS31 Harlow Hill Park and Recreation Ground</b>		
The site provides attractive views	5384	There is no public right of access to this site. No additional assessment undertaken.
<b>LGS32 Bilton Fields</b>		
This space is of recreational value.	223, 253, 306, 325, 329, 379, 426, 521, 527, 532, 537, 541, 564, 565, 589, 592, 623, 633, 688, 694, 857, 952, 953, 1045, 1066, 1070, 1073, 1074, 1075, 1078, 1080, 1087, 1158, 1237, 1238, 1317, 1325, 1528, 1566, 1598, 1807, 1849, 1871, 1923, 2229, 2230, 2231, 2234, 2250, 2257, 2260, 2262, 2275, 2276, 2283, 2292, 2299, 2720, 2889, 2892, 2893, 2894, 2895, 2908, 2910, 2995, 2996, 3072, 3112, 3114, 3211, 3215, 3241, 3273, 3299, 3511, 3517, 3523, 3525, 3527, 3574, 3575, 3576, 3577, 3580, 3587, 3593, 3595, 3629, 3632, 3636, 3641, 3643, 3663, 3671, 3673, 3675, 3678, 3681, 3684, 3688, 3696, 3707, 3710, 3713, 3730, 3734, 3761, 3763, 3768, 3769, 3780, 3781, 3782, 3783, 3791, 3810, 3870, 3878, 3898, 3919, 3927, 3973, 3975, 3982, 4114, 4215, 4218, 4222, 4226, 4235, 4237, 4242, 4244, 4247, 4249, 4312, 4315, 4318, 4326, 4336, 4340, 4349, 4362, 4365, 4369, 4375, 4378, 4448, 4450, 4458, 4459, 4460, 4463, 4467, 4468, 4469, 4470, 4471, 4476, 4479,	Additional comments in support of the designation have been noted and have informed the reassessment of this site.

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Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
	4481, 4483, 4484, 4487, 4488, 4489, 4492, 4500, 4501, 4502, 4525, 4572, 4698, 4841, 4880, 4881, 4882, 4932, 5005, 5006, 5034, 5037, 5039, 5042, 5051, 5071, 5089, 5096, 5104, 5110, 5162, 5195, 5212, 5113, 5114, 5115, 5117, 5119, 5151, 5155, 5185, 5188, 5219, 5238, 5239, 5240, 5243, 5245, 5246, 5268, 5280, 5282, 5283, 5284, 5285, 5292, 5303, 5306, 5307, 5308, 5309, 5310, 5311, 5314, 5315, 5316, 5317, 5321, 5322, 5324, 5328, 5332, 5334, 5336, 5338, 5339, 5341, 5343, 5344, 5346, 5348, 5353, 5363, 5368, 5373, 5384, 5395, 5396, 5397, 5398, 5399, 5400, 5410, 5413, 5415, 5416, 5430, 5443, 5444, 5448, 5451, 5454, 5464 (Bilton Conservation Group), 5466,	
This space is tranquil.	325, 426, 521, 536, 537, 952, 1522, 1923, 3112, 3241, 3523, 3973, 4363, 4365, 4483, 4484, 4487, 5089, 5336, 5444, 5466	
Lack of alternative recreation space	224, 531, 551, 567, 623, 952, 1035, 1522	
This space is of value for its wildlife.	223, 224, 253, 306, 325, 329, 379, 426, 521, 527, 537, 541, 551, 564, 565, 567, 623, 857, 592, 694, 952, 953, 1035, 1045, 1073, 1087, 1158, 1317, 1325, 1528, 1566, 1598, 1799, 1849, 1923, 2200, 2229, 2262, 2230, 2257, 2299, 2712, 2720, 2889, 2892, 2893, 2894, 2895, 2910, 3112, 3158, 3215, 3241, 3299, 3376, 3517, 3523, 3527, 3575, 3576, 3587, 3593, 3595, 3629, 3632, 3636, 3641, 3643, 3663, 3675, 3678, 3681, 3684, 3695, 3696, 3707, 3708, 3710, 3713, 3730, 3734, 3763, 3769, 3780, 3781, 3810, 3878, 3927, 3973, 3919, 3959, 3982, 4215, 4222, 4226, 4235, 4237, 4247, 4249, 4302, 4315, 4362, 4363, 4365, 4366, 4369, 4372, 4378, 4467, 4469, 4470, 4471, 4475, 4476, 4479, 4481, 4483, 4488, 4489, 4500, 4501, 4502, 4522, 4525, 4698, 4841, 4846, 4882, 4884, 4932, 5037, 5042, 5051, 5089, 5104, 5110, 5113, 5117, 5134, 5162, 5185, 5188, 5195, 5212, 5219, 5238, 5245, 5268,	

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Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
	5280, 5282, 5283, 5284, 5292, 5306, 5309, 5311, 5315, 5316, 5317, 5321, 5322, 5328, 5332, 5334, 5336, 5338, 5341, 5344, 5346, 5353, 5368, 5373, 5382, 5383, 5396, 5398, 5399, 5408, 5413, 5415, 5444, 5447, 5451, 5454, 5464 (Bilton Conservation Group), 5466, 5488, 5530, 6244	
This space is beautiful.	306, 532, 537, 541, 723, 857, 952, 4326, 4525, 5336, 5408, 5443	
This space must be protected from development.	224, 253, 530, 532, 537, 564, 623, 723, 857, 592, 952, 953, 1871, 2260, 2275, 2283, 2908, 2996, 3211, 3276, 3518, 3527, 3628, 3795, 3870, 3927, 4114, 4235, 4503, 4698, 5112, 5314, 5368	
The space is abundant in flora and fauna	306, 694, 952, 1923, 2200, 3238, 3973, 4841, 5151, 5315, 5344, 5395	
The habitat supports wildlife and forms part of a wildlife corridor/green wedge	521, 537, 567, 3673, 5188	
This space allows users to maintain good health and improve fitness and wellbeing	306, 325, 329, 592, 1073, 1379, 1799, 2230, 2231, 2276, 2292, 2893, 2894, 2889, 2908, 3215, 3241, 3511, 3575, 3585, 3629, 3632, 3636, 3641, 3671, 3681, 3684, 3688, 3695, 3730, 3919, 3959, 4114, 4215, 4222, 4302, 4315, 4366, 4372, 4375, 4378, 4436, 4448, 4467, 4470, 4471, 4476, 4479, 4500, 4501, 4502, 4881, 4932, 5051, 5071, 5155, 5239, 5310, 5317, 5322, 5373, 5395, 5396	
Wish to see the Nidd Gorge as a whole protected	694, 914, 1325, 3795, 3796, 4698	
Greenway is well used and attracts visitors to this site from further afield	532, 952, 1566, 3580, 3959, 4244, 4488, 5104, 5155, 5282, 5318, 5343, 5451	
Work of conservation groups including the Bilton Conservation Group has transformed the area - extensive tree planting has taken place on the site	426, 521, 532, 3112, 3763, 3973, 5042, 5114, 5151, 5317, 5382, 5384, 5396, 5444, 5451, 5454, 5464 (Bilton Conservation Group)	
The space is used by local youth groups such as the scouts, football team and brownies	306, 1045, 1849, 2260, 3112, 3782, 3878, 3919, 4362, 4483, 4502, 5415, 5451, 5595, 6244	
The space should be designated as Green Space (no reasons given)	501, 535, 690, 1455, 1638, 1848, 1871, 3114, 3223, 3282, 3622, 3772, 3870, 4180, 4346, 5054, 5265	

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Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
Contribution to wider environmental issues such as air quality and ecosystem/biodiversity	1528, 3112, 3632, 5215, 5464 (Bilton Conservation Group)	
The site is the subject of a successful book 'common ground' which celebrates the countryside in this area.	224, 536, 1074, 1075, 4366	
The space is used by painters and photographers	3112	
The space provides access to the river for fishing	3112	
Willow wood is reputed to be the last remnants of the Forest of Knaresborough	521, 1087, 3114, 3730, 5373	
The space contains benches for people to rest and relax and the space is made accessible for disabled people by the greenway	521	
The space provides special views to the west of Brimham rocks, Greenhow, Coldstones Cut and Little Wherside.	521, 565, 567, 5444	
Provides separation between Harrogate and Knaresborough	688, 1066, 1070, 3730, 4698, 5318	
Provide green lungs	1799, 3975, 4459, 5292, 5299	
<b>LGS33 Bilton Triangle</b>		
This space is of recreational value.	190, 224, 253, 325, 379, 527, 532,535, 536, 537, 551, 564, 567, 589, 592, 633, 688, 723, 857, 898, 952, 953, 1066, 1070, 1073, 1074, 1075, 1078, 1080, 1087, 1158, 1237, 1238, 1317, 1528, 1566, 1598, 1799, 1849, 1871, 2210, 2229, 2242, 2250, 2276, 2230, 2231, 2234, 2257, 2258, 2260, 2262, 2275, 2283, 2292, 2299, 2695, 2720, 2889, 2892, 2893, 2894, 2895, 2908, 2910, 3114, 3215, 3273, 3511, 3523, 3525, 3527, 3575, 3577, 3580, 3595, 3629, 3632, 3636, 3641, 3643, 3663, 3673, 3675, 3678, 3681, 3686, 3688, 3696, 3707, 3710, 3713, 3730, 3732, 3734, 3761, 3763, 3768, 3769, 3780, 3783, 3791, 3810, 3870, 3919, 3927, 3973, 3975, 3982, 3999, 4114, 4215, 4218, 4219, 4222, 4226, 4235, 4237, 4242, 4244, 4247, 4249, 4315, 4318, 4322, 4326, 4336, 4340, 4349, 4362, 4378, 4369, 4448, 4458, 4459, 4460, 4463, 4467, 4469, 4470, 4471, 4476, 4479, 4481, 4483, 4484, 4487, 4488, 4489, 4492, 4501, 4502, 4525, 4698, 4841, 4802, 4880, 4881, 4932, 5005, 5006, 5034, 5051, 5089, 5096, 5113, 5114, 5115, 5117, 5119, 5162, 5106, 5110, 5155, 5185, 5189, 5195, 5219, 5238, 5239,	Additional comments in support of the designation have been noted and have informed the reassessment of this site.

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Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
	5240, 5243, 5246, 5268, 5283, 5285, 5307, 5308, 5309, 5310, 5311, 5314, 5315, 5316, 5317, 5321, 5322, 5324, 5338, 5344, 5343, 5346, 5348, 5353, 5363, 5368, 5373, 5384, 5394, 5395, 5396, 5398, 5399, 5400, 5410, 5415, 5416, 5430, 5451, 5454, 5464 (Bilton Conservation Group), 5466, 5413, 5443, 5530	
This space is beautiful.	190, 253, 325, 527, 532, 536, 537, 723, 857, 952, 4326, 4525, 5443	
This space is tranquil.	325, 536, 537, 564, 952, 1799, 3523, 3678, 3973, 4114, 4483, 4484, 4487, 5089, 5363, 5466	
This space is of value for its wildlife	224, 325, 379, 527, 535, 536, 537, 551, 564, 567, 592, 898, 952, 953, 1073, 1087, 1158, 1317, 1528, 1566, 1598, 1799, 1849, 2210, 2229, 2257, 2258, 2262, 2299, 2695, 2720, 2889, 2892, 2893, 2894, 2895, 2910, 3215, 3376, 3523, 3527, 3575, 3595, 3629, 3632, 3636, 3641, 3643, 3663, 3675, 3681, 3684, 3695, 3696, 3707, 3710, 3713, 3730, 3732, 3734, 3763, 3768, 3769, 3780, 3810, 3919, 3927, 3973, 3982, 3999, 4215, 4219, 4222, 4525, 4226, 4235, 4237, 4247, 4302, 4315, 4322, 4362, 4363, 4365, 4366, 4369, 4378, 4450, 4467, 4469, 4470, 4471, 4475, 4476, 4479, 4481, 4483, 4484, 4488, 4489, 4501, 4502, 4698, 4841, 4882, 4932, 5051, 5089, 5110, 5111, 5113, 5117, 5135, 5155, 5162, 5185, 5195, 5219, 5238, 5239, 5268, 5283, 5309, 5315, 5321, 5322, 5306, 5311, 5316, 5317, 5341, 5346, 5353, 5368, 5373, 5394, 5395, 5396, 5398, 5399, 5413, 5415, 5447, 5464 (Bilton Conservation Group), 5466, 5530	
This space must be protected from development.	190, 253, 530, 535, 592, 723, 857, 952, 953, 1871, 2230, 2258, 2260, 2275, 2283, 2908, 3276, 3628, 3673, 3683, 3795, 3796, 3927, 4114, 4180, 4235, 4363, 4365, 4448, 4450, 4475, 4698, 4840, 5111, 5112, 5168, 5314, 5368, 5416, 5444	
This space allows users to maintain good health and improve fitness and wellbeing	325, 329, 1073, 1379, 1799, 2230, 2231, 2276,	



## Natural Environment 12

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
	2292, 2889, 2893, 2894, 2908, 3215, 3511, 3575, 3688, 3695, 3629, 3632, 3636, 3641, 3678, 3681, 3730, 3919, 3984, 4114, 4215, 4222, 4249, 4302, 4315, 4322, 4336, 4366, 4378, 4448, 4467, 4470, 4471, 4476, 4479, 4501, 4502, 4881, 4932, 5051, 5310, 5317, 5322, 5373, 5395, 5396	
The space is abundant in flora and fauna	952, 2210, 3238, 3973, 4841, 5315	
Wish to see the Nidd Gorge as a whole protected	914, 3795, 3796, 4698	
The space provides good views	1799	
Greenway is well used and attracts visitors to this site from further afield	536, 567, 952, 1566, 3580, 3870, 4244, 4488, 5318	
Part of the Bilton Triangle falls within the former Royal Forest of Knaresborough Medieval Hunting Park	1087, 1799, 3730, 5373	
The space should be designated as Green Space (no reasons given)	501, 690, 1455, 1638, 1848, 1871, 3114, 3223, 3282, 3622, 3772, 3870, 3975, 4346, 5054, 5265	
The site forms part of the green wedge	224, 898, 1799, 4244, 4459, 5106, 5134, 5299, 5395, 5451	
The site is the subject of a successful book 'common ground' which celebrates the countryside in this area.	536, 1075, 1075, 4366, 4932, 5219	
Development of this land would cause flooding	2258	
Vital remains a green space to separate Bilton and Starbeck	5444	
The space provides an open aspect for nearby houses	5384	
Provides separation between Harrogate and Knaresborough	688, 1066, 1070, 3730, 5318	
This site should be developed	4503	
<b>LGS34 Grange Quarry Park</b>		
Wish to see the Nidd Gorge as a whole protected	914, 1871,	Additional comments in support of the designation have been noted and have informed the reassessment of this site.
This Space is of recreational value.	529, 1528, 1871, 5106, 5384, 5444, 5605 (Bilton Conservation Group)	
This space must be protected from development.	1871, 5384, 5605 (Bilton Conservation Group)	
Wildlife value	529, 994, 1528, 4840, 5318, 5444, 5605 (Bilton Conservation Group)	
The space is abundant in flora and fauna	1528, 5318, 5384, 5605 (Bilton Conservation Group)	
This space is tranquil.	994, 1528, 5318, 444	
The site is well used and can be easily accessed	994, 1528,	
Contribution to wider environmental issues such as air quality, biodiversity and the ecosystem	1528, 538, 5605 (Bilton Conservation Group)	

## 12 Natural Environment

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
The space should be designated as Green Space (no reasons given)	1871, 2258	
Importance to the community/involvement of BCG and volunteers in improving the area	529, 994, 4840, 5384, 5444, 5605 (Bilton Conservation Group)	
Part of a network of greenspaces	5106, 5318	
Site required in order for Harrogate to meet the required level of greenspace to support the population	5384	
<b>LGS36 Masham Recreation Ground</b>		
The recreation ground is essential to the school as it is the only playing field	2592	The site was scoped out of the original Local Green Space Assessment. Only one representation has been made in relation to the site. No further additional assessment made.
The site is beautiful	2592	
The site is tranquil	2592	
The sites around Masham were viewed as one block and not assessed individually - another site in similar use elsewhere within the District has been designated	2592	
<b>LGS53 Tower Street</b>		
No reason has been given for the exclusion of LGS53 from this policy, the site should therefore be included within the plan.	830 (Ripon City Plan Team)	A full assessment of LGS53 can be found within the Local Green Space Assessment 2016.
All green spaces identified by the Ripon neighbourhood plan team should be included	1550	Sites submitted to the Local Plan policy team for consideration have been assessed. Only one formal submission was made for a site within Ripon. The Ripon City Plan team are able to seek the designation of Local Green Space sites through the Neighbourhood Plan which is currently under preparation.
<b>LGS70 Spofforth Embankment</b>		
The area is tranquil	4724, 4729, 3008	The site has been re-assessed to take account of the additional comments made. See Local Green Space Assessment 2017.
There is at least one badger sett in the area	4724, 4729, 3008	
<b>LGS72 Spofforth Recreation Ground</b>		
The site must be protected from unwanted development	4724, 4729, 3008	The site has been re-assessed to take account of the additional comments made. See Local Green Space Assessment 2017.
The site exhibits the ancient ridge and furrow form of agriculture	4724, 4729, 3008	
<b>LGS74 Land West of Massey Fold, Spofforth</b>		
Identified as an important space in the Conservation Area Appraisal; adjacent to three listed buildings and important to their setting	208, 305, 1239, 1759, 3236, 4724, 4729, 4904, 3008	The site has been re-assessed to take account of the additional comments made. See Local Green Space Assessment 2017.
Historic value - former cricket pitch	208, 4724, 4729, 3008	
Tranquil space	208	
One of few green spaces left	208	
Previous application for housing in this location was strongly objected to	208	
The site has amenity value	1239, 4724, 4729, 3008	
The site provides an attractive view upon entering the village	4904	
<b>LGS80 Nidd Gorge</b>		
The developments proposed in this area should not be allowed	5266, 5437	LGS80 has been scoped out as it is considered to be an extensive tract of land and therefore cannot meet the criteria for LGS designation.

## Natural Environment 12

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
A larger area than LGS80 should be designated	4846	
Site is of wildlife importance (both in terms of wildlife on site and habitat to support wildlife)	4846	
The area is appreciated by dog walkers	5437	
<b>LGS81 Aspin Ponds</b>		
The site is discernibly more beautiful than the surrounding areas, as the pond, its trees, flora and fauna and the meadowland are situated in close proximity to housing. They enhance the area.	702	Additional comments in support of the designation have been noted and have informed the reassessment of this site. See Local Green Space Assessment 2017.
The site is considered to be of historic value	702	
The site is used for informal recreation	702	
The site is tranquil	702, 844	
The community supports the pond through voluntary work /numerous community events and activities are held at the site	702, 844, 4584, 6240 (brownie leader)	
The local school/brownies use the site to study wildlife	702, 4584, 6240 (brownie leader)	
The site is of wildlife value/is home to newts/the site is important to the biodiversity of the area	702, 844, 4584, 6227	
The recreation/park area is well used of recreational value	4584, 6227	
General support for designation	1929, 2241	
The pond is of historic value to the area	6227	
<b>LGS91 Kirk Deighton Football Ground and Allotments</b>		
The space is used for recreation	245 (Wetherby Civic Society), 351, 5372, 5733 (submission by Kirk Deighton PC)	Additional comments in support of the designation have been noted and have informed the reassessment of this site. See Local Green Space Assessment 2017.
The space helps prevent coalescence with nearby settlements	245 (Wetherby Civic Society), 351, 5372	
The site should be designated to protect it from development	351	
There is a shortage of allotments in the area	351, 5733 (submission by Kirk Deighton PC)	
Allows allotment holders to learn skills from each other	351, 5372	
Allows plot holders to grow food	351	
Opportunities to maintain good health	5372, 5733 (submission by Kirk Deighton PC)	
Close to plot holders homes	5372	
The allotments support wildlife	5733 (submission by Kirk Deighton PC)	
The allotments support local shows	5733 (submission by Kirk Deighton PC)	
The allotments provide an opportunity for social interaction	5733 (submission by Kirk Deighton PC)	
There is a waiting list for the allotments	5733 (submission by Kirk Deighton PC)	
The allotment site is beautiful	5733 (submission by Kirk Deighton PC)	

## 12 Natural Environment

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
The allotments are located close to plot holders homes	5733 (submission by Kirk Deighton PC)	
The site offers tranquillity	5733 (submission by Kirk Deighton PC)	
<b>LGS100 The Garth, Follifoot</b>		
LGS100 should be designated	1287, 707	Additional comments in support of the designation have been noted and have informed the reassessment of this site. See Local Green Space Assessment 2017.
A previous development proposal on the site was met with strong opposition from the community	267	
The site has archaeological potential	267	
The site provides a setting to a listed building	267	
The site should not be scoped out because it is within Green Belt - this is not inline with NPPG	267, 707	
<b>LGS101 Oatlands Allotments</b>		
The site is supported and run by volunteers - this demonstrates that the site is demonstrably special to the local community.	5335 (Harrogate District Allotments Federation), 363 (local Vicar), 6031 (representations made by Oatlands Allotments Association)	Additional comments in support of the designation have been noted and have informed the reassessment of this site. See Local Green Space Assessment 2017.
The sites are fully tenanted and have waiting lists - this demonstrates that the site is demonstrably special to the local community	5335 (Harrogate District Allotments Federation), 363 (local Vicar), 6031 (representations made by Oatlands Allotments Association)	
The site has close links to the surrounding community, with non-plot holders involved in open days, plant sales and distribution of surplus produce - this demonstrates that the site is demonstrably special to the local community.	5335 (Harrogate District Allotments Federation),	
The site provides opportunities for social interaction within the community	363 (local Vicar), 6031 (representations submitted by Oatlands Allotments Association)	
This space is of recreational value and allows users to improve health, fitness and mental wellbeing	363 (local Vicar), 6031 (representations submitted by Oatlands Allotments Association)	
The environmental importance of the allotment in helping Harrogate to reduce the carbon footprint of the town is recognised. The space allows vegetables to be grown in an environmentally friendly way.	363 (local Vicar), 6031 (representations submitted by Oatlands Allotments Association)	
The site offers green space to members with no gardens/outdoor space of their own.	6031 (representations submitted by Oatlands Allotments Association)	
The allotment is the only site in the south of the town	6031 (representations submitted by Oatlands Allotments Association)	
There is wildlife present on the site.	6031 (representations submitted by Oatlands Allotments Association)	
Contribution to wider environmental issues such as air quality and ecosystem	6031 (representations submitted by Oatlands Allotments Association)	

## Natural Environment 12

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
The site should be protected - no reasons provided	6031 (representations submitted by Oatlands Allotments Association)	
The site provides opportunities for all to learn from each other about growing fruit and vegetables - developing skills and drawing from the expertise and knowledge of experienced gardeners	6031 (representations submitted by Oatlands Allotments Association)	
The allotment provides surplus produce to a local charity	6031 (representations submitted by Oatlands Allotments Association)	
General support for designation of all allotments	1735, 3582, 4486, 5296, 5330	
The site engages with the North East of England Horticultural Society, taking part in community competitions, promoting the principles of northern horticulture and supplying planting material.	4846 (North East of England Horticultural Society)	
<b>LGS102 Pine Street Allotments</b>		
This Space is of recreational value	263, 507, 1799, 3516, 3626, 3973, 4471, 5115, 5117, 5185, 5451	Additional comments in support of the designation have been noted and have informed the reassessment of this site. See Local Green Space Assessment 2017.
The space is tranquil	2888, 3626	
This space is of value for its wildlife/wildlife habitat	262, 263, 308, 3626, 3973, 5117, 5185, 5327	
The space allows people to grow their own food in an environmentally friendly way	263, 268, 1799, 3512, 3626, 3973, 4471, 5185, 5327	
The space allows adults and children to learn about growing vegetables and improve health	263, 268, 308, 507, 1799, 3626, 5185	
A community plot is being developed for the wider community to use	262	
The plot encourages social interaction amongst the community with an annual open day, other social events and visits from local schools organised by volunteers on the site.	263, 268, 507, 1087, 2888, 3099, 3131, 3626, 3754, 3783, 4471, 5185	
This site provides a valuable green space for families without gardens in this area of dense terraced housing.	262, 268, 3512	
The space allows users to improve health, fitness and mental wellbeing	268, 308, 3099, 3512, 3626	
Surplus produce is given to local charities	263, 308, 507, 2888, 3099, 3626	
The site is supported and run by volunteers - this demonstrates that the site is demonstrably special to the local community.	3512, 5335 (Harrogate District Allotments Federation),	
The sites are fully tenanted and have waiting lists - this demonstrates that the site is demonstrably special to the local community.	2888, 3512, 5335 (Harrogate District Allotments Federation), 3973	
The site has close links to the surrounding community, with non-plot holders involved in open days, plant sales and distribution of surplus produce to charities (along with other fund raising activities) - this demonstrates that the site is demonstrably special to the local community.	262, 3512, 5335 (Harrogate District Allotments Federation)	
The site should be designated (no reason given)	1158, 2889, 3712, 3713, 3973, 4366, 4488, 4840, 5042, 5051, 5054, 5119,	

## 12 Natural Environment

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
	5265, 5310, 5315, 5338, 5388, 5398, 5399, 5451	
General support for designation of all allotments	589, 1735, 3582, 3638, 4486, 5296, 5330	
The site engages with the North East of England Horticultural Society, taking part in community competitions, promoting the principles of northern horticulture and supplying planting material.	4846 (North East of England Horticultural Society)	
<b>LGS103 Forest Avenue Allotments</b>		
The site is supported and run by volunteers - this demonstrates that the site is demonstrably special to the local community	5335 (Harrogate District Allotments Federation),	Additional comments in support of the designation have been noted and have informed the reassessment of this site. See Local Green Space Assessment 2017.
The sites are fully tenanted and have waiting lists - this demonstrates that the site is demonstrably special to the local community.	5335 (Harrogate District Allotments Federation), 6032 (additional submission by St Andrew's Allotments Association)	
The site has close links to the surrounding community, with non-plot holders involved in open days, plant sales and distribution of surplus produce to charities (along with other fund raising activities) - this demonstrates that the site is demonstrably special to the local community.	5335 (Harrogate District Allotments Federation),	
The site provides opportunities for social interaction within the community	519, 899, 5414, 6032 (additional submission by St Andrew's Allotments Association)	
The site supports local charities	5414	
This space is of value for its wildlife/wildlife habitat	5414, 6032 (additional submission by St Andrew's Allotments Association)	
The space allows people to grow their own food	5414, 6032 (additional submission by St Andrew's Allotments Association)	
This Space is of recreational value	899, 6032 (additional submission by St Andrew's Allotments Association)	
General support for designation of all allotments	1735, 3582, 4486, 5296, 5330	
Local schools tend a plot, along with other groups which help people within the community	6032 (additional submission by St Andrew's Allotments Association)	
This site provides a valuable green space for families without gardens	This site provides a valuable green space for families without gardens in this area of dense terraced housing.	
The space allows users to improve health, fitness and mental wellbeing	6032 (additional submission by St Andrew's Allotments Association)	
The space allows adults and children to learn about growing vegetables and improve health	6032 (additional submission by St Andrew's Allotments Association)	
Bullying tactics - everything is geared to the young (cost for provision of sports facilities etc), we pay our Council taxes, why shouldn't we get something in return?	6032 (additional submission by St Andrew's Allotments Association)	

## Natural Environment 12

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
The site engages with the North East of England Horticultural Society, taking part in community competitions, promoting the principles of northern horticulture and supplying planting material.	4846 (North East of England Horticultural Society)	
<b>LGS104 North Outfall Allotments</b>		
This space is beautiful.	723, 4322, 4525, 5449, 6033 (North Outfall Allotment Association)	Additional comments in support of the designation have been noted and have informed the reassessment of this site. See Local Green Space Assessment 2017.
This space allows users to improve health, fitness and mental wellbeing	592, 1073, 1379, 1799, 2208, 2889, 2893, 3045, 3215, 3511, 3629, 3668, 3681, 3684, 3695, 3710, 3768, 783, 3791, 3870, 3959, 3981, 4315, 4302, 4336, 4363, 4365, 4372, 4378, 4448, 4463, 471, 4476, 4881, 4932, 5051, 5104, 5155, 5162, 5185, 5219, 5239, 5316, 5317, 5337, 5406, 5454, 5859, 6033 (North Outfall Allotment Association)	
This space is of value for its wildlife.	592, 1073, 1528, 1566, 1799, 2210, 2720, 2889, 2893, 2895, 2910, 3211, 3215, 3376, 3523, 3527, 3675, 3681, 3684, 3695, 3696, 3732, 3769, 3780, 3810, 3927, 3959, 3999, 4244, 4254, 4302, 4315, 4322, 4369, 4372, 4378, 4473, 4475, 4476, 4483, 4884, 4489, 4525, 4698, 4932, 5051, 5059, 5185, 5311, 5117, 5238, 5268, 5295, 5316, 5317, 5324, 5328, 5337, 5389, 5394, 5396, 5398, 5399, 5413, 5447, 5449, 5466, 6033 (North Outfall Allotment Association)	
The site is tranquil	1331, 3523, 4322, 4473, 4474, 4483, 4484, 4487, 5449, 5466	
The space allows people to grow their own food in an environmentally sustainable way	537, 1087, 1325, 1331, 3710, 3763, 3973, 3975, 3981, 4244, 4254, 4363, 4365, 4467, 4473, 4474, 4840, 4981, 5059, 5104, 5185, 5219, 5337, 5348, 5389, 5390, 5395, 5406, 5451, 5454	
This space is of recreational value.	723, 592, 1073, 1074, 1075, 1238, 1331, 1506, 1528, 1871, 2210, 2234, 2720, 2889, 2893, 2895, 2908, 2910, 3045, 3114, 3211, 3215, 3271, 3273, 3511, 3523, 3525, 3527, 3577, 3580, 3675, 3681, 3684, 3688, 3696, 3732, 3761, 3768, 3769, 3780, 3783, 3791, 3810, 3927, 3999, 4218, 4242, 4254, 4315, 4318, 4322, 4336, 4349, 4369, 4372, 4378, 4448, 4450, 4458, 4460,	

## 12 Natural Environment

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
	4483, 4484, 4487, 4489, 4492, 4525, 4698, 4881, 4932, 5005, 5034, 5051, 5096, 5114, 5115, 5117, 5119, 5155, 5162, 5195, 5224, 5238, 5239, 5243, 5246, 5268, 5283, 5285, 5308, 5310, 5311, 5317, 5328, 5338, 5343, 5348, 5394, 5396, 5398, 5399, 5410, 5413, 5416, 5430, 5449, 5466, 6033 (North Outfall Allotment Association)	
This space must be protected from development.	723, 530, 592, 1871, 2908, 3211, 3527, 3628, 3795, 3927, 4254, 4448, 4450, 4475, 4698, 5268, 5449, 5416	
The allotments are well used	3732, 3870, 4467, 4470, 4471, 4476, 4981, 5195, 5348, 5384, 5406, 5415, 5444	
The site provides opportunities for social interaction within the local community	3271, 3587, 3695, 3763, 3959, 4114, 4244, 4218, 4322, 4474, 4840, 4981, 5059, 5104, 5185, 5389, 5449, 5454, 6033 (North Outfall Allotment Association)	
The allotments provide facilities for many people who have no alternative outdoor space	3817, 3870, 5283	
The space should be designated as Green Space (no reasons given)	535, 551, 564, 690, 1074, 1075, 1078, 1080, 1237, 1871, 2258, 2276, 2283, 2292, 2299, 3114, 3223, 3595, 3622, 3632, 3636, 3641, 3643, 3663, 3675, 3681, 3684, 3707, 3713, 3780, 3870, 4327, 4242, 5054, 5265, 5315, 5321, 5341	
The site is supported and run by volunteers - this demonstrates that the site is demonstrably special to the local community.	5335 (Harrogate District Allotments Federation),	
The sites are fully tenanted and have waiting lists - this demonstrates that the site is demonstrably special to the local community.	5335 (Harrogate District Allotments Federation), 6033 (North Outfall Allotment Association)	
The site has close links to the surrounding community, with non-plot holders involved in open days, plant sales and distribution of surplus produce - this demonstrates that the site is demonstrably special to the local community.	5335 (Harrogate District Allotments Federation), 5444	
The site must be designated (no reason given)	564, 1073, 1074, 1075, 1078, 1080, 1238, 1455, 1638, 2256, 2276, 2283, 2292, 2299, 2889, 3276, 3282, 3577, 3595, 3622, 3628, 3632, 3636, 3641, 3643, 3663, 3675, 3681, 3684, 3707, 3713, 3772, 3780, 4222, 4235, 4237,	



## Natural Environment 12

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
	4242, 4346, 5315, 5321, 5341, 5444	
The site engages with the North East of England Horticultural Society, taking part in community competitions, promoting the principles of northern horticulture and supplying planting material. The site contains a zeppelin lookout post from World War 1.	4846 (North East of England Horticultural Society)	
The site allows people to grow healthy fruit and vegetables cheaply.	5224	
The site has historic associations	4474, 5389, 6033 (North Outfall Allotment Association)	
The site has won awards such as Harrogate in Bloom	6033 (North Outfall Allotment Association)	
The site works with local children through inviting local schools and scout groups onto the site	6033 (North Outfall Allotment Association)	
The site is tranquil	6033 (North Outfall Allotment Association)	
<b>LGS106 Unity Allotments</b>		
The site is supported and run by volunteers - this demonstrates that the site is demonstrably special to the local community.	364, 5335 (Harrogate District Allotments Federation)	Additional comments in support of the designation have been noted and have informed the reassessment of this site. See Local Green Space Assessment 2017.
The sites are fully tenanted and have waiting lists - this demonstrates that the site is demonstrably special to the local community.	364, 515, 518, 1035, 1048, 4278, 5335 (Harrogate District Allotments Federation)	
The site has close links to the surrounding community, with non-plot holders involved in open days, plant sales and distribution of surplus produce - this demonstrates that the site is demonstrably special to the local community.	5183, 5335 (Harrogate District Allotments Federation)	
This space allows users to improve health, fitness and mental wellbeing	364, 515, 516, 518, 5247, 585, 586, 1048, 2542, 2552, 4355, 4579, 4582, 4586, 4842, 5304, 5183, 5184	
This Space is of recreational value	255, 501, 508, 515, 544, 583, 585, 586, 1048, 1734, 2542, 2552, 3272, 4355, 4579, 4586, 4842, 4873, 5182	
The site is within walking distance of the local community with many plot holders not having public transport	364, 508, 585, 1734, 4582, 5183	
This site provides opportunities for community cohesion and socialising	255, 364, 501, 508, 515, 518, 585, 586, 731, 1035, 2542, 2552, 3272, 4355, 4579, 4582, 4873, 5183, 5184, 5304, 5247	
This site is of wildlife value	255, 264, 364, 501, 508, 514, 515, 517, 582, 583, 586, 731, 1048, 2552, 4579, 4586, 5182	
This site provides a valuable green space for families without gardens in this area of dense terraced housing.	255, 501, 516, 544, 583, 586, 731, 1734, 3272, 4355, 4873, 5182, 5183, 5184	

## 12 Natural Environment

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
This site provides educational opportunities for local children and the allotment has links to local schools.	255, 364, 501, 516, 518, 585, 586, 1048, 2542, 2552, 5183, 5304	
The site provides produce to local charities	255, 586, 5183, 5304	
Exceptional quality of soil	264, 514	
The site should be protected from development	501, 3272, 4278, 5183	
The site provides opportunities to grow fruit and vegetables and for all to learn from each other about growing fruit and vegetables	364, 508, 515, 516, 518, 5247, 544, 582, 583, 585, 586, 731, 1035, 2542, 2552, 3272, 4355, 4579, 4586, 4873, 5182, 5183, 5304	
Provides green lung	5299	
The site engages with the North East of England Horticultural Society, taking part in community competitions, promoting the principles of northern horticulture and supplying planting material.	4846 (North East of England Horticultural Society)	
The space provides peace and tranquillity	5182	
The site provides a suitable habitat for a variety of wildlife	5183, 5304	
The allotment has won many wards such as Britain in Bloom	5304	
<b>LGS108 Stonefall Allotments</b>		
The site is supported and run by volunteers - this demonstrates that the site is demonstrably special to the local community.	5335 (Harrogate District Allotments Federation),	Additional comments in support of the designation have been noted and have informed the reassessment of this site. See Local Green Space Assessment 2017.
The sites are fully tenanted and have waiting lists - this demonstrates that the site is demonstrably special to the local community.	307,1735, 5335 (Harrogate District Allotments Federation),	
The site has close links to the surrounding community, with non-plot holders involved in open days, plant sales and distribution of surplus produce - this demonstrates that the site is demonstrably special to the local community.	5335 (Harrogate District Allotments Federation),	
This site provides a valuable green space for families without gardens	307	
The site is of recreational value	5252	
This space allows users to improve health, fitness and mental wellbeing	307, 1735, 5031, 5252	
This site provides opportunities for community cohesion and socialising	307, 1735, 5031, 5252	
The site provides opportunities to grow fruit and vegetables and for all to learn from each other about growing fruit and vegetables	307, 3731, 5031, 5252, 5374	
The allotment provides habitat to encourage wildlife/the site is of wildlife value	307, 5031, 5252	
The site should be protected, no reasons given	1416	
Opportunities to share gardening skills	3731, 5031, 5374	
Opportunities for children to learn about gardening	3731, 5031, 5252, 5374	
Green lungs which help protect and enhance the environment	3731	

## Natural Environment 12

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
Allow for the composting of kitchen waste which would otherwise require collection/disposal	3731, 5374	
If the allotment site was lost, another site within close proximity to this community could not be found	5374	
The site engages with the North East of England Horticultural Society, taking part in community competitions, promoting the principles of northern horticulture and supplying planting material.	4846 (North East of England Horticultural Society)	
<b>LGS109 Claro Road Allotments</b>		
The site is supported and run by volunteers - this demonstrates that the site is demonstrably special to the local community.	5335 (Harrogate District Allotments Federation),	
The sites are fully tenanted and have waiting lists - this demonstrates that the site is demonstrably special to the local community.	264, 1594, 1735, 5335 (Harrogate District Allotments Federation),	
The site has close links to the surrounding community, with non-plot holders involved in open days, plant sales and distribution of surplus produce - this demonstrates that the site is demonstrably special to the local community.	5335 (Harrogate District Allotments Federation),	
The soil quality at the allotments is high after years of tending.	264, 321	
This site provides opportunities for community cohesion and socialising	274, 321, 725, 1594, 1735, 2266	
The site provides opportunities to grow fruit and vegetables and for all to learn from each other about growing fruit and vegetables	321, 725, 1579, 2266	
The site is of recreational value	321, 725, 2266	
The allotment provides habitat to encourage wildlife/the site is of wildlife value	321, 1594, 2255	
This space allows users to improve health, fitness and mental wellbeing	321, 725, 1579, 1735	
This site provides a valuable green space for families without gardens	321, 725	
Allotment holders encourage habitats for wildlife/there is a variety of wildlife on the site	264	
The allotment supports local charities	3582	
The site engages with the North East of England Horticultural Society, taking part in community competitions, promoting the principles of northern horticulture and supplying planting material.	4846 (North East of England Horticultural Society)	
The allotments should be designated not built on	5290	
A special area of the allotment has been set out for communal use, as a tribute to an injured member of the allotments	274	
<b>LGS110 Stonefall Park</b>		
Support for designation	1416	
<b>General comments</b>		
I fully believe our community should have access to this kind of land.	633	The comment does not relate to one particular site which has been submitted for consideration as a Local Green Space designation. Not all Local Green Spaces will be accessible by the public. Other Local Plan designations provide protection to existing open/recreation space.

## 12 Natural Environment

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
The policy needs to be dynamic showing how additional sites may be designated throughout the time frame of the Local Plan.	830 (Ripon City Plan Team), 3322	Local Green Space can be designated through a Local Plan or a Neighbourhood Plan - this will occur during preparation of a new plan or during review of an existing plan.
Criteria for designation should be included within the justification of the policy	830 (Ripon City Plan Team)	The criteria for designation are set out within the National Planning Policy Framework.
The consultation website was difficult to use/not all people will have been able to comment	198, 3870, 3975,	If any problems were raised with the council during the consultation, members of the planning policy team were able to assist in order to allow a consultation response to be submitted using the portal. However, representations could also be submitted by email or post.
Insufficient effort made to inform and engage the community in this process	253, 1871, 2822, 3512, 3975	The Local Green Space Assessment 2016 and its 2017 update set out how the Council has sought to engage Local communities in the identification of Local Green Spaces.
Too few sites are being designated	1160, 4180	Only those sites which have been submitted to the Council and which have been assessed as meeting the criteria for designation have been designated. The National Planning Policy Framework states that the Local Green Space designation will not be appropriate for most green areas or open space.
The criteria are wrong or are being misapplied	1160, 3975	The criteria are set out within National Planning Policy. The Council has set out a clear methodology for determining whether sites meet the designation criteria.
The decision not to designate the space should be made with reference to facts/evidence. Judgements appear to be subjective and not supported by evidence.	914, 2966	The onus is upon those submitting sites to demonstrate how the criteria are met. The evidence provided by community groups has been assessed in line with a clear methodology which is set out within The Local Green Space Assessment 2016 and its 2017 update.
Officers do not need the public to find evidence to support the sites/the information is self evident.	914	The National Planning Policy Framework sets out criteria which must be met for a space to be designated as Local Green Space. This includes showing that the green area is demonstrably special to a local community. The council has asked local communities to identify those spaces that they consider to be special and to demonstrate this. It would not be appropriate for officers to suggest which local sites are demonstrably special and of particular local significance to the local community.
Loss of green spaces must not be condoned - green space must not be developed	997, 2627, 2911, 3919	This comment does not relate to the designation of any particular site as Local Green Space. It is not appropriate for all open/green spaces to be designated as Local Green Spaces.
Policy supported as evidence considered to have been appropriately assessed.	614 (representative of Duchy of Lancaster)	Noted.
Where sites are owned by the LPA the assessment should include an independent element to ensure that the site can receive an objective assessment as designation would prevent most forms of development and an owner might therefore object to preserve the development potential of a site.	2966	This is not considered necessary or appropriate - the Council's Estates team has provided comments on the designation of any Council owned sites but the assessment of sites is undertaken by policy officers in line with a clear methodology. Officers must make an objective assessment in relation to all sites, under whichever ownership. The results of all assessment work are made available to the general public during consultation giving an opportunity for additional scrutiny of all judgements made.
Policy supported	3322, 4503 (Save Crimple Valley)	Noted.
Concern expressed that the criterion for Green Space is too exacting	3173 (Knaresborough Town Council)	The National Planning Policy Framework sets out criteria which must be met for a space to be designated as Local Green Space.

## Natural Environment 12

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
Concern that sites on the route of the relief road have not and will not be designated as Green Space as this route is reserved as a potential future development area.	3870, 3975	No sites have been identified as reserve sites to accommodate a relief route. The criteria for designation as Local Green Space are set out within National Planning Policy. The Council has set out a clear methodology for determining whether sites meet the designation criteria.
Unusual that a large number of sites have not been protected given that the Local Plan has identified a deficiency in Open Space but accepted that remaining spaces will be protected under Policy HP6	2811 (Natural England)	Only those sites which have been submitted to the Council and which have been assessed as meeting the criteria for designation have been designated. The National Planning Policy Framework states that the Local Green Space designation will not be appropriate for most green areas or open space. Draft Policy HP6 Protection of Existing Sport, Open Space and Recreation Facilities provides protection to a wide range of indoor, outdoor, open space and recreational facilities.
Too much information was required to support designation	4180	Guidance was provided to Parish Councils and Neighbourhood Groups to explain the level information required to evidence submissions. It is important that evidence of support for green space designations is provided so that consistent assessments can be made of sites and it can be clearly demonstrated that sites are demonstrably special to the local community. The guidance provided during the Parish Council workshop, in information packs provided and in additional phone calls and emails with officers has sought to ensure that the process has not been onerous and that only a proportionate amount of evidence has been requested.
Concern about how detailed the examination of individual cases has been	4180	Every submission has been assessed in line with the methodology set out within the Local Green Space Assessment.
Blanket designation of extensive tracts of land should not be allowed - the Council will need to be able to robustly demonstrate the inclusion of these sites within Policy NE6.	4292	All sites submitted have been assessed to ensure that they do not constitute an extensive tract of land, in line with the methodology set out within the Local Green Space Assessment.
Decision not to designate LGS11 supported - the site does not meet the criteria set out within paragraph 77 of the NPPF.	5460	Noted.
Areas marked red should not be developed. Concern that LGS80 is to be developed.	5266	It is unclear which red spaces are being referred to - it is apparent that a community leaflet may have been circulated has caused some confusion.
Sites within the Green Belt must be assessed - to scope them out is not in line with NPPG	267, 707	Sites within the Green Belt will be assessed within the updated Local Green Space Assessment where appropriate.
Knaresborough Stockwell Road Allotments should be designated	392	No submission has been made for designation of the allotments at Stockwell Road in Knaresborough. Knaresborough Town Council are currently progressing a Neighbourhood Plan - Local Green Space can be designated within a Neighbourhood Plan and it is anticipated that Knaresborough Town Council will seek to designate Local Green Space within the Knaresborough Neighbourhood Plan.
Horseshoe field should be designated	392	It is not clear where this site is located. No submission has been made for this site.
Support for list of designated sites. Suggestion that any sites which were not designated as being of wildlife value may need to be surveyed to assess biodiversity value to support designation.	2712 (Yorkshire Wildlife Trust)	The onus is on those submitting LGS sites to provide supporting evidence to support designation. Where appropriate evidence has been provided this has been assessed accordingly. However, where evidence has not been submitted to demonstrate that a site is of particular local significance for its wildlife value, the site has not been assessed as meeting this criteria. Parish Councils and the wider community were able to review the assessment of all sites submitted during the Draft

## 12 Natural Environment

Policy NE6: Local Green Space		
Comment	Comment Ref	HBC Response
		Local Plan consultation and were able to submit additional evidence to support sites if available.

Table 12.7 Policy NE6: Local Green Space

## NE7: Trees and Woodland

### Summary of comments

**12.11** There were 11 responses to Policy NE7. Several respondents commented on the policy wording and what they considered to be inconsistencies with the NPPF and expressed concern that the policy should not be used as a measure to restrict otherwise acceptable development.

Policy NE7: Trees and Woodland		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
NPPF recognises that in order to achieve sustainable development, may sometimes be necessary to undertake development that would have an adverse impact on trees and woodland, even when these areas are afforded a high level of protection. Policy, at present, is not quite as positive and seeks to place additional restrictions on development. Should be redrafted to give greater weight to the provisions of the NPPF to allow development to proceed where appropriate.	3547, 3813, 5789	Agree that policy should be redrafted to provide clarification.  <b>Amend Policy NE7 to read:</b>  <b>Development should positively incorporate new and protect and enhance existing trees that have wildlife, landscape, historic, amenity, productive or cultural value or contribute to the character and/or setting of a settlement, unless there are clear and demonstrable reasons why removal would aid delivery of a better development.</b>
Wording should be changed from the negative to the positive and enabling.	6247	<b>Proposals that would result in damage or destruction to ancient or veteran trees or subject to a TPO will be permitted where:</b>  <ul style="list-style-type: none"> <li>● There is an overriding need for the development that outweighs the loss or harm;</li> <li>● Development is location specific and there is no preferable alternative location.</li> </ul> <b>Development that results in removal or damage to trees will be required to provide replacement trees on-site.</b>  <b>Wherever appropriate planting of additional trees should be included in new developments.</b>
In Criteria A and B reference should be to 'significant' adverse impact.	6247	
In Criterion C reference should be to 'significant' contribution.	6247	
Policy should not be used as restrictive measure to stop development on sites with existing trees and should be considered against planting of additional trees as part of new development.	2612	The policy does not restrict development as suggested but where existing trees are lost then compensatory planting will be expected.
Ancient woodland can include plantations on ancient woodland sites.	2813 (Natural England)	Noted.
Should be presumption against removal of mature trees due to value to carbon capture.	877, 2225	The importance of such trees and seeking to avoid impacts from development on them is recognised in the Policy.

## Natural Environment 12

Policy NE7: Trees and Woodland		
Comment	Comment Ref	HBC Response
Plan should stipulate: planting on each new development site; make carbon offsetting through local tree planting a condition of any new development or modification to any existing development; and set aside land in the plan for afforestation (particularly shelter belts for settlements).	805	The provision of green space for landscaping (including tree planting) will be considered as part of development proposals.

Table 12.8 Policy NE7: Trees and Woodland

## NE8: Protection of Agricultural Land

## Summary of comments

**12.12** There were 10 responses in respect of Policy NE8. Whilst there was some support for the policy, the majority of those responding questioned whether the policy was compliant with the NPPF. One respondent suggested that the Local Plan also needed to include a policy on soils.

Policy NE8: Protection of Agricultural Land		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Support policy.	2816 (Natural England), 4332	Noted.
Recommend policy is also developed for soils.	2825 (Natural England)	<p>The inclusion of a policy that seeks the sustainable use of soil resources would be consistent with the NPPF which stresses the need for the planning system to protect and enhance soils. However, it is considered that this can be achieved by an amendment to Policy NE8 and the reasoned justification rather than through a separate policy.</p> <p><b>At end of Policy NE8 add 'Proposals for development should demonstrate that soil resources have been protected and used sustainably in line with best practice.'</b></p> <p><b>After paragraph 9.57 add new paragraph 'The NPPF (paragraph 109) also stresses the need for the planning system to protect and enhance soils. Soil is a finite resource that fulfils many important functions. For instance, as a growing medium for food, timber and other crops, as a store for carbon and water and as a buffer against pollution. It is important, therefore, that soil resources are appropriately protected and used sustainably.'</b></p>
Whilst preference needs to be given to use of lower grade agricultural land wherever possible, NPPF simply states that where significant development is demonstrated to be necessary, LPAs should give preference to poorer quality land. There is no reference to need for best and most versatile agricultural land to be protected from development nor is there a requirement that planning permission should only be granted in exceptional circumstances.	1928, 2652, 3815, 3548, 5597, 5793	The intention of the policy is for agricultural land to be protected for the longer term and the policy is considered appropriate in this context.

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Policy NE8: Protection of Agricultural Land		
Comment	Comment Ref	HBC Response
Note the importance placed on Best and Most Versatile agricultural land. Would hope this is of paramount importance when assessing the feasibility of any development. Great importance should be placed on securing long term security of best and most versatile agricultural land as not only an asset for the landowner but also the wider economy in meeting food production needs.	5435 (NFU)	Noted.

Table 12.9 Policy NE8: Protection of Agricultural Land

## NE9: Unstable and Contaminated Land

### Summary of comments

- 12.13** There were 12 responses made regarding this Policy and a further six comments to Appendix 2, which sets out more technical detail in respect of Gypsum subsidence.
- 12.14** One respondent (promoting development sites in Ripon and Sharrow) sought an amendment to the Policy so that sites within areas potentially susceptible to land stability or contamination were not automatically considered less favourably. The remaining responses suggested that elements of Appendix 2 would be better placed within the policy or reasoned justification. A number of amendments to Appendix 2 to provide clarification were also put forward.

Policy NE9: Unstable and Contaminated Land and Appendix 2: Gypsum Related Subsidence in the Ripon Area		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Agree with policy wording.	2686 (Environment Agency)	Noted.
Suggest addition would be to make clear that sites within potentially susceptible areas are not automatically considered less favourably. Sites should be considered on a case-by-case basis, and if adequate assurance could be provided in the form of land stability/contamination reports, and/or appropriate mitigation and remediation, should not prevent these sites coming forward for development or considered less favourably.	5796	As drafted the policy wording provides for sites to be considered on a case by case basis and for development to be permitted even in potentially susceptible areas where it can be demonstrated such matters can be addressed. It is not considered that the suggested amendment adds anything to the policy.
Would be useful if other relevant policy sections e.g. housing had cross references to this Policy.	1588, 3174	The policies in the Plan should be read as a whole, however, a cross reference could be provided in the Further Information box of some key policies where necessary.
Suggest policy should make explicit reference to requirements of Ground Stability Assessment Reports and Declaration Forms so unequivocally part of Policy. Majority of 9.64 would then become unnecessary.	1588, 3161	Agree with suggested amendment but retain paragraph 9.64. <b>Replace the last sentence of paragraph 2 of the policy with:</b> <b>The accompanying advice in Appendix 2, including the requirements for Ground Stability Assessment Reports and Declaration Forms in certain areas, should be taken into account in all applications for development.</b>
Ripon City Plan proposes more strict definition of competent person and use of disclaimers. Information in Appendix 2 should be contained in Policy for strength and clarity.	831 (Ripon City Plan team)	Following consultation, and having taken further advice, it is not considered that this definition requires further amendment and that the use of a disclaimer is not appropriate for inclusion in a policy.  The policy has however been strengthened in relation to appendix 2 - see amendment above.



## Natural Environment 12

## Policy NE9: Unstable and Contaminated Land and Appendix 2: Gypsum Related Subsidence in the Ripon Area

Comment	Comment Ref	HBC Response
Incidence of gypsum dissolution over a wider area must not be presented as detriment to Ripon's reputation.	831 (Ripon City Plan team), 1269 (Ripon Civic Society)	This is not the intention of the policy. The Council is seeking to meet the requirements of NPPF and PPG and ensure that ground instability is considered in an appropriate manner.
<b>Justification</b>		
<b>Para 9.65</b>		
This is not really part of justification. Should either be part of policy or dealt with in Appendix 2.	1588, 3162	It is considered useful to included paragraph 9.65 in the justification to the policy because it justifies the requirement for a Ground Stability Report. The justification and policy are read together.
<b>Para 9.66</b>		
Reference to further detailed requirements and guidance being available from HBC is not really part of the Justification. If there are additional requirements, probably ought to be set out within the Policy or Appendix 2. Might it be better simply to say that the detailed requirements, as set out in Appendix 2, can be discussed with HBC's officers (and, if this is said, it would be useful to indicate which department).	1588, 3163	Agree with suggested amendment to para 9.66.  <b>Replace paragraph 9.66 with: Detailed Development Management requirements are set out in Appendix 2 and discussion with the Development Management Team at an early stage is recommended.</b>
<b>Appendix 2: Gypsum Related Subsidence in the Ripon Area</b>		
Would be helpful if Appendix had list of contents and page numbers.	3175	The inclusion of an introductory paragraph - see comment below - sets out what is included in the appendix. Therefore a list of contents and page numbers is not considered to be necessary.
Suggest should be an introductory paragraph confirming the link to Policy NE9 and stating explicitly that the procedural requirements identified within this appendix form part of that Policy.	3164	Agree with suggested amendment to Appendix 2. <b>Insert a new paragraph at the beginning of the appendix to read:</b>  <b>Introduction</b> <b>2.1 This appendix provides accompanying advice to Policy NE9: Unstable and contaminated land and covers the following:</b>  <ul style="list-style-type: none"> <li>● Procedural requirements set out in the policy</li> <li>● A Development Guidance Map defining 3 areas relating to the presence of gypsum and the gypsum related subsidence hazard associated with each area, together with suggested Development Management Procedures</li> <li>● Definition of a 'Competent Person' when undertaking a ground stability report.</li> </ul>
Paragraph 2.3 would benefit from some expansion to clarify the requirements and their links to the development control zones shown on the map, and would be better to be split into two paragraphs, with the map being inserted in between them.	3164	<b>Text to be amended to:</b>  <i>"Although the NPPF (para's 120 and 121) notes that responsibility for the safe development of unstable land rests with the developer and/or landowner, planning policies and decisions are nevertheless required to ensure that sites are suitable for proposed use, taking account of ground conditions and land instability, including that associated with natural hazards. They are also required to ensure that adequate site investigation information, prepared by a competent person, is presented.</i>  <i>In order to establish an appropriate planning response for Ripon, a detailed investigation was therefore carried out, in 1996. That study identified</i>

## 12 Natural Environment

Policy NE9: Unstable and Contaminated Land and Appendix 2: Gypsum Related Subsidence in the Ripon Area		
Comment	Comment Ref	HBC Response
		<i>a gravel-filled buried valley beneath the River Ure as a key factor influencing groundwater flows through the layers of gypsum beneath the city, enabling an understanding to be gained of the associated patterns of dissolution and subsidence. That in turn, led to the preparation of a Development Guidance map, a simplified version of which is presented below. The map identifies three different zones in which gypsum is thought to be: absent (Zone A); present at depth (Zone B) or present at relatively shallow depth and potentially susceptible to dissolution by flowing groundwater (Zone C). Natural underground cavities, relating to gypsum dissolution, are also likely to be present within Zone C".</i>
Other amendments to text of Appendix 2 suggested to reflect comments to Policy NE9, Gypsum Map and Table 2.1 of Appendix 2.	3164	Agree with suggested amendments
Suggest number of amendments to Table 2.1 to tie in with preceding text and existing footnote references should be updated. Suggest should be new footnote to explicitly state that not acceptable for caveats or disclaimers to be added to declaration form when signed. Aware had previous legal advice that could not be accommodated but believe that number reasons why this should be reconsidered. Consider declaration form should be included within Appendix 2 so not doubt as to expectations contained within it.	3172	
The 'Ripon Gypsum Map' should probably be referred to as the 'Development Guidance Map', to tie-in properly with the text. Would also be helpful if map key was presented on the map itself, rather than as a separate table. The same applies to the text which currently follows the key.	3168	
On the key the three areas should perhaps be referred to as 'Development Guidance Zones'. Also the description for Zone B should be expanded slightly to read "Some gypsum may be present at depth". For Zone C, would suggest that the caption should be expanded further, to read "Gypsum likely to be present and susceptible to active dissolution. Underground cavities relating to gypsum dissolution may be present". The latter part of this is an important addition as it emphasises the potential risk of subsidence more obviously than the presence of gypsum alone.	3170	

Table 12.10 Policy NE9: Unstable and Contaminated Land and Appendix 2: Gypsum Related Subsidence in the Ripon Area

## Delivery and Monitoring 13

## 13 Delivery and Monitoring

### Summary of comments

- 13.1** There were few responses regarding the Local Plan monitoring framework. One respondent suggested that more information on how the plan would be monitored should be included and a second respondent that the monitoring indicators needed to be revised in order to ensure more effective monitoring of the plan's performance.
- 13.2** A number of respondents, primarily house builders and/or promoters of specific development sites made comments on how components of the district's housing supply were calculated. The issues raised related to:
- The robustness of the the windfall allowance and whether a more conservative allowance was appropriate;
  - The application of a 20% buffer to the supply of housing sites;
  - The justification for the non-implementation allowances applied; and
  - Information on the delivery rates of the allocated housing sites.
- 13.3** A number of respondents expressed their support for the way in which the council was working collaboratively with landowners/developers on bringing sites forward.

Monitoring		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
Details of procedures for actual monitoring process should be included in the Plan. Critical requirement for transport and infrastructure as it is for housing and employment land.	1932	It is unclear what 'procedures' the respondent is referring to. The majority of indicators will be monitored through assessing the outcome of planning applications and reported on through the Annual Monitoring Report, published each December.
Natural environment metrics in baseline information largely driven by factors other than plan's performance and, therefore, likely to be of little value in monitoring plan performance. Monitoring indicators should relate to effects of the plan itself, not wider changes with bespoke indicators relating to outcomes of development management decisions.	3903 (Natural England)	The natural environment indicators In the Local Plan Monitoring Framework do seek to monitor the impacts of the Local Plan and the application of specific policies through the development management process.
Need for local authority to make commitment to supporting data collection in respect of designated sites and priority habitats and species within district in order indicators can be accurately calculated.	3312 (NYCC)	Noted.

**Table 13.1 Monitoring**

Phasing and Delivery		
Comment	Comment Ref	HBC Response
<b>Table 10.5</b>		
Welcome that not intended to phase delivery of allocated housing sites.	3847	Noted.
Welcome steps to build in flexibility including provision of buffer and taking conservation approach to windfall. Would encourage possibility of taking this even further.	3202 (NYCC)	The Plan has planned positively for new housing development across the district and the preferred allocations identified in the draft Plan provide for additional flexibility over the plan period.
Should not simply calculate residual requirement but setting ambitious figure to boost significantly supply of housing.	621, 2551, 3324	
20% buffer should be applied to housing requirement figure <u>and</u> the shortfall.	4136	Comments noted. An appeal decision concerning a site in Killinghall clarified that the buffer figure should be

## 13 Delivery and Monitoring

Phasing and Delivery		
Comment	Comment Ref	HBC Response
		applied as indicated by the respondent. The methodology of calculating the five year supply and the residual requirement have been amended accordingly.
<b>Table 10.5 - Windfall Allowance</b>		
No justification or evidence for windfall figure has been given.	3326, 3510, 4135	A windfall allowance assessment was undertaken in 2016. This has been made available on the website and published alongside the quarterly updates of the housing land supply position.
Should not rely on windfalls as part of housing land supply but rather allocate sufficient land to meet housing requirement. Evidence suggests amount of windfalls is likely to decrease in the future, so if reliance of windfalls is made should be conservative.	2919, 3059, 3110, 3149, 3370, 3413, 3455, 3485, 3753, 4644, 4686, 4716, 4765, 4804, 5493, 5522, 5610	The contribution from windfalls would account for 9% of the overall housing land supply: this is not considered to be an over reliance.
Reasonable to anticipate number of small sites will continue to come forward but figure of 97dpa appears high. Important to consider likelihood of continued delivery and in context of new plan with allocations, SHELAA assessment and future brownfield register amount of windfalls in future is likely to decrease. Further consideration should be given to this and reducing reliance on windfalls.	2704 (HBF)	The windfall allowance figure is based on an assessment of past completion rates for windfall sites within the district and only included small sites (sites of 4 or less) so as to avoid any double counting with sites in the SHELAA. The criteria for a site to be included in the Brownfield Register are sites capable of supporting at least 5 dwellings (the same threshold as the SHELAA) or sites of 0.25ha or larger (in the assessment only 4 sites exceeded 0.25ha accounting for only 4 dwellings). On this basis it is considered that the matters raised by the respondent would not suggest any necessity to revise the windfall allowance figure downwards.
<b>Table 10.5 - Allocations</b>		
Advice from Local Plans Expert Group recommends use of 20% buffer to maintain five year supply and respond rapidly and flexibly to change. Suggest buffer should be increased accordingly.	2705 (HBF), 2920, 3060, 3111, 3150, 3371, 3414, 3456, 3486, 3753, 4646, 4687, 4717, 4687, 4805, 5494, 5523, 5608	The sites proposed to be allocated in the Local Plan provide a 9% buffer. This is considered to provide a sufficient degree of contingency and flexibility in maintaining housing supply over the plan period.
<b>Table 10.5 - Sites with Planning Permission</b>		
No evidence is presented to support the non-implementation allowances applied to small and large sites. A common approach has been to apply at 10% deduction across all sites and recommended this approach is adopted.	2703 (HBF), 2918, 3057, 3369, 3109, 3148, 3412, 3454, 3484, 3753, 4134, 4643, 4685, 4715, 4764, 4803, 5492, 5521, 5607	The small site non-implementation allowance is based on an assessment of past completion rates for such sites within the district. A review of the small sites completion rate was undertaken in 2017. This concluded that the small sites allowance should be revised and this will be applied to the housing supply calculations used to inform the local plan. There is no non-allowance applied for large sites as the anticipated delivery from each site having regard to progress to date and constraints such as timing of infrastructure delivery is assessed and reflected in the housing trajectory.
Major commitments should be shown and referenced in the Local Plan as allocated sites to protect the status of the land should the permission lapse.	2613, 2619	Large site housing commitments are included in the housing trajectory. At draft Plan stage the trajectory was included in the Housing Background Paper but at Publication stage will be included in the Local Plan itself. However, it is not considered necessary that such sites should also be allocated and the respondents have given no reasons to support this suggestion.  In the event planning permission lapses any applications for renewal will be considered having regard to policies in the Local Plan at that time and other material considerations.
<b>Housing Trajectory</b>		
Assumption of delivery rates for each site are not provided.	3325, 4134	The indicative yield from each site is included under Policy DM1 and the assumed timing of delivery included in the Housing Background Paper, published alongside the Draft Local Plan. These will be updated for inclusion in the Publication Local Plan.

## Delivery and Monitoring 13

Phasing and Delivery		
Comment	Comment Ref	HBC Response
<b>Para 10.22</b>		
Suggests formal review of Plan will take place only if failure to deliver overall strategy. NPPF recommends as matter of course, Local Plans are reviewed every five years and Plan should include such provision.	3070, 3124, 3338, 3384, 3462, 3820, 4602, 4659, 4691, 4737, 4773, 4811, 4889, 5468, 5526	Comments noted. However, there is already reference in the plan (para 3.63) to undertaking a full or partial review in accordance with regulations and/or guidance. The Housing White Paper published in February 2017 indicated the government's intention to regulate for Local Plans to be reviewed at least every five years: the council will be bound by this.
<b>Housing Allocation Phasing</b>		
<p>Object to lack of phasing to release of housing allocations. Infrastructure Capacity Study Part 3 (2016) makes clear that development to west of Harrogate should not be released until after 2020. Understand from Study this is because of constraints on capacity of the system whereby recently completed development has taken up much of the available capacity within the system. Development therefore needs to be postponed until Yorkshire Water can address the issue through their Business Plan. Also concerned allocations may prove to be undeliverable because no costs have been stated for any improvements to the sewerage system or water treatment works. More work on the evidence base is required in order to address the current shortcomings of the justification to the Plan.</p> <p>Proposed allocations H6, H36, H46, H49, H51 and H70 all feed into an antiquated CSO system where sewerage is allowed to discharge into open watercourses that flow through public areas and private gardens. Nowhere in the Plan is the impact of this proposed development assessed in relation to the existing combined drainage system, particularly as new development is likely to result in a concentration of sewerage within flood waters due to the proportion of foul water increasing in the future due to surface water entering the system supposedly being limited in the future. The number of flood events is also likely to increase due to the additional amount of foul water in the system. If the Plan is to be found sound then further work needs to be undertaken to understand the issues surrounding the existing drainage system, and solutions need to be found to ensure future development does not exacerbate the situation. It is not sufficient justification for the Plan to suggest it is for developers to solve the problem when there is currently no appreciation of the costs of the works that could render development unviable or mean development targets within the Plan period are not met due to restrictions on delivery rates.</p>	5424	In the Local Plan housing trajectory, the anticipated delivery from the proposed housing allocations has had regard to constraints such as timing of infrastructure delivery. In the housing trajectory the sites to the west of Harrogate are not expected to commence delivery until 2020 onwards and discussions with Yorkshire Water indicate that phasing delivery of these sites further back in the plan period on the grounds of timing of infrastructure delivery is not required.

Table 13.2 Phasing and Delivery

Developer Guidelines and Masterplanning		
Comment	Comment Ref	HBC Response
Would endorse collaborative approach taken by Council on working with landowners and developers in bringing site allocations forward.	3056, 3108, 3147, 3368, 3411, 3453, 3483, 3846, 4642, 4684, 4714, 4763, 4802, 4837, 5491, 5519, 5603	Noted.
To ensure efficient and effective coordination and delivery of development and infrastructure, Local Plan should incorporate development briefs for allocated	3201 (NYCC)	For each allocated site, site guidelines have been drafted. These set out issues that development of each site (individually or with adjoining sites) will need to

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Developer Guidelines and Masterplanning		
Comment	Comment Ref	HBC Response
<p>sites, identifying infrastructure needs, site layout and connectivity requirements. Where adjacent allocations consideration should be given to these forming a single allocation to improve integration, avoid fragmented development and enable more efficient S106 agreements. For larger scale more complex strategic allocations consideration should be given to preparing Supplementary Planning Documents containing Master Plans to guide development and infrastructure delivery. Would be helpful to identify which sites are considered to be of strategic significance.</p>		<p>address and the infrastructure to be provided as set out in the Infrastructure Delivery Plan.</p>

Table 13.3 Developer Guidelines and Masterplanning

## DM1: Housing Allocations

### Summary of comments - General

Policy DM1: Housing Allocations - General Comments		
Comment	Comment Ref	HBC Response
<p>Note that site assessments accompanying draft Plan do not include Public Rights of Way at this stage. Understand reason for this and that they will be included at a later stage when strategic choices about preferred sites have been made. Confident, on the basis of the commitments in the draft plan, Council will seek to honour existing Public Rights of Way as proposals for development come forward.</p>	4169 (North Yorkshire Local Access Forum)	<p>Addressing the impacts of development on public rights of way is covered by Policy HP5. In addition, site requirements have been drafted for each site allocation. Where there is a public right of way in the vicinity of an allocated site then the need to consider the impact of development on the public right of way and mitigation required is identified as one of the guidelines.</p>
<p>May be more appropriate for table containing proposed housing allocations to be located in Section 5 Housing.</p>	3722 (City of York)	<p>Comments noted, however, the Local Plan structure is a matter of choice and the council consider the approach taken to be appropriate.</p>
<p>Support Ripon City Plan proposals to build on brownfield land: greenfield sites are not required.</p>	3375	<p>In the Ripon City Plan an assessment has been made of how much housing is likely to be delivered from the redevelopment of brownfield sites. However, as many of these sites are still in an existing use delivery is uncertain and the Local Plan cannot rely on this figure in demonstrating to an Inspector that the quantum of housing required will come forward during the plan period.</p>
<p>Large number of sites proposed for a range of uses, and some of these overlap with areas proposed for safeguarding in the Joint Plan, the need for further review of these in relation to safeguarding requirements should be considered.</p>	3307 (NYCC)	<p>The Draft Plan includes a section on Minerals and Waste Safeguarding areas and it notes that where non exempt development is proposed in safeguarded areas, consultation will take place with NYCC before permission is granted.</p>
<p>Where required junction mitigation measures are being considered understand that the deliverability of these will be demonstrated in the final Infrastructure Delivery Document. Discussions on-going to further develop these mitigation measures and would request LPA considers how these measures will be implemented and delivered. Consideration should also be given to impact of traffic from allocated sites and that these should not contribute towards or lead to the development of Air Quality Management Areas (AQMAs), in particular in Harrogate and Ripon areas.</p>	3301 (NYCC)	<p>The council continue to work with the County Council on identified mitigation measures. The impact of development on air quality objectives and the AQMAs has been assessed as part of the site selection process.</p>
<p>There are inconsistencies between sites shown on policies maps as commitments and sites listed in SHELAA Appendix 2.</p>	3116, 3119	<p>Noted. The information regarding commitments will be checked and updated for inclusion in the Publication Local Plan.</p>
<p>Level of housing on all but two of the 12 housing allocation sites in Harrogate are at the minimum level 30 dph (dwellings per hectare) or below. As there is a housing shortage the density of dwellings should be higher, and these figures seem to take no account of</p>	2988	<p>The yield from the sites proposed to be allocated is indicative only (as indicated in paragraph 10.1). As proposals for the sites come forward it might be expected that the yield will change to reflect detailed site assessments and development layouts.</p>

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Policy DM1: Housing Allocations - General Comments		
Comment	Comment Ref	HBC Response
affordable housing. Would expect affordable housing to be built to a higher density of, say, 40dph.		
Overall happy with allocations and very thorough assessment of the potential ecological impacts of development of the sites. The Trust would support approach of maximising the amount of sustainable drainage features on sites and reduction in run off rates. In particular pleased to see that potential allocations in Burton Leonard which had high potential for impacting on YWT reserve, Burton Leonard Lime Quarries, have not been taken forward.	2714 (Yorkshire Wildlife Trust)	Noted.
Whilst do not at this stage, wish to comment upon acceptability, or otherwise, of individual sites it is important that sites are deliverable and there is in-built flexibility to provide for any under delivery from allocations or other sources of supply.	2702 (HBF)	To address deliverability the council are engaged in on-going discussions with the site promoters/developers of each site proposed to be allocated. The Local Plan has also planned positively for new housing development across the district and the sites proposed to be allocated provide for additional flexibility over the plan period.
Where sites are being brought forward that have some areas within flood zones 2 or 3 (such as FX3, FX4, K25, PN14 & PN16) it should be made clear that the areas at risk of flooding will not be developed; either by a change to the site allocation boundary, or by making it very clear that within the site a sequential approach will be taken to the layout, with all development located in flood zone 1 and the areas at risk of flooding left as green open space.	2687 (Environment Agency)	Reference to flooding will be made in the site requirements where appropriate.
Number of sites identified in emerging local plan are close to Level Crossings and would expect as part of any planning submissions that a full risk assessment of the impacts of the development upon the nearby level crossings is completed and any mitigation required is funded as part of the development. Essential that all development close to the railway should allow an appropriate buffer so that future residents are not affected by noise and to ensure that the railway operation is not restricted.	2410 (Network Rail)	Noted. It is proposed to make reference to assessing the impacts of development in the Transport and Infrastructure section of the Plan (see comment 2408 against Policy T11).
Development of several of sites identified as housing allocations have been identified in Conservation and Design Site Assessments as being likely to result in harm to elements which contribute to the significance of heritage assets within their vicinity. Where this the case set out a series of site specific measures which will either remove or reduce this harm to an acceptable level, however, these measures are not tied into the plan in any way. Not sufficient to simply rely on the general, non-site specific policies as basis for ensuring that allocations are developed in a manner which will safeguard the area's historic environment. Additional Section should be added to each of the Housing Allocations setting out key considerations that need to be taken into consideration in the development of each of these areas and include the mitigation measures which have been set out in the Conservation and Design Site Assessments.	2349 (Historic England)	Measures are included in the site requirements designed to protect heritage assets amongst other matters.
Capacity of the allocations gives over allocation of 3325 dwellings over residual requirement. Therefore, scope to avoid use of sites that would be most damaging to rural aspect of towns and further unacceptable traffic congestion and pollution.	1208 (Harrogate Civic Society)	The NPPF requires the council to significantly boost the supply of housing by ensuring that the Local Plan meets in full the objectively assessed need for housing. The preferred allocations identified provide for flexibility to provide for any under delivery from allocations or other sources of housing supply.
Draft allocations appear to have been assessed in relation to landscape, conservation and design, ecology and land drainage in the Built and Natural Environment Site Assessments Report. This is very limited	615	The accessibility of sites in respect of public transport, education, health, employment and local shopping services formed part of the sustainability criteria against which all sites were assessed. The Sustainability

## 13 Delivery and Monitoring

Policy DM1: Housing Allocations - General Comments		
Comment	Comment Ref	HBC Response
<p>assessment of certain topics and is not objective. It ignores key issues such as transport and overall sustainability of sites in terms of distances to facilities and the town centre and sensible urban form, all of which need to be balanced in considering the appropriateness of a site for development. Does not appear to be any clear methodology setting out how sites have been compared against each other in terms of suitability or how draft allocation sites have been identified as being more appropriate than other sites. No evidence of an overall comparison table of scores or the relative merits, suitability and sustainability of the sites as to how well these fit within the overall strategy. Does not appear to be any grading of sites to focus on key strengths and weaknesses and accordance with the spatial strategy. Overall assessments focus on individual details, but not the overall sustainability of the site with weightings for more important elements. SA lacks transparency in terms of why the preferred sites were taken forward in light of the alternatives. Note SA has been undertaken by HBC itself rather than independent consultants, which raises concerns that it may not be as objective as it should be, consider that an independent review of the SA and in particular site assessments should be undertaken to ensure that the assessment is objective and is sound.</p>		<p>Appraisal has provided a consistent basis for describing, analysing and comparing the sustainability effects of the sites.</p> <p>The full site selection process undertaken to assess and identify the sites proposed for allocation was set out in the Housing Background Paper.</p>
<p>Leeds City Council recently revised draft plan for the Outer North East part of their area within which Wetherby is the largest urbanised development. One of selected housing sites runs directly along the boundary between two administrative areas but they cannot include the area to the north as it is in Harrogate district. Leeds have however allocated another site close by which would be first significant housing development east of the A1 in Wetherby and would set a precedent which would all too easily be sited when other urban uses were proposed. If Wetherby is to be expanded by this number of houses then this planned growth should not be hostage to administrative lines on a plan but have regard to the character and existing layout of the town. The existing A1 boundary to the east of the town should be respected thereby preserving the rural nature of the land to the east of this principal arterial road which is a natural boundary to the town at present and has always been since the Great North Road (A1) was diverted to the east of the town. If the two councils work together the volume of housing can be achieved utilising land in Harrogate district.</p>	250	<p>Noted. However, discussions as part of the duty to co-operate with neighbouring authorities, including Leeds City Council, have not identified the need for any part of the neighbouring authorities housing requirement to be met in Harrogate district.</p>

Table 13.4 Policy DM1: Housing Allocations - General Comments

### Summary of comments - Harrogate Sites

Site H3: Land at Kingsley Road, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development will help meet the council's objectively assessed need	5139	Noted.
Impact on local roads/traffic can be mitigated	1574, 5139, 5207	
Minimal impact on local wildlife and biodiversity	1574	
Site is a logical extension, technical appraisals undertaken show development would not result in any adverse effects	3522 (site promoter)	
<b>Reasons do not support allocation of site:</b>		



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Site H3: Land at Kingsley Road, Harrogate		
Comment	Comment Ref	HBC Response
Object	5068, 5257, 5295	<p>It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.</p> <p>It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.</p> <p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>Matters relating to how a site may be developed are reflected in the site requirements that have been prepared for each allocated site and which will be included in the Publication Local Plan.</p> <p><b>This site now has planning permission for housing</b></p>
Site is too big	459, 1091, 1881	
A large amount of development has already been granted in the local area	332, 338, 459, 851, 896, 1027, 1052, 1091, 1392, 3720, 5137, 5375	
Previous applications to develop the site have been refused	209, 326, 338, 388, 896, 1091, 1354, 1633, 2675	
No local need for additional housing	209, 326, 896, 1091, 1881	
Local infrastructure cannot cope	170, 209, 326, 332, 335, 338, 459, 511, 539, 851, 896, 1027, 1052, 1091, 1354, 1392, 1881, 3513, 4992, 5166, 5356	
Negative impact on local roads/traffic	112, 167, 170, 209, 326, 332, 335, 338, 355, 375, 388, 459, 511, 539, 851, 896, 1027, 1041, 1052, 1091, 1354, 1392, 1881, 2522, 2675, 2931, 3387, 3513, 3720, 3881, 4990, 1992, 4995, 4998, 5002, 5030, 5041, 5046, 5056, 5072, 5142, 5145, 5148, 5137, 5157, 5163, 5166, 5192, 5196, 5201, 5207, 5211, 5216, 5223, 5236, 5251, 5262, 5349, 5351, 5352, 5356, 5360, 5363, 5375, 5402,	
No or poor access to public transport	209, 326, 332, 338, 851, 896, 1027, 1052, 1091, 1354, 5100, 5187	
Local schools are full	459, 851, 896, 1052, 1392, 1881, 5352	
No or poor access to shops and services	209, 326, 338, 459, 851, 896, 1091, 1392	
Risk of flooding	332, 338, 388, 459, 851, 1091, 1354, 1392, 2675, 5030, 5100, 5236	
Negative impact on the landscape	326, 332, 388, 851, 896, 1027, 1052, 1354, 1392, 1881, 3513, 5137, 5251, 5363	
The site is in the Green Belt	388, 896, 5145, 5152, 5166, 5192, 5196, 5207, 5216, 5236, 5251	
Loss of public open space/sports pitches	326, 332, 388, 896, 1091, 1392, 5163, 5375	
Negative impact on the local community	170, 209, 335, 388, 459, 851, 1027, 1052, 1091, 1354, 1392, 1881, 3720, 4992, 5041, 5046, 5056, 5072, 5137, 5223, 5391	
Negative impact on local wildlife and biodiversity	170, 209, 326, 332, 335, 338, 388, 851, 896, 1027, 1041, 1052, 1091, 1354, 1392, 3387, 5046, 5072, 5152, 5166, 5169, 5137, 5196, 5363, 5375	

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Site H3: Land at Kingsley Road, Harrogate		
Comment	Comment Ref	HBC Response
Negative impact on designated heritage assets	209, 326, 1091, 1354	
Site has potential (both individually and cumulatively) to increase traffic at Starbeck level crossing. Transport Assessment should consider likely impact on level crossing and how alternative routes/measures could avoid/reduce attractiveness of level crossing as access to site.	2411 (Network Rail)	

**Table 13.5 Site H3: Land at Kingsley Road, Harrogate**

Site H6: BT Training Centre, St George's Drive, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Site could provide mix of housing tenures to meet housing needs of local people, including affordable housing and housing for elderly	1858	Noted.
<b>Reasons do not support allocation of site:</b>		
Site is too big	2943	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Local infrastructure cannot cope	1460, 2943	
Negative impact on local roads/traffic	2943	
Local schools are full	1460	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Negative impact on the landscape	1460	
Negative impact on local wildlife and biodiversity	1460	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Negative impact on designated heritage assets	1460	
Concern about impact of development on western side of Harrogate increasing burden on foul drainage system and impact on property through foul water discharge.	58	
<b>The site now has planning permission for housing</b>		

**Table 13.6 Site H6: BT Training Centre, St George's Drive, Harrogate**

Site H17: Heath Lodge Care Home, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Site could provide mix of housing tenures to meet housing needs of local people, including affordable housing and housing for elderly	1856	Noted.
<b>Reasons do not support allocation of site:</b>		
Site is too big	2945	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Local infrastructure cannot cope	2945	
Negative impact on local roads/traffic	1465, 2945, 3009	

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Site H17: Heath Lodge Care Home, Harrogate		
Comment	Comment Ref	HBC Response
Negative impact on the landscape	3009	<p>It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.</p> <p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>The site was submitted in response to the council's Call for Sites as being available for development and with the intention that the care home facilities would be re-provided on an alternative site in order to meet current standards and expectations..</p>
Negative impact on local community	724	
Loss of care home provision in sustainable location	2383	

Table 13.7 Site H17: Heath Lodge Care Home, Harrogate

Site H18: Greenfield Court, 42 Wetherby Road, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Site could provide mix of housing tenures to meet housing needs of local people, including affordable housing and housing for elderly	1857	Noted
<b>Reasons do not support allocation of site:</b>		
Loss of care home provision in sustainable location	2384	The site was submitted in response to the council's Call for Sites as being available for development and with the intention that the existing care home facilities would be re-provided in order to meet current standards and expectations.

Table 13.8 Site H18: Greenfield Court, 42 Wetherby Road, Harrogate

Site H21: Land at Kingsley Drive, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	1575	Noted.
Development will help meet the council's objectively assessed housing need	1980, 5140, 5205	
Site is within/adjacent to the current development limit	1980	
Minimal impact on local roads/traffic	1981	
Impact on local roads/traffic can be mitigated	1980, 5205	
Good access to public transport	1980	
Development would help support local shops/services	1980	
No flood risk	1980	
Minimal impact on the landscape	1980	
The site is not in the Green Belt or the Nidderdale AONB	1980	
Development would not result in the loss of public open space/sports pitches	1980	

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Site H21: Land at Kingsley Drive, Harrogate		
Comment	Comment Ref	HBC Response
Minimal impact on local wildlife and biodiversity	1980	
Minimal impact on designated heritage assets	1980	
<b>Reasons do not support allocation of site:</b>		
Object	1232, 5070, 5116, 5258, 5295	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Site is too big	210, 330, 334, 389, 461, 712, 819, 852, 897, 954, 1128, 1309, 1318, 1395, 1398, 1776, 1847	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
A large amount of development has already been granted in the local area	330, 461, 852, 897, 954, 1054, 1128, 1309, 1318, 1395, 1398, 1733, 1744, 1776, 1847, 5138	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites.
Previous applications to develop the site have been refused	389, 461, 712, 8697, 1309	The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
No local need for additional housing	210, 461, 897, 1309, 1773, 1776, 1847	
Local infrastructure cannot cope	171, 191, 210, 330, 334, 346, 348, 389, 461, 511, 539, 712, 819, 852, 897, 954, 1054, 1128, 1309, 1318, 1347, 1395, 1398, 1733, 1776, 1847, 2689, 3513, 4993, 5153, 5358	Matters relating to how a site may be developed are reflected in the site requirements that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Negative impact on local roads/traffic	113, 157, 168, 171, 176, 191, 210, 330, 334, 346, 348, 375, 389, 461, 511, 539, 712, 852, 897, 954, 1043, 1054, 1128, 1309, 1318, 1347, 1395, 1398, 1634, 1744, 1773, 1776, 1847, 2530, 2689, 2933, 3379, 3513, 3723, 3992, 4431, 4432, 4435, 4989, 4993, 4996, 4999, 5001, 5003, 5032, 5043, 5052, 5057, 54138, 5143, 5146, 5149, 5159, 5164, 5193, 5198, 5202, 5208, 5213, 5221, 5227, 5241, 5253, 5263, 5350, 5354, 5358, 5361, 5364, 5376, 5392, 5403, 6204	
No or poor access to public transport	210, 461, 897, 954, 1395, 1398, 1733, 1776, 1847, 5101, 5102, 5190	
Local schools are full	171, 461, 852, 897, 1054, 1128, 1398, 1733, 1744, 1776, 1847, 5354	
No or poor access to shops and services	210, 461, 852, 897, 954, 1318, 1395, 1398	
Risk of flooding	389, 1054, 5101, 5102, 5241	
Negative impact on the landscape	171, 191, 210, 330, 334, 346, 389, 461, 712, 819, 852, 897, 954, 1054, 1309, 1318, 1347, 1395, 1398, 1634, 1733, 1776, 1847, 3513, 4432, 5138, 5253, 5364,	

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Site H21: Land at Kingsley Drive, Harrogate		
Comment	Comment Ref	HBC Response
The site is in the Green Belt or Nidderdale AONB	330, 346, 389, 712, 897, 1128, 1347, 1395, 4435, 5146, 5153, 5167, 5193, 5198, 5208, 5221, 5241, 5253	
Loss of public open space/sports pitches	157, 191, 330, 346, 389, 461, 712, 819, 852, 854, 1043, 1128, 1309, 1347, 1395, 1398, 1733, 1766, 1847, 3723, 5164, 5376,	
Negative impact on the local community	191, 210, 330, 334, 389, 461, 712, 819, 852, 897, 954, 1054, 1128, 1309, 1318, 1347, 1395, 1398, 1733, 1766, 1847, 3723, 4993, 5043, 5052, 5057, 5138, 5227, 5392	
Negative impact on local wildlife and biodiversity	191, 210, 330, 334, 346, 389, 461, 712, 819, 852, 897, 954, 1043, 1054, 1128, 1309, 1318, 1347, 1395, 1398, 1733, 1766, 1847, 2933, 3723, 4435, 5052, 54138, 5153, 5167, 5170, 5198, 5364, 5376	
Negative impact on designated heritage assets	897, 1128, 1309, 1347, 1398, 1733, 1766, 1847	
Loss of employment land	1309	
Site has potential (both individually and cumulatively) to increase traffic at Starbeck level crossing. Transport Assessment should consider likely impact on level crossing and how alternative routes/measures could avoid/reduce attractiveness of level crossing as access to site.	2412 (Network Rail)	

Table 13.9 Site H21: Land at Kingsley Drive, Harrogate

Site H36: Former Police Training Centre, Yew Tree Lane, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	2774	Noted.
Site could provide mix of housing tenures to meet housing needs of local people, including affordable housing and housing for elderly	1860	
<b>Reasons do not support allocation of site:</b>		
Object	1551, 1647, 1698, 2850	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.  The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure
Site is too big	114, 493, 494, 959, 989, 1055, 1456, 1469, 1652, 1739, 1879, 2943, 3752, 5225	
A large amount of development has already been granted in the local area	926, 989, 1204, 1376, 1652, 1739, 1879, 2923, 2925, 2942, 2954, 3283, 3289, 3924, 4028, 4826, 5060, 5225, 5453	
The site is outside the current development limit	959, 1652	

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Site H36: Former Police Training Centre, Yew Tree Lane, Harrogate		
Comment	Comment Ref	HBC Response
No local need for additional housing	494, 959, 989, 1376, 1794, 1879, 3251	that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Local infrastructure cannot cope	396, 493, 843, 926, 959, 989, 1009, 1107 (Haverah Park and Beckwithshaw PC), 1204, 1216, 1253, 1346, 1376, 1446, 1450, 1456, 1469, 1505, 1547, 1652, 1661 (North Rigton PC), 1739, 1794, 1825, 1879, 1925, 2278, 2390, 2553, 2737, 2764, 2812, 2922, 2946, 2990, 3020, 3151, 3216, 3249, 3251, 3260, 3269, 3270, 3283, 3289, 3329, 3345, 3353, 3566, 3604, 3630, 3752, 3809, 3906, 3915, 3924, 3974, 3990, 4011, 4200, 4313, 4382, 4591, 4857, 5060, 5082, 5094, 5225, 5270, 6220	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Negative impact on local roads/traffic	114, 396, 493, 494, 710, 843, 959, 989, 1009, 1055, 1107 (Haverah Park and Beckwithshaw PC), 1204, 1216, 1253, 1346, 1376, 1427, 1446, 1456, 1469, 1505, 1547, 1652, 1661 (North Rigton PC), 1794, 1825, 1879, 1925, 2248, 2278, 2390, 2553, 2647, 2737, 2764, 2812, 2841, 2865, 2873, 2896, 2902, 2922, 2923, 2925, 2942, 2946, 2954, 2990, 3014, 3020, 3151, 3216, 3249, 3251, 3260, 3269, 3270, 3283, 3289, 3329, 3345, 3353, 3428, 3566, 3601, 3604, 3630, 3752, 3809, 3915, 3924, 3974, 3990, 4011, 4028, 4046, 4200, 4313, 4493, 4591, 4826, 4857, 5060, 5082, 5094, 5225, 5270, 5453, 6220	
No or poor access to public transport	926, 959, 1107 (Haverah Park and Beckwithshaw PC), 1204, 1216, 1253, 1456, 1469, 1505, 1652, 1661 (North Rigton PC), 1739, 1794, 1825, 1925, 2390, 2737, 2812, 2922, 2923, 2925, 2942, 3020, 3260, 3604, 3630, 3915, 3924, 3990, 4046, 4591, 4826, 5060, 5082, 5270, 5453	
Local schools are full	396, 493, 494, 926, 959, 989, 1253, 1456, 1652, 1739, 1879, 2737, 2812, 2922, 3020, 3604, 3752, 3924, 3974, 4200, 4591, 5270, 5904,	
No or poor access to shops and services	396, 926, 959, 989, 1107 (Haverah Park and Beckwithshaw PC), 1204, 1216, 1253, 1376, 1456, 1469, 1505, 1652, 1661	

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Site H36: Former Police Training Centre, Yew Tree Lane, Harrogate		
Comment	Comment Ref	HBC Response
	(North Rigton PC), 1739, 1794, 1825, 1925, 2812, 2896, 2902, 2922, 2954, 3604, 3924, 5082, 5904	
Risk of flooding	959, 1055, 3752	
Concern about impact of development on western side of Harrogate increasing burden on foul drainage system and impact on property through foul water discharge.	57	
Negative impact on the landscape	114, 396, 493, 494, 959, 989, 1055, 1204, 1253, 1346, 1376, 1456, 1505, 1652, 1739, 1794, 1879, 1825, 2812, 2922, 2942, 2990, 3014, 3151, 3353, 3752, 3809, 4493, 4826,	
Loss of public open space/sports pitches	396, 493, 494, 898, 1204, 1427, 1376, 4028	
Negative impact on the local community	493, 494, 959, 989, 1204, 1346, 1376, 1652, 1739, 1825, 1879, 4028, 4046, 4200, 4826, 5060, 6220	
Negative impact on local wildlife and biodiversity	493, 494, 959, 1009, 1055, 1201, 3915, 4200, 5270	
Negative impact on designated heritage assets	1204	
Loss of employment land	1055, 1794	

Table 13.10 Site H36: Former Police Training Centre, Yew Tree Lane, Harrogate

Site H46: Land at Otley Road, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	2276	Noted.
Should also provide employment provision to help reduce congestion from commuters	2814	
Development will help meet the council's objectively assessed housing need	1981 (site promoter)	
Site is within/adjacent to the current development limit	1981 (site promoter)	
Minimal impact on local roads/traffic	1981 (site promoter)	
Impact on local roads/traffic can be mitigated	1981 (site promoter)	
Good access to public transport	1981 (site promoter)	
Development would help support local shops/services	1981 (site promoter)	
Minimal impact on the landscape	1981 (site promoter)	
The site is not in the Green Belt or the Nidderdale AONB	1981 (site promoter)	
Development would not result in the loss of public open space/sports pitches	1981 (site promoter)	
Minimal impact on local wildlife and biodiversity	1981 (site promoter)	
Minimal impact on designated heritage assets	1981 (site promoter)	
<b>Reasons do not support allocation of site:</b>		

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Site H46: Land at Otley Road, Harrogate		
Comment	Comment Ref	HBC Response
Object	1551, 1647, 1698, 2845, 4128	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Site is too big	115, 471, 575, 907, 960, 990, 1207, 1257, 1305, 1826, 1910, 2244, 2947, 3755, 3995, 5229	
A large amount of development has already been granted in the local area	471, 720, 907, 927, 960, 990, 1139, 1207, 1305, 1377, 1448, 1910, 2126, 2954, 3003, 3005, 3284, 3290, 3947, 5061, 5229	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
The site is outside the current development limit	907, 927, 1139, 2126	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Previous applications to develop the site have been refused	1377	
No local need for additional housing	471, 960, 1305, 1377, 2126, 3253	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Local infrastructure cannot cope	82, 575, 843, 907, 927, 960, 990, 1009, 1106, 1107 (Haverah Park and Beckwithshaw PC), 1139, 1207, 1216, 1257, 1346, 1377, 1407, 1446, 1448, 1450, 1485, 1547, 1639, 1661 (North Rigton PC), 1673, 1826, 1925, 2005, 2244, 2259, 2391, 2555, 2750, 2763, 2770, 2815, 2842, 2897, 2903, 2924, 2947, 2990, 3021, 3029, 3153, 3216, 3248, 3253, 3264, 3269, 3270, 3284, 3290, 3330, 3346, 3353, 3566, 3611, 3633, 3692, 3755, 3808, 3905, 3913, 3947, 3976, 3997, 4013, 4202, 4271, 4313, 4380, 4478, 4609, 4860, 5061, 5083, 5090, 5229, 5271, 6220	
Negative impact on local roads/traffic	82, 115, 471, 575, 591, 710, 720, 739, 843, 990, 1009, 1044, 1106, 1107 (Haverah Park and Beckwithshaw PC), 1139, 1207, 1216, 1230, 1257, 1290, 1305, 1346, 1377, 1407, 1430, 1446, 1448, 1450, 1485, 1547, 1661 (North Rigton PC), 1673, 1695, 1826, 1910, 1925, 2055, 2126, 2244, 2259, 2391, 2555, 2664, 2750, 2763, 2770, 2815, 2842, 2862, 2870, 2897, 2903, 2924, 2947, 2954, 2990, 2992, 3003, 3005, 3011, 3021, 3029, 3153, 3216, 3248, 3253, 3264, 3269, 3270, 3284, 3290, 3330, 3346, 3353, 3424, 3566, 3603, 3611, 3633, 3755, 3808, 3913, 3947, 3976, 3995, 3997, 4013, 4202, 4313, 4380, 4478, 4494, 4609, 4669, 4860, 5061, 5083, 5090, 5229, 5271, 5673, 6220	<b>The site now has planning permission for housing</b>



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Site H46: Land at Otley Road, Harrogate		
Comment	Comment Ref	HBC Response
No or poor access to public transport	471, 907, 927, 960, 990, 1106, 1107 (Haverah Park and Beckwithshaw PC), 1207, 1216, 1257, 1305, 1377, 1448, 1450, 1661 (North Rigton PC), 1826, 1925, 2126, 2391, 2750, 2815, 2924, 3029, 3611, 3663, 3913, 3947, 3976, 3997, 4609, 4669, 5061, 5083, 5271	
Local schools are full	82, 907, 927, 960, 990, 1106, 1139, 1257, 2750, 2815, 2924, 3029, 3611, 3755, 3947, 3976, 4202, 4609, 5090, 5271	
No or poor access to shops and services	82, 471, 907, 927, 960, 990, 1106, 1107 (Haverah Park and Beckwithshaw PC), 1139, 1207, 1216, 1257, 1305, 1407, 1448, 1450, 1636, 1661 (North Rigton PC), 1826, 1925, 2005, 2126, 2924, 2954, 3003, 3005, 3021, 3264, 3611, 3947, 5073, 5083, 5090	
Risk of flooding	54, 82, 471, 907, 1257, 1485, 1639, 3755, 4271	
Negative impact on the landscape	82, 115, 471, 575, 907, 927, 990, 1139, 1207, 1230, 1257, 1305, 1346, 1377, 1430, 1826, 1910, 2126, 2259, 2815, 2924, 2990, 3011, 3153, 3353, 3692, 3755, 3808, 4494, 4669, 5073	
The site is in the Green Belt or Nidderdale AONB	471, 3153, 3808	
Loss of public open space/sports pitches	1910	
Negative impact on the local community	471, 960, 990, 1207, 1305, 1346, 1826, 1910, 2126, 3995, 4202, 5061, 6220	
Negative impact on local wildlife and biodiversity	471, 907, 960, 990, 1009, 1207, 1305, 1377, 2126, 3905, 3913, 4202, 5271	
Negative impact on designated heritage assets	907, 4669	
Development would harm setting, character and operation of RHS Harlow Carr, impacting on the attractiveness of the garden. To protect contribution garden makes to local economy should not be enclosed by housing on all sides. If site is accepted, should include substantial buffer on east side to provide transitional zone between garden and housing development.	1636	

Table 13.11 Site H46: Land at Otley Road, Harrogate

Site H48: Land adjacent to Kingsley Farm, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	2614 (site promoter)	Noted.

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Site H48: Land adjacent to Kingsley Farm, Harrogate		
Comment	Comment Ref	HBC Response
Development will support improvements to local road.	5206	
Development, along with site H21, will allow for comprehensive development to take place.	1982 (site promoter)	
Infill site suitable for development. Along with development of adjoining sites provides greater opportunity to resolve local issues i.e. rat running, lack of footpath than not developing sites.	1576	
Development will help meet the council's objectively assessed housing need	1982 (site promoter), 5141	
Site is within/adjacent to the current development limit	1982 (site promoter)	
Minimal impact on local roads/traffic	1982 (site promoter)	
Impact on local roads/traffic can be mitigated	1982 (site promoter)	
Good access to public transport	1982 (site promoter)	
Development would help support local shops/services	1982 (site promoter)	
No flood risk	1982 (site promoter)	
Minimal impact on the landscape	1982 (site promoter)	
Development would not result in the loss of public open space/sports pitches	1982 (site promoter)	
Minimal impact on local wildlife and biodiversity	1982 (site promoter)	
Minimal impact on designated heritage assets	1982 (site promoter)	
<b>Reasons do not support allocation of site:</b>		
Object	5118, 5259, 5295	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Site is too big	462, 937, 1248, 1653, 1880	
A large amount of development has already been granted in the local area	172, 331, 390, 462, 821, 854, 937, 1129, 1248, 1397, 1653, 1880, 5172, 5351	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
The site is outside the current development limit	1653	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Previous applications to develop the site have been refused	331, 462	
No local need for additional housing	211, 713, 937, 1248, 1880	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Local infrastructure cannot cope	172, 211, 349, 390, 462, 511, 539, 713, 821, 854, 1129, 1348, 1397, 1653, 1880, 2694, 3513, 4994, 5359	
Negative impact on local roads/traffic	169, 172, 211, 331, 349, 375, 390, 462, 511, 539, 713, 821, 854, 937, 1046, 1129, 1248, 1348, 1397, 1635, 1653, 1880, 2532, 2694, 2936, 3380, 3513, 3725, 4991, 4994, 4997, 5000, 5004, 5044, 5053, 5058, 5103, 5144, 5147, 5150, 5160, 5165, 5172, 5194, 5199, 5203, 5209, 5214, 5222, 5228, 5242, 5254, 5264, 5351, 5355, 5359, 5362, 5365, 5377, 5393, 5404, 6205	

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Site H48: Land adjacent to Kingsley Farm, Harrogate		
Comment	Comment Ref	HBC Response
No or poor access to public transport	172, 211, 390, 462, 854, 937, 1129, 1248, 1397, 1653, 5103, 5191	
Local schools are full	172, 462, 937, 1129, 1397, 1653, 1880, 5355	
No or poor access to shops and services	211, 462, 854, 937, 1248, 1397, 1653	
Risk of flooding	390, 1653, 5103, 5242	
Negative impact on the landscape	172, 211, 331, 462, 713, 821, 854, 937, 1129, 1248, 1348, 1397, 1635, 1653, 1880, 3513, 3725, 5172, 5254, 5365, 5377	
The site is in the Green Belt or Nidderdale AONB	331, 390, 713, 937, 1129, 1248, 1348, 5147, 5154, 5168, 5194, 5199, 5209, 5222, 5242, 5254	
Loss of public open space/sports pitches	331, 390, 462, 713, 821, 1129, 1234, 1248, 1348, 1397, 1880, 5165	
Negative impact on the local community	211, 331, 390, 462, 713, 821, 854, 937, 1046, 1129, 1248, 1348, 1397, 1653, 1880, 3725, 4994, 5044, 5053, 5058, 5172, 5228, 5377, 5393	
Negative impact on local wildlife and biodiversity	211, 331, 390, 462, 713, 821, 854, 937, 1129, 1248, 1348, 1397, 1653, 2936, 3397, 5053, 5154, 5168, 5171, 5172, 5199, 5365	
Negative impact on designated heritage assets	937	
Loss of employment land	1248	
Site has potential (both individually and cumulatively) to increase traffic at Starbeck level crossing. Transport Assessment should consider likely impact on level crossing and how alternative routes/measures could avoid/reduce attractiveness of level crossing as access to site.	2413 (Network Rail)	

Table 13.12 Site H48: Land adjacent to Kingsley Farm, Harrogate

Site H49: Windmill Farm, Otley Road, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	2777	Noted.
Allocation should be extended westwards to include further 3.2ha, would provide logical rounding off of allocation.	3113 (site promoter)	
Impact on local roads/traffic can be mitigated	5495 (site promoter)	
Minimal impact on the landscape	5495 (site promoter)	
Development could provide new/improved public open space/sport pitches	5495 (site promoter)	
<b>Reasons do not support allocation of site:</b>		

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Site H49: Windmill Farm, Otley Road, Harrogate		
Comment	Comment Ref	HBC Response
Object	1551, 1647, 1698, 2849, 4127	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Capacity of site should be reduced to 300 dwellings	510	
Site is too big	116, 140, 194, 472, 495, 574, 840, 908, 928, 961, 991, 1057, 1209, 1259, 1307, 1378, 1472, 1654, 1690, 18247, 1918, 1801, 1798, 2122, 2199, 2245, 2722, 2949, 3756, 4021, 5230	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
A large amount of development has already been granted in the local area	140, 472, 495, 840, 908, 928, 991, 1209, 1307, 1472, 1654, 1690, 1778, 1918, 2122, 2199, 2954, 3102, 3285, 3291, 3949, 4021, 4089, 4766, 5062, 5230, 5457	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
The site is outside the current development limit	908, 928, 961, 1057, 1307, 1654, 1798, 2122	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Previous applications to develop the site have been refused	1654	
No local need for additional housing	472, 961, 991, 1378, 1472, 1801, 2122, 3254	
Local infrastructure cannot cope	83, 140, 194, 472, 495, 574, 840, 843, 908, 928, 961, 991, 1009, 1107 (Haverah Park and Beckwithshaw PC), 1209, 1216, 1259, 1307, 1346, 1378, 1446, 1450, 1472, 1493, 1547, 1640, 1654, 1661 (North Rigton PC), 1690, 1798, 1827, 1801, 1925, 2122, 2199, 2245, 2259, 2392, 2556, 2739, 2755, 2768, 2817, 2843, 2898, 2904, 2926, 2949, 2990, 3030, 3047, 3154, 3216, 3246, 3254, 3265, 3269, 3270, 3285, 3291, 3331, 3347, 3353, 3566, 3613, 3634, 3756, 3807, 3912, 3949, 4000, 4018, 4089, 4204, 4313, 4374, 4478, 4612, 4766, 4863, 5062, 5084, 5091, 5230, 5272, 5457, 6170, 6174, 6210, 6220	
Negative impact on local roads/traffic	83, 116, 140, 194, 472, 495, 591, 710, 739, 840, 843, 893, 908, 928, 961, 991, 1009, 1044, 1107 (Haverah Park and Beckwithshaw PC), 1057, 1209, 1216, 1230, 1259, 1290, 1346, 1446, 1450, 1547, 1661 (North Rigton PC), 1925, 2259, 2655, 2722, 2739, 2755, 2768, 2817, 2820, 2843, 2860, 2861, 2869, 2898, 2904, 2926, 2928, 2932, 2949, 2954, 2987, 2990, 3012, 3030, 3047, 3102, 3154, 3216, 3246, 3254, 3265,	

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Site H49: Windmill Farm, Otley Road, Harrogate		
Comment	Comment Ref	HBC Response
	3269, 3270, 3285, 3291, 3331, 3347, 3353, 3416, 3566, 3605, 3613, 3634, 3692, 3756, 3807, 3902, 3912, 3949, 3977, 4000, 4018, 4021, 4089, 4204, 4313, 4374, 4478, 4495, 4612, 4666, 4766, 4863, 5062, 5075, 5084, 5091, 5230, 5272, 5457, 6174, 6210, 6220	
No or poor access to public transport	140, 472, 495, 840, 908, 928, 961, 991, 1057, 1107 (Haverah Park and Beckwithshaw PC), 1209, 1216, 1259, 1307, 1378, 1450, 1654, 1661 (North Rigton PC), 1690, 1798, 1801, 1827, 1918, 1925, 2122, 2392, 2755, 2817, 2861, 2926, 2928, 2932, 3030, 3102, 3613, 3634, 3912, 3949, 4000, 4021, 4089, 4374, 4612, 4666, 4766, 5062, 5084, 5272	
Local schools are full	83, 140, 194, 495, 840, 908, 928, 961, 991, 1259, 1307, 1654, 1798, 1801, 2755, 2817, 2926, 3030, 3613, 3756, 3949, 4204, 4612, 5091, 5272	
No or poor access to shops and services	83, 140, 194, 472, 495, 840, 908, 928, 961, 991, 1057, 1107 (Haverah Park and Beckwithshaw PC), 1209, 1216, 1259, 1307, 1378, 1450, 1472, 1654, 1661 (North Rigton PC), 1798, 1827, 1801, 1918, 1925, 2122, 2898, 2904, 2926, 2954, 3047, 3265, 3613, 3949, 5075, 5084, 5091, 6210	
Risk of flooding	83, 472, 1259, 1307, 1472, 1493, 1640, 1690, 3756, 6170	
Concern about impact of development on western side of Harrogate increasing burden on foul drainage system and impact on property through foul water discharge.	53	
Negative impact on the landscape	83, 116, 140, 194, 472, 495, 574, 840, 908, 928, 961, 991, 1057, 1209, 1227, 1230, 1259, 1307, 1346, 1378, 1432, 1472, 1654, 1690, 1798, 1801, 1827, 1918, 2122, 2199, 2259, 2817, 2861, 2926, 2987, 2990, 3012, 3154, 3353, 3692, 3756, 3807, 4089, 4495, 4666, 4766, 5075, 6210	
The site is in the Green Belt or Nidderdale AONB	961, 3154, 3807	
Loss of public open space/sports pitches	991	
Negative impact on the local community	140, 194, 472, 840, 961, 991, 1057, 1209, 1307,	

## 13 Delivery and Monitoring

Site H49: Windmill Farm, Otley Road, Harrogate		
Comment	Comment Ref	HBC Response
	1346, 1378, 1654, 1690, 1798, 1827, 1918, 2122, 3902, 4204, 4766, 5062, 5457, 6220	
Negative impact on local wildlife and biodiversity	140, 472, 495, 840, 961, 991, 1009, 1057, 1209, 1307, 1378, 1654, 1690, 2122, 2199, 2722, 2768, 2861, 3102, 3912, 4021, 4089, 4204, 5272	
Negative impact on designated heritage assets	2861, 4666, 4766, 5457	
Development would harm setting, character and operation of RHS Harlow Carr, impacting on the attractiveness of the garden. To protect contribution garden makes to local economy should not be enclosed by housing on all sides. If site is accepted, should include substantial buffer on east side to provide transitional zone between garden and housing development.	1640	
Public right of way running within site. If developed would want to see the footpath sensitively incorporated into a landscaped green swage with a generous width of buffer land to the side of the path.	744	

**Table 13.13 Site H49: Windmill Farm, Otley Road, Harrogate**

Site H56: Land to the north of Cow Dyke Farm, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Minimal impact on local roads/traffic	4093	Noted.
No flood risk	4093	
Minimal impact on the landscape	4093	
Development could provide new/improved public open space/sport pitches	4093	
Minimal impact on local wildlife and biodiversity	4093	
<b>Reasons do not support allocation of site:</b>		
Site is too big	117, 1140, 2950	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
A large amount of development has already been granted in the local area	1140, 1380	
The site is outside the current development limit	1140	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
No local need for additional housing	1380	
Local infrastructure cannot cope	1380, 2950, 3917	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Negative impact on local roads/traffic	117, 1140, 1380, 2950, 3917	
No or poor access to public transport	1140, 3917	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Local schools are full	1140	
No or poor access to shops and services	1140	
Negative impact on the landscape	117, 1140, 1380	
Negative impact on the local community	1380	

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Site H56: Land to the north of Cow Dyke Farm, Harrogate		
Comment	Comment Ref	HBC Response
Negative impact on local wildlife and biodiversity	1140, 3917	

Table 13.14 Site H56: Land to the north of Cow Dyke Farm, Harrogate

Site H65: Harlow Nurseries, Harrogate		
Comment	Comment Ref	HBC Response
Maybe covenant on site. Part of site was originally part of Pinewoods and should become part of that area again.	972	Noted. This issue of a potential covenant will be investigated further.
As shown on the policy map the site includes an area of land not part of the Nursery site. Some areas are also protected by assets of community value with Harrogate Indoor Bowling and the Pinewoods.	912	The indoor bowling club is excluded from the area allocated. A small part of the area included within the allocated area falls within the area covered by the Draft Pinewoods Management Plan 2017-2027 and should be excluded.  <b>Amend boundary of allocation to exclude area of land covered by Draft Management Plan.</b>
<b>Reasons support allocation of site:</b>		
Support	2779	Noted.
Site could provide mix of housing tenures to meet housing needs of local people, including affordable housing and housing for elderly	1861	
<b>Reasons do not support allocation of site:</b>		
Object	1450, 1647, 1698	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Site is too big	475, 901, 962, 1211, 1254, 1655, 1795, 1851, 1829, 2162, 2953, 3757, 5231	
A large amount of development has already been granted in the local area	139, 196, 475, 841, 912, 929, 1211, 1254, 1283, 1383, 1655, 1479, 1679, 1851, 1835, 2721, 2795, 2951, 2952, 2954, 3287, 3293, 3964, 4582, 5063, 5231, 6208	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.  The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
The site is outside the current development limit	196, 841, 962, 1655, 1851, 2162, 2202	
Previous applications to develop the site have been refused	1795	
No local need for additional housing	475, 901, 912, 962, 1383, 1679, 1795, 1851, 3255, 5086	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Local infrastructure cannot cope	139, 196, 475, 533, 841, 912, 1009, 1107 (Haverah Park and Beckwithshaw PC), 1211, 1216, 1254, 1283, 1346, 1383, 1446, 1450, 1479, 1661 (North Rigton PC), 1679, 1795, 1829, 1851, 1925, 2102, 2187, 2202, 2393, 2557, 2721, 2757, 2795, 2819, 2854, 2900, 2906, 2929, 2953, 2990, 3032, 3049, 3156, 3216, 3245, 3255, 3266, 3269, 3270, 3287, 3293, 3332, 3348, 3353, 3566, 3615, 3637, 3757, 3804, 3916, 3964, 4002,	

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Site H65: Harlow Nurseries, Harrogate		
Comment	Comment Ref	HBC Response
	4014, 4207, 4313, 4387, 4478, 4614, 4874, 5063, 5086, 5092, 5231, 5273, 6177, 6211, 6220	
Negative impact on local roads/traffic	139, 196, 475, 533, 710, 841, 901, 912, 929, 962, 1009, 1044, 1107 (Haverah Park and Beckwithshaw PC), 1216, 1254, 1283, 1346, 1383, 1435, 1446, 1450, 1479, 1655, 1661 (North Rigton PC), 1795, 1829, 1835, 1925, 2102, 2187, 2202, 2393, 2557, 2658, 2721, 2757, 2795, 2819, 2854, 2900, 2906, 2929, 2953, 2954, 2990, 2997, 3032, 3049, 3156, 3216, 3245, 3255, 3266, 3269, 3270, 3287, 3293, 3332, 3348, 3353, 3566, 3607, 3615, 3637, 3692, 3757, 3804, 3916, 3964, 4002, 4014, 4207, 4313, 4387, 4478, 4497, 4614, 4655, 4874, 5063, 5076, 5086, 5092, 5231, 5273, 6177, 6211, 6220	
No or poor access to public transport	196, 475, 901, 962, 1107 (Haverah Park and Beckwithshaw PC), 1211, 1216, 1283, 1383, 1450, 1479, 1661 (North Rigton PC), 1679, 1795, 1851, 1829, 1925, 2162, 2393, 2757, 2819, 2929, 3032, 3615, 3637, 3916, 3964, 4002, 4387, 4614, 4655, 5063, 5273	
Local schools are full	139, 196, 901, 912, 962, 1655, 1679, 2202, 2757, 2819, 2929, 3032, 3615, 3757, 3964, 4207, 4614, 5092, 5273	
No or poor access to shops and services	196, 912, 962, 1107 (Haverah Park and Beckwithshaw PC), 1211, 1216, 1383, 1450, 1661 (North Rigton PC), 1679, 1829, 1851, 1925, 2929, 2954, 3049, 3266, 3615, 3964, 5076, 5086, 5092, 6211	
Risk of flooding	475, 3757	
Negative impact on the landscape	139, 196, 475, 841, 901, 912, 929, 962, 1211, 1229, 1254, 1283, 1346, 1435, 1479, 1655, 1679, 1795, 1829, 1835, 1851, 2162, 2187, 2202, 2819, 2929, 2951, 2952, 2990, 2997, 3156, 3353, 3692, 3757, 3804, 3897, 4497, 4582, 4655, 5076, 6180, 6211	



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Site H65: Harlow Nurseries, Harrogate		
Comment	Comment Ref	HBC Response
Loss of public open space/sports pitches	139, 196, 475, 901, 929, 1211, 1479, 1655, 1679, 1835, 2162, 2202	
Negative impact on the local community	139, 196, 476, 747, 841, 901, 912, 929, 962, 1211, 1254, 1283, 1346, 1383, 1655, 1679, 1829, 1851, 2162, 2202, 4207, 5063, 6180, 6220	
Negative impact on local wildlife and biodiversity	139, 196, 475, 747, 841, 901, 912, 929, 962, 1009, 1211, 1254, 1283, 1655, 1679, 1851, 1835, 2162, 2187, 2795, 2819, 2951, 2952, 3916, 4207, 4582, 5273,	
Negative impact on designated heritage assets	139, 196, 841, 901, 912, 1655, 1679, 1851, 4497, 4655	
Loss of employment land	901, 1655, 1679	
Conservation and Design Site Assessment considers that the development of site is likely to harm elements which contribute to the significance of heritage assets in this area and sets out number of detailed measures designed to reduce this harm. Reference to these should be included in the Plan.	2353 (Historic England)	

Table 13.15 Site H65: Harlow Nurseries, Harrogate

Site H70: Land east of Whinney Way, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	2780, 1719 (site promoter)	Noted.
Allocation should be extended westwards to include paddock and land around public house.	4688 (site promoter)	
Development will help meet the council's objectively assessed housing need	1719 (site promoter), 4688 (site promoter)	
Site is within/adjacent to the current development limit	1719 (site promoter)	
Impact on local roads/traffic can be mitigated	1719 (site promoter), 4688 (site promoter)	
Good access to public transport	1719 (site promoter)	
Development would help support local shops/services	1719 (site promoter)	
No flood risk	1719 (site promoter)	
Minimal impact on the landscape	1719 (site promoter), 4688 (site promoter)	
The site is not in the Green Belt or the Nidderdale AONB	1719 (site promoter)	
Development would not result in the loss of public open space/sports pitches	1719 (site promoter)	
Development could provide new/improved public open space/sport pitches	1719 (site promoter)	
Minimal impact on local wildlife and biodiversity	1719 (site promoter)	
Minimal impact on designated heritage assets	1719 (site promoter)	

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Site H70: Land east of Whinney Way, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons do not support allocation of site:</b>		
Object	1231, 1551, 1647, 1698, 2835	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Site is too big	477, 478, 496, 557, 576, 848, 909, 930, 992, 1130, 1210, 1384, 1657, 1796, 1997, 2206, 2220, 2956, 3758, 5232	
A large amount of development has already been granted in the local area	477, 478, 496, 546, 557, 695, 842, 848, 909, 930, 992, 1130, 1154, 1210, 1623, 1657, 1834, 1997, 2096, 2220, 2740, 2954, 2955, 2957, 2961, 3288, 3294, 3677, 3965, 4027, 4800, 5065, 5232,	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
The site is outside the current development limit	848, 960, 1154, 1657, 2096, 2206, 2961	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Previous applications to develop the site have been refused	848, 1210, 1796	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
No local need for additional housing	477, 478, 695, 842, 848, 992, 1384, 1796, 2096, 2220, 3256, 5087	
Local infrastructure cannot cope	397, 477, 478, 496, 546, 557, 576, 695, 842, 848, 930, 992, 1009, 1107 (Haverah Park and Beckwithshaw PC), 1130, 1154, 1210, 1216, 1278, 1346, 1384, 1446, 1450, 1484, 1547, 1623, 1657, 1796, 1822, 1925, 1997, 2206, 2220, 2394, 2558, 2762, 2759, 2821, 2847, 2901, 2907, 2930, 2944, 2956, 2961, 2990, 3034, 3053, 3157, 3216, 3242, 3256, 3267, 3269, 3270, 3288, 3294, 3333, 3349, 3353, 3501, 3566, 3616, 3639, 3677, 3758, 3803, 3916, 3965, 4004, 4015, 4208, 4313, 4386, 4615, 4800, 4876, 5065, 5087, 5093, 5232, 5274, 6176, 6212, 6220	
Negative impact on local roads/traffic	397, 477, 478, 496, 546, 557, 576, 695, 710, 739, 842, 848, 909, 930, 992, 1009, 1107 (Haverah Park and Beckwithshaw PC), 1130, 1210, 1216, 1278, 1346, 1384, 1436, 1446, 1450, 1494, 1547, 1623, 1796, 1822, 1925, 1997, 2016, 2206, 2243, 2394, 2558, 2659, 2740, 2762, 2759, 2821, 2827, 2847, 2863, 2872, 2901, 2907, 2930, 2944, 2954, 2955, 2956, 2957, 2961, 2990, 3013, 3034, 3053, 3157, 3196, 3216, 3243, 3256, 3267, 3269, 3270, 3288, 3294, 3333, 3347, 3353, 3427, 3501, 3566, 3608,	

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Site H70: Land east of Whinney Way, Harrogate		
Comment	Comment Ref	HBC Response
	3616, 3639, 3677, 43758, 3803, 3965, 3980, 4004, 4015, 4027, 4071, 4208, 4313, 4386, 4498, 4615, 4800, 4876, 5033, 5065, 5087, 5232, 5274, 6176, 6212, 6220, 6242	
No or poor access to public transport	477, 478, 496, 557, 695, 842, 848, 909, 930, 992, 1107 (Haverah Park and Beckwithshaw PC), 1154, 1146, 1210, 1216, 1384, 1450, 1623, 1657, 1796, 1822, 1925, 1997, 2096, 2206, 2220, 2394, 2759, 2821, 2930, 2961, 3034, 3616, 3639, 3916, 3965, 4004, 4071, 4615, 4800, 5065, 5274,	
Local schools are full	397, 496, 557, 695, 842, 848, 909, 930, 992, 1154, 1657, 1623, 1997, 2206, 2759, 2821, 2930, 3034, 3616, 3675, 3677, 3758, 4208, 4615, 5274, 5903,	
No or poor access to shops and services	397, 477, 478, 496, 546, 557, 695, 842, 848, 909, 930, 992, 1107 (Haverah Park and Beckwithshaw PC), 1154, 1210, 1216, 1384, 1450, 1623, 1657, 1822, 1925, 2096, 2202, 2206, 2930, 2954, 2955, 2957, 2961, 3053, 3267, 3616, 3965, 4071, 5807, 5903, 6212	
Risk of flooding	56, 477, 478, 546, 1494, 2961, 3758, 4071, 4800	
Negative impact on the landscape	477, 478, 496, 546, 557, 576, 695, 842, 848, 909, 930, 992, 1130, 1154, 1210, 1346, 1384, 1436, 1657, 1623, 1796, 1822, 1997, 2096, 2202, 2206, 2243, 2821, 2930, 2944, 2961, 2990, 3013, 3353, 3758, 3803, 3157, 3677, 4071, 4498, 4800, 6212	
The site is in the Green Belt or Nidderdale AONB	1657, 3157, 3803,	
Loss of public open space/sports pitches	695, 992, 1997, 2740, 4027	
Negative impact on the local community	477, 478, 496, 557, 695, 746, 842, 848, 992, 1130, 1210, 1346, 1384, 1623, 1657, 1822, 1997, 2202, 4027, 4071, 4208, 4800, 5065, 6220	
Negative impact on local wildlife and biodiversity	477, 478, 496, 546, 557, 695, 746, 842, 848, 992, 1009, 1130, 1154, 1210, 1384, 1623, 1657, 1997, 2096, 2202, 2821, 2961, 3619, 3677, 4071, 4208, 4800, 5274	

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Site H70: Land east of Whinney Way, Harrogate		
Comment	Comment Ref	HBC Response
Negative impact on designated heritage assets	1657, 2961	
Public right of way running within site. If developed would want to see the footpath sensitively incorporated into a landscaped green swage with a generous width of buffer land to the side of the path.	746	

Table 13.16 Site H70: Land east of Whinney Way, Harrogate

### Summary of comments - Knaresborough Sites

Site K21: Land south of Bar Lane and east of Boroughbridge Road, Knaresborough		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		Since publication of the Draft Local Plan, development of this site has been granted planning permission on appeal.
Technical appraisals undertaken for planning application demonstrate that no significant adverse effects	3773 (site promoter)	
Support if road and service improvements	242	
Impact on local roads/traffic can be mitigated	3773	
Good access to public transport	3773	
No flood risk	3773	
Minimal impact on the landscape	3773	
The site is not in the Green Belt or the Nidderdale AONB	3773	
Minimal impact on designated heritage assets	3773	
<b>Reasons do not support allocation of site:</b>		
Site is too big	1841	
A large amount of development has already been granted in the local area	1288, 1841	
The site is outside the current development limit	1841	
Previous applications to develop the site have been refused	1670, 1841	
No local need for additional housing	1841	
Local infrastructure cannot cope	1670, 1841	
Negative impact on local roads/traffic	1288, 1670, 1841, 3159 (Knaresborough Town Council), 4982	
No or poor access to public transport	1841	
Local schools are full	1670, 1841	
No or poor access to shops and services	1670, 1841	
Risk of flooding	1670, 1841	
Negative impact on the landscape	1288, 1841	
The site is in the Green Belt or Nidderdale AONB	1841	
Negative impact on the local community	1670, 1841, 4982	
Negative impact on local wildlife and biodiversity	1288, 1670, 1841, 3159 (Knaresborough Town Council), 4220	
Hay-a-Park SSSI may be affected by recreational pressures arising from this development. Mitigation	3831 (Natural England)	

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Site K21: Land south of Bar Lane and east of Boroughbridge Road, Knaresborough		
Comment	Comment Ref	HBC Response
advice given in respect of planning applications should be followed.		
Impact on Air Quality Management Area	892, 893, 3159 (Knaresborough Town Council)	
Question why since last Plan prepared reversed thinking on suitability of north east Knaresborough for major housing development, particularly with increased air pollution at Bond End.	2301	

Table 13.17 Site K21: Land south of Bar Lane and east of Boroughbridge Road, Knaresborough

Site K22: Land at Orchard Close, Knaresborough		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		Since publication of the Draft Local Plan, development of this site has been granted planning permission on appeal.
Support if road and service improvements	243	
Development will help meet the council's objectively assessed housing need	1983	
Site is within/adjacent to the current development limit	1983	
Minimal impact on local roads/traffic	1983	
Impact on local roads/traffic can be mitigated	1983	
Good access to public transport	1983	
Development would help support local shops/services	1983	
No flood risk	1983	
Minimal impact on the landscape	1983	
The site is not in the Green Belt or the Nidderdale AONB	1983	
Development would not result in the loss of public open space/sports pitches	1983	
Minimal impact on local wildlife and biodiversity	1983	
Minimal impact on designated heritage assets	1983	
<b>Reasons do not support allocation of site:</b>		
Site is too big	1843, 5159	
A large amount of development has already been granted in the local area	1399, 1843	
The site is outside the current development limit	1671, 1843, 2159	
Previous applications to develop the site have been refused	1843	
No local need for additional housing	1843	
Local infrastructure cannot cope	1399, 1671, 1843, 2159	
Negative impact on local roads/traffic	892, 893, 1399, 1671, 1843, 2159, 3160 (Knaresborough Town Council), 4983	
Local schools are full	1671, 1843	
No or poor access to shops and services	1671, 1843	
Risk of flooding	1399, 1671, 1843, 2159	

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Site K22: Land at Orchard Close, Knaresborough		
Comment	Comment Ref	HBC Response
Negative impact on the landscape	1399, 1671, 1843, 2159	
Loss of public open space/sports pitches	1399	
Negative impact on the local community	1399, 1671, 1843, 4983	
Negative impact on local wildlife and biodiversity	1399, 1672, 1843, 2159, 3160 (Knaresborough Town Council), 4216	
Hay-a-Park SSSI may be affected by recreational pressures arising from this development. Mitigation advice given in respect of planning applications should be followed.	3843 (Natural England)	
Impact on Air Quality Management Area	892, 893, 3160 (Knaresborough Town Council)	
Question why since last Plan prepared reversed thinking on suitability of north east Knaresborough for major housing development, particularly with increased air pollution at Bond End.	2301	

**Table 13.18 Site K22: Land at Orchard Close, Knaresborough**

Site K25: Land at Highfield Farm, Knaresborough		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	244, 6034 (site promoter)	Noted.
Minimal impact on local roads/traffic	1142	
Impact on local roads/traffic can be mitigated	892, 1142	
Good access to public transport	1142	
Development could provide a new school, or expansion of an existing one	1142	
No flood risk	1142	
The site is not in the Green Belt or the Nidderdale AONB	1142	
Development would not result in the loss of public open space/sports pitches	1142	
Development could provide new/improved public open space/sport pitches	1142	
Minimal impact on designated heritage assets	1142	
<b>Reasons do not support allocation of site:</b>		
Site is too big	119, 1672, 1722, 1850, 2157	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
A large amount of development has already been granted in the local area	119, 1672, 1722, 1850	
The site is outside the current development limit	1672, 1722, 1850, 2157	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
No local need for additional housing	1850	
Local infrastructure cannot cope	1672, 1722, 2157	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites
Negative impact on local roads/traffic	119, 1672, 1850, 2157	
Level crossing adjacent to site. Development should not increase use of level crossing, any material increase	2414 (Network Rail)	

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Site K25: Land at Highfield Farm, Knaresborough		
Comment	Comment Ref	HBC Response
in usual should be mitigated through developer funded improvements to level crossing		are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
No or poor access to public transport	1672, 1722, 1850, 2157	
Local schools are full	1672, 1722, 1850	
No or poor access to shops and services	1672, 1722, 1850, 4984	
Risk of flooding	1672, 1850, 2157	
Negative impact on the landscape	1672, 1722, 1850, 2157	
Negative impact on the local community	1672, 1722, 1850, 2157	
Negative impact on local wildlife and biodiversity	1672, 1722, 1850, 2157	
Cumulative recreational impacts on Hay-a-Park SSSI. Substantial package of mitigation works would be required.	3845 (Natural England)	
Loss of employment land	1850	
Concerned about impact on services and facilities in Knaresborough. But as site lies outside of Knaresborough Parish would be no financial benefits accruing i.e. from parish precept for improvements	3166 (Knaresborough Town Council)	

Table 13.19 Site K25: Land at Highfield Farm, Knaresborough

## Summary of comments - Ripon sites

Site R1: Land adjacent to 63 Bondgate, Ripon		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Site falls within area covered by Ripon City Plan windfall priority policy.	816	Noted.
Support in principle development of site, although impacts on heritage assets should be mitigated.	1611	

Table 13.20 Site R1: Land adjacent to 63 Bondgate, Ripon

Site R6: Land at Springfield Close, Ripon		
Comment	Comment Ref	HBC Response
<b>Reasons do not support allocation of site:</b>		
A large amount of development has already been granted in the local area	1480	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
The site is outside the current development limit	815, 1480	
Negative impact on local roads/traffic	1480	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
No or poor access to public transport	815	
No or poor access to shops and services	815	
Negative impact on the landscape	1480	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure
Negative impact on local wildlife and biodiversity	1480	

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Site R6: Land at Springfield Close, Ripon		
Comment	Comment Ref	HBC Response
Unstable land	815, 1480	<p>that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.</p>

**Table 13.21 Site R6: Land at Springfield Close, Ripon**

Site R8: Land at West Land, Ripon		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Site is within/adjacent to the current development limit	4293 (site promoter)	Noted.
Good access to public transport	4293 (site promoter)	
Development would help support local shops/services	4293 (site promoter)	
No flood risk	4293 (site promoter)	
The site is not in the Green Belt or the Nidderdale AONB	4293 (site promoter)	
<b>Reasons do not support allocation of site:</b>		
Object	625, 2273	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Site is too big	143, 150, 394, 580, 1401, 1853, 2155, 4506	
Site falls within Littlethorpe Parish. Scale of development would skew population distribution across the Parish.	271 (Littlethorpe Parish Council)	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
A large amount of development has already been granted in the local area	106, 2155	
The site is outside the current development limit	837 (Ripon City Plan team), 1401	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
No local need for additional housing	106, 563	
Local infrastructure cannot cope	106, 143, 150, 228, 251, 317, 352, 354, 357, 367, 372, 394, 436, 466, 473, 481, 490, 563, 580, 686, 687, 837 (Ripon City Plan team), 1010, 1236, 1473, 1593, 1853, 1931, 2155, 2267, 2287, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2381, 2580, 2741, 2772, 2785, 3044, 3048, 3079, 3086, 3100, 3204, 3205, 3219, 3228, 3372, 3477, 3676, 3762, 3874, 4506, 4531, 5007, 5009, 5045	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Negative impact on local roads/traffic	106, 143, 150, 177, 228, 251, 318, 352, 354, 357, 367, 372, 376, 394, 436, 466, 468, 473, 490, 563, 580, 686, 957, 1010, 1013, 1049, 1056, 1062, 1236, 1251, 1296, 1401, 1481, 1476, 1520, 1593, 1853,	



## Delivery and Monitoring 13

Site R8: Land at West Land, Ripon		
Comment	Comment Ref	HBC Response
	1931, 2155, 2238, 2267, 2287, 2380, 2580, 2718, 2719, 2741, 2785, 3044, 3048, 3067, 3079, 3205, 3219, 3228, 3477, 3554, 3676, 3762, 3874, 3895, 4239, 4358, 4506, 4531, 5007, 5009, 5045	
No or poor access to public transport	837 (Ripon City Plan team), 4917 (Ripon City Council)	
Local schools are full	143, 150, 228, 318, 354, 357, 394, 563, 1010, 1049, 1056, 1062, 1236, 1296, 1853, 1931, 2741, 2772, 2785, 2287, 3048, 3676, 3762, 4506, 4531	
No or poor access to shops and services	837 (Ripon City Plan team), 1010, 1013, 2238, 2772, 3554	
Risk of flooding	106, 228, 352, 354, 357, 360, 376, 394, 453, 464, 466, 473, 479, 490, 570, 580, 686, 1010, 1013, 1296, 1401, 1473, 1476, 1481, 1853, 1931, 2264, 2254, 2287, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2380, 2580, 2718, 2719, 2741, 3044, 3048, 3067, 3086, 3204, 3205, 3219, 3228, 3372, 3477, 3554, 3864, 3874, 4239, 4358, 4506, 4513, 4917 (Ripon City Council), 5007, 5009, 5706	
Negative impact on the landscape	106, 317, 352, 394, 436, 479, 563, 570, 837 (Ripon City Plan team), 957, 1296, 1401, 1593, 1632 (National Trust), 1853, 1931, 3204, 3477, 3554, 4239, 4506, 4917 (Ripon City Council)	
Site is under 3km from AONB boundary and development will have adverse impact on AONB setting. This should be avoided by good design and on-site landscaping. Residual impacts should be mitigated by off-site works inside AONB boundary.	2049 (AONB JAC)	
Loss of public open space/sports pitches	150, 4239	
Negative impact on the local community	957, 1296, 1401, 1931, 2155, 4239, 4917 (Ripon City Council)	
Negative impact on local wildlife and biodiversity	317, 352, 360, 394, 468, 479, 490, 563, 570, 837 (Ripon City Plan team), 957, 1010, 1013, 1251, 1401, 1476, 1853, 1931, 2155, 2267, 2380, 2717, 2718, 2719, 3067, 3219, 3228, 3477, 3554, 3676, 3874, 3895, 4258, 4513,	

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Site R8: Land at West Land, Ripon		
Comment	Comment Ref	HBC Response
As site lies between SSSI and LNR, should provide green corridors to enable wildlife movement.	1272	
Negative impact on designated heritage assets	106, 150, 336 (Ripon City Council), 352, 360, 394, 436, 466, 468, 490, 563, 837 (Ripon City Plan team), 1296, 1401, 1593, 1632 (National Trust), 1853, 1931, 2267, 3228, 3895, 4358, 4506,	
Loss of employment land	1593	
Preference should be given to brownfield site development. Ripon City Plan demonstrated sufficient brownfield land available.	563, 580, 628, 1507, 2380, 3075	
Should follow advice previously given to protect SSSI and should aim to enhance the SSSI and biodiversity of the area.	3851 (Natural England)	
Conservation and Design Site Assessment considers that the development of site is likely to harm elements which contribute to the significance of heritage assets in this area and sets out number of detailed measures designed to reduce this harm. Reference to these should be included in the Plan.	2354 (Historic England)	

**Table 13.22 Site R8: Land at West Land, Ripon**

Site R23: Former Ripon Cathedral Choir School		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support conversion of buildings, but not development of greenfield part of site. Landscape setting of site should be taken into account.	818 (Ripon City Plan team)	Noted.
Development will help meet the council's objectively assessed housing need	1984 (site promoter)	
Site is within/adjacent to the current development limit	1984 (site promoter)	
Minimal impact on local roads/traffic	1984 (site promoter)	
Impact on local roads/traffic can be mitigated	1984 (site promoter)	
Good access to public transport	1984 (site promoter)	
Development could provide a new school, or expansion of an existing one	1984 (site promoter)	
Development would help support local shops/services	1984 (site promoter)	
No flood risk	1984 (site promoter)	
Minimal impact on the landscape	1984 (site promoter)	
The site is not in the Green Belt or the Nidderdale AONB	1984 (site promoter)	
Development could provide new/improved public open space/sport pitches	1984 (site promoter)	
Minimal impact on local wildlife and biodiversity	1984 (site promoter)	
Minimal impact on designated heritage assets	1984 (site promoter)	
<b>Reasons do not support allocation of site:</b>		

## Delivery and Monitoring 13

Site R23: Former Ripon Cathedral Choir School		
Comment	Comment Ref	HBC Response
Object	626	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Capacity of site should be reduced to 40	2274	
Site is too big	144, 151, 581, 1855, 4507	
A large amount of development has already been granted in the local area	108, 1402	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
No local need for additional housing	108	
Local infrastructure cannot cope	108, 144, 151, 229, 252, 353, 356, 358, 368, 373, 467, 491, 581, 1402, 1855, 2239, 2268, 2285, 2769, 2787, 2823, 3052, 3084, 3094, 3096, 3206, 3224, 3231, 3374, 3487, 3766, 3876, 4507, 4535, 5008, 5010, 5047	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Negative impact on local roads/traffic	108, 144, 151, 178, 229, 252, 319, 353, 356, 358, 368, 373, 377, 467, 469, 491, 581, 1015, 1050, 1058, 1063, 1263, 1397, 1402, 1521, 1855, 2239, 2268, 2285, 2769, 2787, 2823, 3052, 3084, 3206, 3224, 3231, 3487, 3555, 3766, 3876, 3894, 4368, 4507, 4535, 5008, 5010, 5047	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Local schools are full	144, 151, 229, 319, 356, 358, 1050, 1058, 1063, 2787, 2823, 3052, 3766, 4507, 4535	<b>The site now has planning permission for housing</b>
No or poor access to shops and services	1015, 2769, 3555	
Risk of flooding	108, 229, 353, 356, 358, 361, 377, 454, 465, 467, 480, 491, 571, 581, 1015, 1402, 1855, 2285, 2754, 2823, 3052, 3094, 3206, 3224, 3231, 3374, 3487, 3555, 3867, 3876, 4368, 4507, 4535, 5008, 5010	
Negative impact on the landscape	108, 353, 469, 480, 571, 1297, 1402, 1855, 3487, 3555, 4507	
Site is under 3km from AONB boundary and development will have adverse impact on AONB setting. This should be avoided by good design and on-site landscaping. Residual impacts should be mitigated by off-site works inside AONB boundary.	2050 (AONB JAC)	
Loss of public open space/sports pitches	151, 469	
Negative impact on the local community	1297, 1855, 2754	
Negative impact on local wildlife and biodiversity	353, 361, 144, 469, 480, 491, 571, 1015, 1263, 1402, 1855, 2754, 3224, 3231, 3487, 3555, 3876, 3894, 4368, 4535	
Negative impact on designated heritage assets	108, 151, 353, 361, 467, 469, 491, 1297, 4368, 4507	

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Site R23: Former Ripon Cathedral Choir School		
Comment	Comment Ref	HBC Response
<p>Whilst the Conservation and Design Site Assessment has identified potential effects which the development of this area might have upon some of the heritage assets in this area, it has not evaluated to any meaningful extent what this impact might be. As a result, whilst the mitigation measures identified for the historic environment may well address the harm caused to the significance of several of the heritage assets in the area, without a more robust evaluation of the impact of this scale of development upon the historic environment, it is not possible to ascertain whether or not they would reduce any harm to a level consistent with the requirements in national policy guidance. Consequently, based upon the information provided in the Site Assessment we do not concur that it has been adequately demonstrated that the harm to the historic environment is capable of mitigation to an extent which is commensurate with conserving their significance.</p> <p>Before allocating this site there is a need for an evaluation, preferably including a ZTV, of the degree to which development will impact upon key views from the World Heritage Site. If it is considered that the development of this site would harm elements which contribute to the significance of these assets, then the Plan needs to set out clearly the measures by which that harm might be removed or reduced. If, despite the mitigation measures, it is concluded that the development of this area would still be likely to harm elements which contribute to the significance of the various heritage assets, then this site should not be allocated for development unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 133 or 134). These need to be set out within the justification for this allocation. Before allocating Site R23 there is a need for an evaluation, preferably including a ZTV, of the degree to which development will impact upon key views from the World Heritage Site. If it is considered that the development of this site would harm elements which contribute to the significance of these assets, then the Plan needs to set out clearly the measures by which that harm might be removed or reduced. If, despite the mitigation measures, it is concluded that the development of this area would still be likely to harm elements which contribute to the significance of the various heritage assets, then this site should not be allocated for development unless there are clear public benefits that outweigh the harm (as is required by NPPF, P133 or 134). These need to be set out within the justification for this allocation.</p>	2355 (Historic England)	
<p>Preference should be given to brownfield site development. Ripon City Plan demonstrated sufficient brownfield land available.</p>	144, 373, 629, 1058, 1509, 1475, 2274, 2285, 3096, 3232	

**Table 13.23 Site R23: Former Ripon Cathedral Choir School**

Site R24: Deverell Barracks, Ripon		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
<p>Support allocation of site but object that only part of the site has been allocated. Does not make best use of previously developed land, contrary to Plan's own objectives. Sports pitch/open space provision should be assessed through comprehensive masterplan, what is required to serve the development and underprovision in the area.</p>	4110 (Defence Infrastructure Organisation)	Noted.
<p>Development will help meet the council's objectively assessed housing need</p>	839, 1613	

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Site R24: Deverell Barracks, Ripon		
Comment	Comment Ref	HBC Response
Site is within/adjacent to the current development limit	839, 1613	
It is a brownfield site	839, 1143, 1613	
Minimal impact on local roads/traffic		
Impact on local roads/traffic can be mitigated	1613	
Good access to public transport	1143	
Development could provide a new school, or expansion of an existing one	839, 1143, 1613	
Development would help support local shops/services	839, 1143, 1613	
No flood risk	839, 1143, 1613	
Development will create new/improved employment sites/opportunities	1613	
Minimal impact on the landscape	839, 1143, 1613	
The site is not in the Green Belt or the Nidderdale AONB	839, 1143, 1613	
Development would not result in the loss of public open space/sports pitches	839, 1143	
Development could provide new/improved public open space/sport pitches	839, 1143, 1613	
Minimal impact on local wildlife and biodiversity	839, 1613	
Minimal impact on designated heritage assets	839, 1143, 1613	
<b>Reasons do not support allocation of site:</b>		
Site is under 3km from AONB boundary and development will have adverse impact on AONB setting. This should be avoided by good design and on-site landscaping. Residual impacts should be mitigated by off-site works inside AONB boundary.	2051 (AONB JAC)	Matters relating to how a site may be developed are reflected in the site requirements that have been prepared for each allocated site and which will be included in the Publication Local Plan.

Table 13.24 Site R24: Deverell Barracks, Ripon

## Summary of comments - Boroughbridge sites

Site B2: Land west of Leeming Lane, Boroughbridge		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Minimal impact on local roads/traffic	2591 (site promoter)	Noted.
Impact on local roads/traffic can be mitigated	2591 (site promoter)	
No flood risk	2591 (site promoter)	
Minimal impact on local wildlife and biodiversity	2591 (site promoter)	
Minimal impact on designated heritage assets	2591 (site promoter)	
<b>Reasons do not support allocation of site:</b>		
A large amount of development has already been granted in the local area	1042, 1508, 1738	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
No local need for additional housing	1042	
Negative impact on local roads/traffic	1042, 1508, 1738	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
No or poor access to public transport	1508	
Negative impact on the landscape	1042, 1508, 1738	

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Site B2: Land west of Leeming Lane, Boroughbridge		
Comment	Comment Ref	HBC Response
Negative impact on the local community	1042	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Negative impact on local wildlife and biodiversity	1042, 1508	
Conservation and Design Site Assessment considers that the development of site is likely to harm elements which contribute to the significance of heritage assets in this area and sets out number of detailed measures designed to reduce this harm. Reference to these should be included in the Plan.	2357 (Historic England)	

**Table 13.25 Site B2: Land west of Leeming Lane, Boroughbridge**

Site B4: Land north of Aldborough Gate, Boroughbridge		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support, site is a logical extension to the existing built form to the west and the site forms a logical extension to the south eastern edge of Boroughbridge.	4429 (site promoter)	Noted.
<b>Reasons do not support allocation of site:</b>		
Site is too big	509	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
A large amount of development has already been granted in the local area	509	
Previous applications to develop the site have been refused	509	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Local infrastructure cannot cope	509, 2529	
Negative impact on local roads/traffic	509, 2529	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Risk of flooding	509	
Negative impact on the landscape	509	
Negative impact on the local community	509	
Negative impact on local wildlife and biodiversity	509, 2529	
Negative impact on designated heritage assets	509	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Given proximity of site to Scheduled Monument, high probability of archaeological remains in area some of which might, potentially, be of national importance. In order to assist both those preparing detailed schemes for site and those determining the appropriateness of proposals which do come forward, an additional Section should be added to alert users to the likelihood of archaeological remains and the need for applications to be accompanied by an appropriate archaeological evaluation.	2356 (Historic England)	
Concern over land stability and impact on property	2529	

**Table 13.26 Site B4: Land north of Aldborough Gate, Boroughbridge**

Site B11: Land at the Bungalow, Boroughbridge		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	4761	Noted.

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Site B11: Land at the Bungalow, Boroughbridge		
Comment	Comment Ref	HBC Response
Development will help meet the council's objectively assessed housing need	1742 (site promoter)	
Site is within/adjacent to the current development limit	1742 (site promoter)	
It is a brownfield site	1742 (site promoter)	
Minimal impact on local roads/traffic	1742 (site promoter)	
Good access to public transport	1742 (site promoter)	
Development could provide a new school, or expansion of an existing one	1742 (site promoter)	
Development would help support local shops/services	1742 (site promoter)	
No flood risk	1742 (site promoter)	
Minimal impact on the landscape	1742 (site promoter)	
The site is not in the Green Belt or the Nidderdale AONB	1742 (site promoter)	
Development would not result in the loss of public open space/sports pitches	1742 (site promoter)	
Minimal impact on local wildlife and biodiversity	1742 (site promoter)	
Minimal impact on designated heritage assets	1742 (site promoter)	

Table 13.27 Site B11: Land at the Bungalow, Boroughbridge

## Summary of comments - Masham sites

Site M8: Land north of Swinton Road, Masham		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	2488 (site promoter), 5218	Noted.
No flood risk	2488 (site promoter)	
<b>Reasons do not support allocation of site:</b>		
Local infrastructure cannot cope	572, 1064, 1736	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Negative impact on local roads/traffic	572, 1064, 1736, 3263	
No or poor access to public transport	1736	
Local schools are full	1064, 1736	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Risk of flooding	148, 1064, 1736, 3263	
Negative impact on the landscape	1736	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Site is under 3km from AONB boundary and development will have adverse impact on AONB setting. This should be avoided by good design and on-site landscaping. Residual impacts should be mitigated by off-site works inside AONB boundary.	2048 (AONB JAC)	
Allocation has potential to impact on the setting of AONB. Development of criteria based policies should ensure there is no significant impact. In particular local vernacular, layout, density of the development and mitigation measures should be taken into consideration.	3853 (Natural England)	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Negative impact on the local community	572, 1736	
Negative impact on local wildlife and biodiversity	1736	

Table 13.28 Site M8: Land north of Swinton Road, Masham

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Site M13: Land at Thorpe Road, Masham		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	1741, 2489	Noted..
<b>Reasons do not support allocation of site:</b>		
Site is too big	1443	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Local infrastructure cannot cope	573, 1065, 1443	
Negative impact on local roads/traffic	573, 670, 1065, 1443, 3262, 5220	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
No or poor access to public transport	1443	
Local schools are full	1065, 1443	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Risk of flooding	1065, 3262	
Allocation has potential to impact on the setting of AONB. Development of criteria based policies should ensure there is no significant impact. In particular local vernacular, layout, density of the development and mitigation measures should be taken into consideration.	3854 (Natural England)	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Negative impact on the landscape	1008	
Negative impact on the local community	573, 5220	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Negative impact on designated heritage assets	670, 1008	
Loss of best and most versatile agricultural land	1008	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Conservation and Design Site Assessment considers that the development of site is likely to harm elements which contribute to the significance of heritage assets in this area and sets out number of detailed measures designed to reduce this harm. Reference to these should be included in the Plan.	2358 (Historic England)	
Impact from proximity of site to factory that operates 24 hours.	670, 3263, 5220	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Operate Mill on 24 hour basis and for 6 months of year this is 7 days a week (weekdays for remainder of year). No hours of operation restrictions. To ensure continued success of business need to adapt to changing markets and business demands and ensure nothing compromises ability to do so. Clear that noise from Mill will have a significant adverse impact on dwellings on Site M13 and considerable part of site will not be able to accommodate dwellings. Even with mitigation measures, gardens of many of the dwellings will be impacted by industrial noise as will internal living accommodation with windows open. Level of noise may increase with changes to the operation of the Mill or its further expansion which should not be restricted by a new residential development in a location which is inappropriate. No need to risk the residential amenity of future residents of the town, or the jobs of those employed in the Mill, by permitting development of this site. Better alternative sites exist to meet the housing needs of Masham.	1088	

**Table 13.29 Site M13: Land at Thorpe Road, Masham**



## Delivery and Monitoring 13

## Summary of comments - Pateley Bridge

Site P1: Land south of Ashfield Court, Pateley Bridge		
Comment	Comment Ref	HBC Response
The site, along with sites P5 and P10, should be identified as a single allocation to discourage separate planning applications, ensure development contributions are not avoided i.e. affordable housing and consistent design	3239	Noted. A single set of guidelines have been prepared for P5; P1 Land south of Ashfield Court (smaller site); and P10 Grassfield House.
<b>Reasons support allocation of site:</b>		
Support allocation of site. Anticipated yield from the site should be increased to reflect higher density of 30 dwellings per hectare.	3583 (site promoter)	Noted.
<b>Reasons do not support allocation of site:</b>		
Site is too big	1418, 2161 (Bewerley Parish Council)	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Site has limited potential but capacity should be reduced across the three sites.	2161 (Bewerley Parish Council)	
Previous applications to develop the site have been refused	1592	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Local infrastructure cannot cope	1418, 2161 (Bewerley Parish Council)	
Negative impact on local roads/traffic	1418, 2161 (Bewerley Parish Council)	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
No or poor access to shops and services	1418	
Risk of flooding	2161 (Bewerley Parish Council)	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Negative impact on the landscape	1592, 2161 (Bewerley Parish Council), 2296, 3239	
Allocation has potential to impact on the AONB. Development of criteria based policies should ensure there is no significant impact. In particular local vernacular, layout, density of the development and mitigation measures should be taken into consideration.	3855 (Natural England)	
Scale of housing development proposed constitutes major development by virtue of its adverse impact on the character of the AONB's landscape and would cause substantial and irreversible harm to the AONB. Allocation is contrary to NPPF and guidance of need to avoid harmful development in AONBs.	2040 (AONB JAC),	
The site is in the Green Belt or Nidderdale AONB	1418, 1592, 2161 (Bewerley Parish Council), 3239	
Negative impact on the local community	1418	
Negative impact on local wildlife and biodiversity	2161 (Bewerley Parish Council)	
Negative impact on designated heritage assets	1418, 2161 (Bewerley Parish Council), 3239	

Table 13.30 Site P1: Land south of Ashfield Court, Pateley Bridge

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Site P5: Grassfield Court, Pateley Bridge		
Comment	Comment Ref	HBC Response
The site, along with sites P1 and P10, should be identified as a single allocation to discourage separate planning applications, ensure development contributions are not avoided i.e. affordable housing and consistent design	3243	Noted. A single set of guidelines have been prepared for P5; P1 Land south of Ashfield Court (smaller site); and P10 Grassfield House.
<b>Reasons support allocation of site:</b>		
Support allocation of site. Anticipated yield from the site should be increased to reflect higher density of 30 dwellings per hectare.	3583 (site promoter)	Noted.
<b>Reasons do not support allocation of site:</b>		
Negative impact on the landscape	2296, 3243	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
The site is in the Green Belt or Nidderdale AONB	3243, 3857	
Allocation has potential to impact on the AONB. Development of criteria based policies should ensure there is no significant impact. In particular local vernacular, layout, density of the development and mitigation measures should be taken into consideration.	3857 (Natural England)	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Welcome statement that Grassfield Court is to be retained. But if this is the case, query why it is included within the allocation. Should be removed to make clear that redevelopment of Grassfield Court and grounds will not be acceptable as otherwise suggests Council would support an application for its redevelopment. If this is not the case then the Local Plan should be clear by excluding the land and building from the allocation.	3243	<p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.</p>

Table 13.31 Site P5: Grassfield Court, Pateley Bridge

Site P7: Former Highways Depot, Pateley Bridge		
Comment	Comment Ref	HBC Response
<b>Reasons do not support allocation of site:</b>		
Allocation has potential to impact on the AONB. Development of criteria based policies should ensure there is no significant impact. In particular local vernacular, layout, density of the development and mitigation measures should be taken into consideration.	3858 (Natural England)	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Conservation and Design Site Assessment considers that the development of site is likely to harm elements which contribute to the significance of the conservation area and sets out key considerations and design principles that need to be taken into consideration in the development of site. Reference to these should be included in the Plan.	2359 (Historic England)	<p>It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.</p> <p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility</p>

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Site P7: Former Highways Depot, Pateley Bridge		
Comment	Comment Ref	HBC Response
Query why adjacent brownfield land has not been included.	2169	and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.

Table 13.32 Site P7: Former Highways Depot, Pateley Bridge

Site P10: Grassfield House, Pateley Bridge		
Comment	Comment Ref	HBC Response
The site, along with sites P1 and P5, should be identified as a single allocation to discourage separate planning applications, ensure development contributions are not avoided i.e. affordable housing and consistent design	3239	Noted. A single set of guidelines have been prepared for P5; P1 Land south of Ashfield Court (smaller site); and P10 Grassfield House.
<b>Reasons do not support allocation of site:</b>		
Negative impact on the landscape	2296, 3247	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
The site is in the Green Belt or Nidderdale AONB	3247	
Allocation has potential to impact on the AONB. Development of criteria based policies should ensure there is no significant impact. In particular local vernacular, layout, density of the development and mitigation measures should be taken into consideration.	3859 (Natural England)	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Scale of housing development proposed constitutes major development by virtue of its adverse impact on the character of the AONB's landscape and would cause substantial and irreversible harm to the AONB. Allocation is contrary to NPPF and guidance of need to avoid harmful development in AONBs.	2042 (AONB JAC),	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Concerned that site was selected for development even though the assessment identifies there will be harm to Grassfield Hall that cannot be mitigated against. Given no positives from the development, cannot see rationale given NPPF that the benefits of development should outweigh any harm.	3247	

Table 13.33 Site P10: Grassfield House, Pateley Bridge

## Summary of comments - Birstwith

Site BW9: Land to south of Clint Bank, Birstwith		
Comment	Comment Ref	HBC Response
<b>Reasons do not support allocation of site:</b>		
Site is too big	1403, 3458	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
A large amount of development has already been granted in the local area	538, 811, 1422, 2398, 2567	
The site is outside the current development limit	538, 1422, 2567	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Local infrastructure cannot cope	498, 811, 1422, 2398, 3458	

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Site BW9: Land to south of Clint Bank, Birstwith		
Comment	Comment Ref	HBC Response
Negative impact on local roads/traffic	498, 538, 811, 1403, 1422, 2567, 3458	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
No or poor access to public transport	811, 3458	
Local schools are full	498, 811, 1422	
No or poor access to shops and services	811, 1422	
Risk of flooding	498, 538, 811, 1422, 2567, 2398, 3458	
Negative impact on the landscape	498, 811, 1403, 1422, 2567, 3458	
Loss of public open space/sports pitches	1403	
Site is under 3km from AONB boundary and development will have adverse impact on AONB setting. This should be avoided by good design and on-site landscaping. Residual impacts should be mitigated by off-site works inside AONB boundary.	2047 (AONB JAC)	
Allocation has potential to impact on the AONB. Development of criteria based policies should ensure there is no significant impact. In particular local vernacular, layout, density of the development and mitigation measures should be taken into consideration.	3861 (Natural England)	
Negative impact on the local community	811, 1403	
Negative impact on local wildlife and biodiversity	1403, 1422, 2567	

**Table 13.34 Site BW9: Land to south of Clint Bank, Birstwith**

Site BW10: :Land south of Wreaks Road, Birstwith		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development of this site would help to redress the imbalance of the village between two sides of the river. Could provide drop off point for school, helping to alleviate traffic issues.	2399, 2566	Noted
Development will help meet the council's objectively assessed housing need	1482	
Site could provide mix of housing tenures to meet housing needs of local people, including affordable housing and housing for elderly	1862	
Site is within/adjacent to the current development limit	538, 1482	
Minimal impact on local roads/traffic	2566	
Impact on local roads/traffic can be mitigated	1482	
Good access to public transport	1482	
Development could provide a new school, or expansion of an existing one	1482, 2566	
Development would help support local shops/services	1482	
Minimal impact on the landscape	2566	
Site contains children's play area. This should be retained within the development	1482	
Site is within Source Protection Zone (SPZ) so any risks of adverse impact on quality of water resources should be considered. No objection in principle to housing	2688 (Environment Agency)	

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Site BW10: :Land south of Wreaks Road, Birstwith		
Comment	Comment Ref	HBC Response
development in SPZ2 but some aspects of housing development have potential to impact on water quality and may therefore wish to use conditions to protect the source. Aspects of development that are most likely to impact on water quality and may wish to recommend conditions are construction methods, foundations, foul drainage, surface water drainage and historic contamination. Recommend that developers make an assessment of the risk to the water environment early in the process.		
<b>Reasons do not support allocation of site:</b>		
Site is too big	1833	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.  The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
A large amount of development has already been granted in the local area	1833, 2259	
Local infrastrucutre cannot cope	891, 1833	
Negative impact on local roads/traffic	891, 1833, 2259	
No or poor access to public transport	891	
Local schools are full	891, 1833, 2259	
No or poor access to shops and services	891	
Risk of flooding	891, 2259	
The site is in the Green Belt or Nidderdale AONB	1883, 2259	
Site is under 3km from AONB boundary and development will have adverse impact on AONB setting. This should be avoided by good design and on-site landscaping. Residual impacts should be mitigated by off-site works inside AONB boundary.	2046 (AONB JAC)	
Allocation has potential to impact on the AONB. Development of criteria based policies should ensure there is no significant impact. In particular local vernacular, layout, density of the development and mitigation measures should be taken into consideration.	3862 (Natural England)	
Loss of public open spaces	1833	
Negative impact on local community	891	
No physical boundaries to south east and south west, therefore, nothing to stop land beyond site being promoted in future.	1833	

Table 13.35 Site BW10: :Land south of Wreaks Road, Birstwith

## Summary of comments - Bishop Monkton

Site BM2: Former allotments of Knaresborough Road, Bishop Monkton		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support allocation of site. Anticipated yield from the site should be increased to reflect higher density of 30 dwellings per hectare.	2879 (site promoter)	Noted. To be consistent with Policy H1, <b>the site yield has been increased to reflect 30 dwellings per hectare.</b>
Support allocation. Scale of development (along with other two sites) is in keeping with existing settlement. Needs to be supported by improvements to infrastructure, services and traffic management measure to address highway safety and integration with villages.	3018	
<b>Reasons do not support allocation of site:</b>		

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Site BM2: Former allotments of Knaresborough Road, Bishop Monkton		
Comment	Comment Ref	HBC Response
Site is too big	1405	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
No local need for additional housing	1405	
Local infrastructure cannot cope	1405	
Negative impact on local roads/traffic	1405	
No or poor access to public transport	1405	
Negative impact on the landscape	1405	
Negative impact on local wildlife and biodiversity	1405	
Measures needed to ensure additional water discharge does not reach flood risk areas of village	1024	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Site specific matters relating to the development of a site such as dealing with surface water drainage will be identified and secured through the development management process.

**Table 13.36 Site BM2: Former allotments of Knaresborough Road, Bishop Monkton**

Site BM3: Land at Church Farm, Bishop Monkton		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support allocation of site. Anticipated yield from the site should be increased to reflect higher density of 30 dwellings per hectare.	2880	Noted. To be consistent with Policy H1, <b>the site yield has been increased to reflect 30 dwellings per hectare.</b>
No design or technical matters which could not be effectively mitigated.	4559 (site promoter)	
<b>Reasons do not support allocation of site:</b>		
No local need for additional housing	1406	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Local infrastructure cannot cope	1406	
Negative impact on local roads/traffic	1406	
Risk of flooding	1046	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Measures needed to ensure additional water discharge does not reach flood risk areas of village	1025	
Negative impact on the landscape	1046	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Negative impact on the local community	1046	
Negative impact on local wildlife and biodiversity	1406	
Conservation and Design Site Assessment considers that the development of site is likely to harm elements which contribute to the significance of heritage assets in this area and sets out number of detailed measures designed to reduce this harm. Reference to these should be included in the Plan.	2360 (Historic England)	

**Table 13.37 Site BM3: Land at Church Farm, Bishop Monkton**

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Site BM4: Land at Knaresborough Road, Bishop Monkton		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support allocation of site. Anticipated yield from the site should be increased to reflect higher density of 30 dwellings per hectare.	2881	Noted. <b>The area allocated has been extended to the field boundary and, to be consistent with Policy H1, the site yield increased to reflect 30 dwellings per hectare.</b>
Support allocation of site. Anticipated yield from the site should be increased to reflect higher density of 30 dwellings per hectare.	3041 (site promoter)	
Area allocated should be extended westwards to field boundary to align with extend of area allocated under BM2.	47, 3041 (site promoter)	
<b>Reasons do not support allocation of site:</b>		
Measures needed to ensure additional water discharge does not reach flood risk areas of village	1026	Site specific matters relating to the development of a site such as dealing with surface water drainage will be identified and secured through the development management process.

Table 13.38 Site BM4: Land at Knaresborough Road, Bishop Monkton

## Summary of comments - Dacre Banks

Site DB3: Abbots Garage and adjacent land, Dacre Banks		
Comment	Comment Ref	HBC Response
<b>Reasons do not support allocation of site:</b>		
Did not object when outline permission was granted for development of site in 2011 but concern regarding cumulative impact from already approved development or awaiting approval. Any further development would destroy character of Dales village.	2036 (AONB JAC)	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Allocation has potential to impact on the AONB. Development of criteria based policies should ensure there is no significant impact. In particular local vernacular, layout, density of the development and mitigation measures should be taken into consideration.	3865 (Natural England)	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Conservation and Design Site Assessment considers that the development of site is likely to harm elements which contribute to the significance of heritage assets in this area and sets out number of detailed measures designed to reduce this harm. Reference to these should be included in the Plan.	2361 (Historic England)	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.  <b>The site now has planning permission for housing</b>

Table 13.39 Site DB3: Abbots Garage and adjacent land, Dacre Banks

Site DB5: Land to the west of Dacre Banks		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support allocation. Should also include adjoining land to provide alternative access. Site is available immediately and should come forward within first five years of plan.	2130	Noted.

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Site DB5: Land to the west of Dacre Banks		
Comment	Comment Ref	HBC Response
Development will help meet the council's objectively assessed housing need	2130	
Site is within/adjacent to the current development limit	2130	
Minimal impact on local roads/traffic	2130, 3775 (site promoter)	
Good access to public transport	2130, 3775 (site promoter)	
Development would help support local shops/services	2130	
No flood risk	2130, 3775 (site promoter)	
Minimal impact on the landscape	2130, 3775 (site promoter)	
The site is not in the Green Belt or the Nidderdale AONB	3775 (site promoter)	
Development would not result in the loss of public open space/sports pitches	2130	
Minimal impact on local wildlife and biodiversity	2130, 3775 (site promoter)	
Minimal impact on designated heritage assets	3775 (site promoter)	
<b>Reasons do not support allocation of site:</b>		
Negative impact on local roads/traffic	1408	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Negative impact on the landscape	1408	
The site is in the Green Belt or Nidderdale AONB	1408	
Scale of housing development proposed constitutes major development by virtue of its adverse impact on the character of the AONB's landscape and would cause substantial and irreversible harm to the AONB. Allocation is contrary to NPPF and guidance of need to avoid harmful development in AONBs.	2037 (AONB JAC)	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Site has potential to have significant impact on landscape of AONB. The allocation is on rising land and very visible from other side of the valley and rights of way network. Allocation is not in proportion with rest of village or within village footprint and would significantly change the form of the village. There is some potential for a small part of site (the eastern part of the allocation) to accept development without causing significant impact. The development of criteria based policies would help to determine which part of the allocation could go ahead without causing a significant impact to the AONB.	3868 (Natural England)	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Negative impact on the local community	1408	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Loss of employment land	1408	

Table 13.40 Site DB5: Land to the west of Dacre Banks

### Summary of comments - Darley

Site DR1: Land at Stumps Lane, Darley		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	3581	Noted.
<b>Reasons do not support allocation of site:</b>		
A large amount of development has already been granted in the local area	1037, 1282, 1576, 1694	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.



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Site DR1: Land at Stumps Lane, Darley		
Comment	Comment Ref	HBC Response
The site is outside the current development limit	1014, 1282, 1570 (Menwith and Darley PC), 1656, 1694	<p>It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.</p> <p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.</p>
Previous applications to develop the site have been refused	199, 1282, 1570 (Menwith and Darley PC), 1656, 1660, 1694	
No local need for additional housing	199, 1694	
Local infrastructure cannot cope	199, 3298, 1660, 1694	
Negative impact on local roads/traffic	199, 1014, 1282, 1570 (Menwith and Darley PC), 1656, 1660, 1694, 3225, 3298, 4888	
No or poor access to public transport	1570, 1656, 1660, 1694, 4551	
No or poor access to shops and services	199, 1014, 1660, 1694, 4551	
Risk of flooding	199, 1656, 1660, 1694, 3298	
Negative impact on the landscape	199, 1014, 1282, 1570 (Menwith and Darley PC), 1656, 1660, 1694, 4551	
The site is in the Green Belt	1014, 1660	
The site is in the Nidderdale AONB	199, 1014, 1037, 1282, 1570 (Menwith and Darley PC), 1656, 1660, 1694, 3298, 4551	
Allocation has potential to impact on the AONB. Development of criteria based policies should ensure there is no significant impact. In particular local vernacular, layout, density of the development and mitigation measures should be taken into consideration.	3872 (Natural England)	
Loss of public open space/sports pitches	199, 1694	
Negative impact on the local community	1282, 1570 (Menwith and Darley PC), 1656, 1694	
Negative impact on local wildlife and biodiversity	199, 1014, 1660, 1694, 3298	
Negative impact on designated heritage assets	199, 1660, 1694	

Table 13.41 Site DR1: Land at Stumps Lane, Darley

Site DR14: Land at Sheepcote Lane, Darley		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support. Site can deliver mix of houses and widen housing choice in village. Planning application submitted on part of site.	4733 (site promoter)	Noted.
Support allocation but should be extended to include land to the south as this would provide an additional access. Site available for development in first five years of Plan.	2064 (site promoter)	
Development will help meet the council's objectively assessed housing need	2064 (site promoter)	
Site is within/adjacent to the current development limit	2064 (site promoter)	

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Site DR14: Land at Sheepcote Lane, Darley		
Comment	Comment Ref	HBC Response
Minimal impact on local roads/traffic	2064 (site promoter)	
Impact on local roads/traffic can be mitigated	2064 (site promoter)	
Good access to public transport	2064 (site promoter)	
Development would help support local shops/services	2064 (site promoter)	
No flood risk	2064 (site promoter)	
Minimal impact on the landscape	2064 (site promoter)	
Development would not result in the loss of public open space/sports pitches	2064 (site promoter)	
Development could provide new/improved public open space/sport pitches	2064 (site promoter)	
Minimal impact on local wildlife and biodiversity	2064 (site promoter)	
<b>Reasons do not support allocation of site:</b>		
Site is too big and scale of development disproportionate to size of village	203, 323, 341, 442, 738, 1002, 1018, 1409, 1573 (Menwith and Darley PC), 1662, 1696, 1727, 1760, 1840, 2197, 3227, 3296, 3598, 4548, 4895, 5125	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
A large amount of development has already been granted in the local area	309, 427, 442, 760, 1039	
The site is outside the current development limit	323, 341, 359, 1002, 1018, 1039, 1573 (Menwith and Darley PC), 1662, 1696, 1727, 1760, 1840, 2197, 3296	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
No local need for additional housing	203, 341, 1039, 1573 (Menwith and Darley PC), 1662, 1696, 1727, 2197, 3296	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Local infrastructure cannot cope	203, 341, 427, 738, 1002, 1018, 1409, 1663, 1696, 1727, 1760, 1840, 3598	
Negative impact on local roads/traffic	203, 309, 323, 341, 427, 442, 738, 1002, 1018, 1409, 1573 (Menwith and Darley PC), 1662, 1696, 1727, 1760, 1840, 2197, 3227, 3296, 3596, 3598, 3873, 4895	
No or poor access to public transport. Highway Authority has recommended refusal of current planning application (16/02700).	203, 323, 341, 427, 442, 1018, 1573 (Menwith and Darley PC), 1662, 1727, 1760, 2197, 3296, 3873, 4548	
No or poor access to shops and services	203, 309, 1727, 3296, 4548	
Risk of flooding	203, 323, 241, 738, 1002, 1018, 1039, 1573 (Menwith and Darley PC), 1662, 1696, 1727, 1760, 1840, 2197, 3296, 3873, 4895	
Negative impact on the landscape	203, 323, 341, 350, 359, 442, 738, 1002, 1018, 1039, 1096, 1409, 1573 (Menwith and Darley PC),	

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Site DR14: Land at Sheepcote Lane, Darley		
Comment	Comment Ref	HBC Response
	1727, 1840, 2197, 3296, 3875 (Natural England), 4548, 4895	
The site is in the Nidderdale AONB	203, 309, 323, 341, 350, 359, 427, 442, 738, 1002, 1018, 1039, 1409, 1573 (Menwith and Darley PC), 1662, 1696, 1727, 1760, 1840, 2197, 3296, 3873, 4548, 4895, 5125	
Scale of housing development proposed constitutes major development by virtue of its adverse impact on the character of the AONB's landscape and would cause substantial and irreversible harm to the AONB. Allocation is contrary to NPPF and guidance of need to avoid harmful development in AONBs.	2038 (AONB JAC)	
Site has potential to have a significant impact on landscape of AONB, extending the village boundary up the slope of the hill and make it very visible from the other side of the valley and the PRoW network. Allocation is not in proportion with rest of village or within village footprint and would significantly change the form of the village. For allocation DR14, the The SA highlights landscape sensitivity as having some high/medium and medium/low capacity, however, we recommend that this is changed to high impacts and low capacity.	3875 (Natural England)	
Loss of public open space/sports pitches	203, 359, 738	
Negative impact on the local community	203, 341, 442, 1018, 1409, 1573 (Menwith and Darley PC), 1662, 1727, 1760, 1840, 2197, 3296	
Negative impact on local wildlife and biodiversity	341, 442, 738, 1002, 1018, 1409, 1573 (Menwith and Darley PC), 1663, 1696, 1727, 1760, 1840, 3296, 3873	
Negative impact on designated heritage assets	203, 359, 442, 1002, 1573 (Menwith and Darley PC), 1662, 1696, 1727, 1760	
Loss of employment land	738, 1002, 1696, 1727, 1760, 1840, 2197	
Little employment available in area	203, 427, 738, 1002, 1018, 1573, 1662, 1727, 3296, 3873	
Would not reflect linear character of village	341, 1002, 1573, 1696, 1727, 1840, 3296, 3873	
Other sites are available in the village such as Darley Mill and site DR3	203	

Table 13.42 Site DR14: Land at Sheepcote Lane, Darley

## Summary of comments - Dishforth sites

Site DF2: Land at North End, Dishforth		
Comment	Comment Ref	HBC Response
Reasons do not support allocation of site:		

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Site DF2: Land at North End, Dishforth		
Comment	Comment Ref	HBC Response
Site is too big and scale of development is excessive	246, 1792, 4455, 5740, 5742 - 5746, 5748 - 5750, 5752, 5753, 5755 - 5757, 5759 - 5761, 5764 - 5768, 5770, 5771, 5773 - 5775, 5777 - 5780, 5782, 5784, 5786 - 5788, 5790 - 5792, 5794, 5795, 5797, 5798, 5800 - 5862, 6110, 6113, 6116, 6119, 6122, 6125, 6128, 6131, 6134, 6137, 6140, 6143, 6146, 6149, 6152, 6155, 6161, 6164, 6167	<p>It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.</p> <p>It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.</p> <p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p>
A large amount of development has already been granted in the local area	232, 238, 1787	<p>Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.</p> <p><b>The site now has planning permission for housing</b></p>
The site is outside the current development limit	232, 1787, 1793	
No local need for additional housing	232, 1787, 1793	
Local infrastructure cannot cope	232, 340, 1787, 1793, 4455, 5740, 5742 - 5746, 5755 - 5757, 5759 - 5761, 5764 - 5768, 5770, 5771, 5773 - 5775, 5777 - 5780, 5782, 5784, 5786 - 5788, 5790 - 5792, 5794, 5795, 5797, 5798, 5800 - 5862, 6110, 6113, 6116, 6119, 6122, 6125, 6128, 6131, 6134, 6137, 6140, 6143, 6146, 6149, 6152, 6155, 6161, 6164, 6167	
Negative impact on local roads/traffic	232, 238, 1413, 1787, 1793, 4455, 5740, 5742 - 5746, 5748 - 5750, 5752, 5753, 5755 - 5757, 5759 - 5761, 5764 - 5768, 5770, 5771, 5773 - 5775, 5777 - 5780, 5782, 5784, 5786 - 5788, 5790 - 5792, 5794, 5795, 5797, 5798, 5800 - 5862, 6110, 6113, 6116, 6119, 6122, 6125, 6128, 6131, 6134, 6137, 6140, 6143, 6146, 6149, 6152, 6155, 6161, 6164, 6167	
No or poor access to public transport	232, 238, 1787, 1793, 4455, 5740, 5742 - 5746, 5748 - 5750, 5752, 5753, 5755 - 5757, 5759 - 5761, 5764 - 5768, 5770, 5771, 5773 - 5775, 5777 - 5780, 5782, 5784, 5786 - 5788, 5790 - 5792, 5794, 5795, 5797, 5798, 5800 - 5862, 6110, 6113, 6116, 6119, 6122, 6125, 6128, 6131, 6134, 6137, 6140, 6143, 6146, 6149, 6152, 6155, 6161, 6164, 6167	
Local schools are full	232, 238, 340	
No or poor access to shops and services	232, 238, 246, 340, 1787, 1793, 4455, 5740, 5742 - 5746, 5748 - 5750, 5752, 5753, 5755 - 5757, 5759 - 5761, 5764 - 5768, 5770,	

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Site DF2: Land at North End, Dishforth		
Comment	Comment Ref	HBC Response
	5771, 5773 - 5775, 5777 - 5780, 5782, 5784, 5786 - 5788, 5790 - 5792, 5794, 5795, 5797, 5798, 5800 - 5862, 6110, 6113, 6116, 6119, 6122, 6125, 6128, 6131, 6134, 6137, 6140, 6143, 6146, 6149, 6152, 6155, 6161, 6164, 6167	
Risk of flooding	232, 238, 246, 1413, 4455, 5740, 5742 - 5746, 5748 - 5750, 5752, 5753, 5755 - 5757, 5759 - 5761, 5764 - 5768, 5770, 5771, 5773 - 5775, 5777 - 5780, 5782, 5784, 5786 - 5788, 5790 - 5792, 5794, 5795, 5797, 5798, 5800 - 5862, 6110, 6113, 6116, 6119, 6122, 6125, 6128, 6131, 6134, 6137, 6140, 6143, 6146, 6149, 6152, 6155, 6161, 6164, 6167	
Negative impact on the landscape	232, 1413, 1787, 1793	
Loss of Grade 2 agricultural land	232, 340, 1787, 1793, 4455, 5740, 5742 - 5746, 5748 - 5750, 5752, 5753, 5755 - 5757, 5759 - 5761, 5764 - 5768, 5770, 5771, 5773 - 5775, 5777 - 5780, 5782, 5784, 5786 - 5788, 5790 - 5792, 5794, 5795, 5797, 5798, 5800 - 5862, 6110, 6113, 6116, 6119, 6122, 6125, 6128, 6131, 6134, 6137, 6140, 6143, 6146, 6149, 6152, 6155, 6161, 6164, 6167	
The site is in the Green Belt	232	
Loss of public open space/sports pitches	232	
Negative impact on the local community	232, 1413, 1787, 1793	
Negative impact on local wildlife and biodiversity	1413, 1787, 1793	
Noise impacts from A1(M)/A168	238, 246, 340, 4455, 5740, 5742 - 5746, 5748 - 5750, 5752, 5753, 5755 - 5757, 5759 - 5761, 5764 - 5768, 5770, 5771, 5773 - 5775, 5777 - 5780, 5782, 5784, 5786 - 5788, 5790 - 5792, 5794, 5795, 5797, 5798, 5800 - 5862, 6110, 6113, 6116, 6119, 6122, 6125, 6128, 6131, 6134, 6137, 6140, 6143, 6146, 6149, 6152, 6155, 6161, 6164, 6167	
Adjacent aerodrome and height restrictions apply	246, 4455, 5740, 5742 - 5746, 5748 - 5750, 5752, 5753, 5755 - 5757, 5759 - 5761, 5764 - 5768, 5770, 5771, 5773 - 5775, 5777 - 5780, 5782, 5784, 5786 - 5788, 5790 - 5792, 5794, 5795, 5797, 5798, 5800 - 5862, 6110, 6113, 6116,	

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Site DF2: Land at North End, Dishforth		
Comment	Comment Ref	HBC Response
	6119, 6122, 6125, 6128, 6131, 6134, 6137, 6140, 6143, 6146, 6149, 6152, 6155, 6161, 6164, 6167	
Site adjoins airstrip operated under PD rights. Requirement for airstrip to be free from obstruction at end of it.	91	

**Table 13.43 Site DF2: Land at North End, Dishforth**

Site DF4: Land north east of Thornfield Avenue, Dishforth		
Comment	Comment Ref	HBC Response
<b>Reasons do not support allocation of site:</b>		
Site is too big	231, 4449, 5609, 5611 - 5614, 5616 - 5624, 5626 - 5638, 5640 - 5651, 5653 - 5664, 5666, 5667, 5669, 5670, 5672 - 5678, 5680, 5682, 5684, 5685, 5687 - 5696, 5699, 5702, 5704, 5705, 5707 - 5716, 5718 - 5732, 6090 - 6109, 6203	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
The site is outside the current development limit	231	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site requirements that have been prepared for each allocated site and which will be included in the Publication Local Plan.
No local need for additional housing	231, 238	
Local infrastructure cannot cope	231, 238, 340, 4449, 5609, 5611 - 5614, 5616 - 5624, 5626 - 5638, 5640 - 5651, 5653 - 5664, 5666, 5667, 5669, 5670, 5672 - 5678, 5680, 5682, 5684, 5685, 5687 - 5696, 5699, 5702, 5704, 5705, 5707 - 5716, 5718 - 5732, 6090 - 6109, 6203	
Negative impact on local roads/traffic	231, 238, 682, 5609, 5611 - 5614, 5616 - 5624, 5626 - 5638, 5640 - 5651, 5653 - 5664, 5666, 5667, 5669, 5670, 5672 - 5678, 5680, 5682, 5684, 5685, 5687 - 5696, 5699, 5702, 5704, 5705, 5707 - 5716, 5718 - 5732, 6090 - 6109	
No or poor access to public transport	231, 238, 340, 4449, 5609, 5611 - 5614, 5616 - 5624, 5626 - 5638, 5640 - 5651, 5653 - 5664, 5666, 5667, 5669, 5670, 5672 - 5678, 5680, 5682, 5684, 5685, 5687 - 5696, 5699, 5702, 5704, 5705, 5707 - 5716, 5718 - 5732, 6090 - 6109, 6203	
Local schools are full	231, 238, 340	
No or poor access to shops and services	231, 238, 340, 4449, 5609, 5611 - 5614, 5616 - 5624, 5626 - 5638, 5640 - 5651, 5653 - 5664, 5666, 5667, 5669, 5670, 5672 - 5678, 5680, 5682, 5684, 5685, 5687 - 5696, 5699, 5702, 5704, 5705, 5707 - 5716,	

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Site DF4: Land north east of Thornfield Avenue, Dishforth		
Comment	Comment Ref	HBC Response
	5718 - 5732, 6090 - 6109, 6203	
Risk of flooding	231, 238, 4449, 5609, 5611 - 5614, 5616 - 5624, 5626 - 5638, 5640 - 5651, 5653 - 5664, 5666, 5667, 5669, 5670, 5672 - 5678, 5680, 5682, 5684, 5685, 5687 - 5696, 5699, 5702, 5704, 5705, 5707 - 5716, 5718 - 5732, 6090 - 6109, 6203	
The site is in the Green Belt	231	
Loss of Grade 2 agricultural land	231, 340, 4449, 5609, 5611 - 5614, 5616 - 5624, 5626 - 5638, 5640 - 5651, 5653 - 5664, 5666, 5667, 5669, 5670, 5672 - 5678, 5680, 5682, 5684, 5685, 5687 - 5696, 5699, 5702, 5704, 5705, 5707 - 5716, 5718 - 5732, 6090 - 6109, 6203	
Loss of public open space/sports pitches	231	
Negative impact on the local community	231	
Noise impacts from A1(M)/A168	231, 238, 340, 682, 4449, 5609, 5611 - 5614, 5616 - 5624, 5626 - 5638, 5640 - 5651, 5653 - 5664, 5666, 5667, 5669, 5670, 5672 - 5678, 5680, 5682, 5684, 5685, 5687 - 5696, 5699, 5702, 5704, 5705, 5707 - 5716, 5718 - 5732, 6090 - 6109, 6203	
Adjacent aerodrome and height restrictions apply	4449, 5609, 5611 - 5614, 5616 - 5624, 5626 - 5638, 5640 - 5651, 5653 - 5664, 5666, 5667, 5669, 5670, 5672 - 5678, 5680, 5682, 5684, 5685, 5687 - 5696, 5699, 5702, 5704, 5705, 5707 - 5716, 5718 - 5732, 6090 - 6109, 6203	

Table 13.44 Site DF4: Land north east of Thornfield Avenue, Dishforth

## Summary of comments - Goldsborough site

Site GB2: Land at Low Farm, Goldsborough		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support allocation but suggest lower yield to reflect location within conservation area and adjoining a listed building.	4576	Noted. The site yield is indicative and it is expected that the final number of dwellings will be determined by a design led approach, which can reflect any identified heritage constraints.
<b>Reasons do not support allocation of site:</b>		

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Site GB2: Land at Low Farm, Goldsborough		
Comment	Comment Ref	HBC Response
Conservation and Design Site Assessment considers that the development of site is likely to harm elements which contribute to the significance of heritage assets in this area and sets out number of detailed measures designed to reduce this harm. Reference to these should be included in the Plan.	2362 (Historic England)	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.

Table 13.45 Site GB2: Land at Low Farm, Goldsborough

### Summary of comments - Green Hammerton sites

Site GH2: Land at New Lane, Green Hammerton		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	1499, 2562, 2826, 2852, 3351, 4130	Noted.
Development will help meet the council's objectively assessed housing need	902, 5237	
Site is within/adjacent to the current development limit	902	
Minimal impact on local roads/traffic	902, 1440, 2934, 3037, 5237	
Impact on local roads/traffic can be mitigated	902, 2934, 3610, 5237	
Good access to public transport	902, 2662, 2934, 3037, 3909, 5237	
Minimal impact on the landscape	1440	
The site is not in the Green Belt or the Nidderdale AONB	902	
Development would not result in the loss of public open space/sports pitches	902	
Minimal impact on local wildlife and biodiversity	902	
Minimal impact on designated heritage assets	902	

Table 13.46 Site GH2: Land at New Lane, Green Hammerton

Site GH4: Land to the east of Bernard Lane, Green Hammerton		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support. Site is in highly sustainable location.	2563, 3602 (site promoter)	<b>The site now has planning permission for housing</b>
Good access to public transport	1502, 2661	
Conservation and Design Site Assessment considers that the development of site is likely to harm elements which contribute to the significance of heritage assets in this area and sets out number of detailed measures designed to reduce this harm. Reference to these should be included in the Plan.	3626 (Historic England)	

Table 13.47 Site GH4: Land to the east of Bernard Lane, Green Hammerton

Site GH9: Land west of B6265 and north of A59, Green Hammerton		
Comment	Comment Ref	HBC Response
<b>Reasons do not support allocation of site:</b>		



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Site GH9: Land west of B6265 and north of A59, Green Hammerton		
Comment	Comment Ref	HBC Response
Site is too big	2153	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
A large amount of development has already been granted in the local area	1743, 1749	
The site is outside the current development limit	1743, 1749	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.  The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Local infrastructure cannot cope	1743, 2153	
Negative impact on local roads/traffic	1743, 1749, 2153	
Negative impact on the landscape	1743, 1749, 2153, 5024	
Negative impact on the local community	2153	
Negative impact on local wildlife and biodiversity	1743	
Site is separated from village by B6265	1749, 2153, 5024	
Noise impacts from A59	5024	

Table 13.48 Site GH9: Land west of B6265 and north of A59, Green Hammerton

## Summary of comments - Hampsthwaite sites

Site HM7: Land off Brookfield Garth, Hampsthwaite		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development will help meet the council's objectively assessed housing need	152 (site promoter)	Noted.
Site is within/adjacent to the current development limit	152 (site promoter)	
<b>Reasons do not support allocation of site:</b>		
A large amount of development has already been granted in the local area	369, 463, 549, 1241, 2960, 4425	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Local infrastructure cannot cope	463, 549, 2960, 4425	
Negative impact on local roads/traffic	369, 463, 549, 1241, 1414, 2960, 4425	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.  The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
No or poor access to public transport	2960, 4425	
Local schools are full	463, 2960, 4425	
Risk of flooding	369, 549, 2960, 4425	
Negative impact on the landscape	1414	
Negative impact on the local community	369, 549, 1414	
Negative impact on local wildlife and biodiversity	1414	

Table 13.49 Site HM7: Land off Brookfield Garth, Hampsthwaite

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### Summary of comments - Killinghall sites

Site KL2: Land adjoining Grainbeck Manor, Killinghall		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development would help support local shops/services	2589 (site promoter)	Noted.
No flood risk	2589 (site promoter)	
Minimal impact on the landscape	2589 (site promoter)	
Minimal impact on local wildlife and biodiversity	2589 (site promoter)	
Minimal impact on designated heritage assets	2589 (site promoter)	
<b>Reasons do not support allocation of site:</b>		
A large amount of development has already been granted in the local area	1417, 2575, 3739	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
No local need for additional housing	1417	
Local infrastructure cannot cope	2575, 3739	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Negative impact on local roads/traffic	809 (Killinghall PC), 1417, 2575, 3739	
No or poor access to public transport	1417, 2575, 3739	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Local schools are full	1417, 3739	
No or poor access to shops and services	1417, 2575, 3739	
Risk of flooding	1417	
Negative impact on the landscape	809 (Killinghall PC), 1417	
Loss of public open space/sports pitches	1417	

Table 13.50 Site KL2: Land adjoining Grainbeck Manor, Killinghall

Site KL6: Land at Manor Farm, Killinghall		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support allocation but existing dwelling and farm buildings should be excluded. This would reduce developable area and yield to 56 units.	5615 (site promoter)	Noted.
Development will help meet the council's objectively assessed housing need	5615 (site promoter)	
Impact on local roads/traffic can be mitigated	5615 (site promoter)	
Development could provide a new school, or expansion of an existing one	5615 (site promoter)	
<b>Reasons do not support allocation of site:</b>		
Site is too big	1470, 2150	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
A large amount of development has already been granted in the local area	1470, 2150, 2576, 3744	
The site is outside the current development limit	1470	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
No local need for additional housing	1470, 2150	
Local infrastructure cannot cope	1470, 2150, 2576, 5744	

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Site KL6: Land at Manor Farm, Killinghall		
Comment	Comment Ref	HBC Response
Negative impact on local roads/traffic	809 (Killinghall PC), 1470, 2150, 2576, 5744	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
No or poor access to public transport	1470, 3744	
Local schools are full	1470, 3744	
No or poor access to shops and services	1470, 2576, 3744	
Risk of flooding	1470, 2150	
Negative impact on the landscape	1470, 2150	
Loss of public open space/sports pitches	1470	
Negative impact on the local community	1470, 2150	
Negative impact on local wildlife and biodiversity	1470, 2150	
Negative impact on designated heritage assets	1470	
Loss of employment land	1470	

Table 13.51 Site KL6: Land at Manor Farm, Killinghall

Site KL13: Former cricket club and adjoining land, Killinghall		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		The site now has planning permission for housing
Support. Site is currently the subject of a planning application.	3585 (site promoter)	
<b>Reasons do not support allocation of site:</b>		
Site is too big	1474, 2143	
A large amount of development has already been granted in the local area	1474, 2143, 2577, 3745	
The site is outside the current development limit	1474	
No local need for additional housing	1474, 2143	
Local infrastructure cannot cope	1474, 2577, 3745	
Negative impact on local roads/traffic	809 (Killinghall PC), 2143, 2577, 3745	
No or poor access to public transport	1474, 2143, 2577, 3745	
Local schools are full	1474, 3745	
No or poor access to shops and services	1474, 2143, 2577, 3745	
Negative impact on the landscape	1474	
Loss of public open space/sports pitches	809 (Killinghall PC), 1474, 2143	
Negative impact on the local community	1474, 2143	
Negative impact on local wildlife and biodiversity	1474, 2143	

Table 13.52 Site KL13: Former cricket club and adjoining land, Killinghall

## 13 Delivery and Monitoring

### Summary of comments - Kirby Hill sites

Site KB1: Land east of St John's Walk, Kirby Hill		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Would not wish to see any further housing proposals in village during lifetime of plan. Consider village provides more than fair share of housing across the Secondary Service Villages.	2236 (Kirby Hill and District PC)	Noted.
Size and location of site is in keeping with existing settlement. Care must be taken over: retention of public footpath that crosses site; housing density should match that of the surrounding area; provision must be made for some affordable housing for young people from the village of Kirby Hill.	221	
<b>Reasons do not support allocation of site:</b>		
Conservation and Design Site Assessment considers that the development of site is likely to harm elements which contribute to the significance of heritage assets in this area and sets out number of detailed measures designed to reduce this harm. Reference to these should be included in the Plan.	2364 (Historic England)	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.  <b>The site now has planning permission for housing</b>

Table 13.53 Site KB1: Land east of St John's Walk, Kirby Hill

### Summary of comments - Kirk Hammerton sites

Site KH4: Land north of Station Road, Kirk Hammerton		
Comment	Comment Ref	HBC Response
Anticipated that proximity of site (together with KH11) to Hammerton railway station will generate additional passenger movements. Facilities at the station are limited, access between platforms is via a level crossing and the station has no facilities for the purchase or collection of tickets. Funding towards improved station facilities, commensurate with the size of the schemes should be sought. New vehicular access positions should not compromise the safe operation of the level crossing.	2415 (Network Rail)	<b>The site now has planning permission for housing</b>
<b>Reasons support allocation of site:</b>		
Support. Brownfield site and development would improve appearance of village.	1362, 3060	

Table 13.54 Site KH4: Land north of Station Road, Kirk Hammerton

Site KH11: Land at Station Road, Kirk Hammerton		
Comment	Comment Ref	HBC Response
Anticipated that proximity of site (together with KH4) to Hammerton railway station will generate additional passenger movements. Facilities at the station are limited, access between platforms is via a level crossing and the station has no facilities for the purchase or collection of tickets. Funding towards improved station facilities, commensurate with the size of the schemes should be sought. New vehicular access positions should not compromise the safe operation of the level crossing.	2416 (Network Rail)	Comments noted. There is ongoing discussion with Network Rail regarding the impact of development on the operation of the rail line and stations and any mitigation measures necessary.
<b>Reasons support allocation of site:</b>		
Support. Brownfield site and development would improve appearance of village.	3062	Noted.

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Site KH11: Land at Station Road, Kirk Hammerton		
Comment	Comment Ref	HBC Response
<b>Reasons do not support allocation of site:</b>		
Site is too big	1545, 2194	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.  The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
A large amount of development has already been granted in the local area	740, 2194	
The site is outside the current development limit	1362	
No local need for additional housing	1545, 2194	
Local infrastructure cannot cope	1545, 2194	
Negative impact on local roads/traffic	1362, 1545, 2194	
No or poor access to public transport	2194	
Risk of flooding	740, 1545, 2194	
Negative impact on the landscape	740, 1362, 1545, 2194	
Negative impact on the local community	1545, 2194	
Negative impact on local wildlife and biodiversity	1545	
Loss of employment land	1545	
Development would be affected by noise due to proximity to railway and need for exclusion zone would reduce developable area	1362	

Table 13.55 Site KH11: Land at Station Road, Kirk Hammerton

## Summary of comments - Kirkby Malzeard

Site KM4: Land south of Richmond Garth, Kirkby Malzeard		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support allocation. Site is available for development within first 5 years of Plan.	2093 (site promoter)	Noted.
Development will help meet the council's objectively assessed housing need	2093 (site promoter)	
Site is within/adjacent to the current development limit	2093 (site promoter)	
Minimal impact on local roads/traffic	2093 (site promoter)	
Good access to public transport	2093 (site promoter)	
Development would help support local shops/services	2093 (site promoter)	
No flood risk	2093 (site promoter)	
Minimal impact on the landscape	2093 (site promoter)	
Development would not result in the loss of public open space/sports pitches	2093 (site promoter)	
Minimal impact on local wildlife and biodiversity	2093 (site promoter)	
<b>Reasons do not support allocation of site:</b>		
Development of brownfield site such as KM1 would be preferable as services would be available and no additional traffic would be created.	4198 (Kirkby Malzeard, Laverton and Dallowgill PC)	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Development on the western edge of the village will introduce traffic further down Main Street which is regularly congested	856, 2621, 3259, 3274, 4198 (Kirkby Malzeard,	

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Site KM4: Land south of Richmond Garth, Kirkby Malzeard		
Comment	Comment Ref	HBC Response
	Laverton and Dallowgill PC)	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
No or poor access to shops and services	3259, 3274	
There are issues with the sewage system	856, 2621, 3259, 3274, 4198 (Kirkby Malzeard, Laverton and Dallowgill PC)	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Scale of housing development proposed constitutes major development by virtue of its adverse impact on the character of the AONB's landscape and would cause substantial and irreversible harm to the AONB. Allocation is contrary to NPPF and guidance of need to avoid harmful development in AONBs.	2039 (AONB JAC)	
Allocation has potential to impact on the AONB. Development of criteria based policies should ensure there is no significant impact. In particular local vernacular, layout, density of the development and mitigation measures should be taken into consideration.	3882 (Natural England)	

Table 13.56 Site KM4: Land south of Richmond Garth, Kirkby Malzeard

Site KM5: Land east of Richmond Garth, Kirkby Malzeard		
Comment	Comment Ref	HBC Response
<b>Reasons do not support allocation of site:</b>		
Development of brownfield site such as KM1 would be preferable as services would be available and no additional traffic would be created.	4241 (Kirkby Malzeard, Laverton and Dallowgill PC)	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Development on the western edge of the village will introduce traffic further down Main Street which is regularly congested	856, 2622, 3261, 3275, 4241 (Kirkby Malzeard, Laverton and Dallowgill PC)	
No or poor access to shops and services	3261, 3275	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
There are issues with the sewage system	856, 2622, 3261, 3275, 4241 (Kirkby Malzeard, Laverton and Dallowgill PC)	
Allocation has potential to impact on the AONB. Development of criteria based policies should ensure there is no significant impact. In particular local vernacular, layout, density of the development and mitigation measures should be taken into consideration.	3884 (Natural England)	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.

Table 13.57 Site KM5: Land east of Richmond Garth, Kirkby Malzeard

### Summary of comments - Marton cum Grafton sites

Site MG7: Land north of Braimber Lane, Marton cum Grafton		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	4835	Noted.
Have submitted planning application for low density development across the whole site, therefore, unclear why only part of the site has been allocated.	4798 (site promoter)	

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Site MG7: Land north of Braimber Lane, Marton cum Grafton		
Comment	Comment Ref	HBC Response
Appears random rear boundary has been defined to allow a single depth of development to reflect the linear nature of much of villages but this is flawed and would effectively sterilise the rear of the site for no apparent benefit. Heritage and landscape assessments are inconsistent in assessment of impacts and as consequence consider allocation does not represent positive planning and is not justified. Suggest amendment to draft allocation.		
<b>Reasons do not support allocation of site:</b>		
Site is too big	1180, 4099	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
The site is outside the current development limit	1180	
Negative impact on local roads/traffic	1510	
No or poor access to public transport	1510	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Negative impact on the landscape	1510, 1180	
Negative impact on the local community	1510	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Negative impact on local wildlife and biodiversity	1510, 1180	
Conservation and Design Site Assessment considers that the development of site is likely to harm elements which contribute to the significance of heritage assets in this area and sets out number of detailed measures designed to reduce this harm. Reference to these should be included in the Plan.	2365 (Historic England)	
No defensible western and rear boundaries, would take time to blend into landscape.	1180	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Fields between the settlements of Marton and Grafton have historically been preserved and strongly recommend retaining this green area. Believe principles set out in the Village Design Statement and also the recommendations of the conservation area review undertaken by HBC a few years ago. Any development without the conservation area should be small scale and fit in with the linear design of the village.	4178 (Marton cum Grafton PC)	

Table 13.58 Site MG7: Land north of Braimber Lane, Marton cum Grafton

## Summary of comments - North Stainley sites

Site NS3: Land to west of Cockpit Green Lane, North Stainley		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support as forms part of wider masterplan for village by Estate. Local Plan should recognise this even if not allocating sites other than strategic housing and employment sites and add designations to the settlement map to indicate these sites.	5598 (site promoter)	Noted.
Support as part of wider proposals for village.	547, 2594, 3584, 3618, 3983, 4806	
Support, subject to any mitigation measures to address impacts.	1514	
Development could provide a new school, or expansion of an existing one	365, 435, 3240, 3983, 5249, 5269	
Development would help support local shops/services	435, 5249, 5269	

## 13 Delivery and Monitoring

Site NS3: Land to west of Cockpit Green Lane, North Stainley		
Comment	Comment Ref	HBC Response
Development will create new/improved employment sites/opportunities	435	
<b>Reasons do not support allocation of site:</b>		
Site is too big	428, 966	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Question why housing sites in Ripon are not sufficient to meet housing need	428	
A large amount of development has already been granted in the local area	966	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
The site is outside the current development limit	966	
No local need for additional housing	966	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Local infrastructure cannot cope	966	
Negative impact on local roads/traffic	428, 721, 966	
No or poor access to public transport	428, 966	
Local schools are full	966	
No or poor access to shops and services	428, 966	
Risk of flooding		
Negative impact on the landscape	966	
The site is in the Green Belt or Nidderdale AONB		
Loss of public open space/sports pitches		
Negative impact on the local community	966	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Potential for cumulative impacts (with NS6) on the water dependant Ripon Parks SSSI. Mitigation should be included on these allocations to prevent impacts on the SSSI, in particular SuDS should be included which provide a treatment train to prevent additional pollutants entering the SSSI (as per draft policy NE2).	3886 (Natural England)	
Conservation and Design Site Assessment considers that the development of site is likely to harm elements which contribute to the significance of heritage assets in this area and sets out number of detailed measures designed to reduce this harm. Reference to these should be included in the Plan.	2366 (Historic England)	

**Table 13.59 Site NS3: Land to west of Cockpit Green Lane, North Stainley**

Site NS6: Land south of A6108, North Stainley		
Comment	Comment Ref	HBC Response
<b>Reasons do not support allocation of site:</b>		
Object	3586	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Site is too big	6206	
A large amount of development has already been granted in the local area	967	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
The site is outside the current development limit	967	
Previous applications to develop the site have been refused	967	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites
Local infrastructure cannot cope	967, 1585	
Negative impact on local roads/traffic	967, 6206	



## Delivery and Monitoring 13

Site NS6: Land south of A6108, North Stainley		
Comment	Comment Ref	HBC Response
No or poor access to public transport	967, 6206	are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Local schools are full	967	
No or poor access to shops and services	967, 6206	
Negative impact on the landscape	967	
Negative impact on the local community	967	
Potential for cumulative impacts (with NS6) on the water dependant Ripon Parks SSSI. Mitigation should be included on these allocations to prevent impacts on the SSSI, in particular SuDS should be included which provide a treatment train to prevent additional pollutants entering the SSSI (as per draft policy NE2).	3887 (Natural England)	

**Table 13.60 Site NS6: Land south of A6108, North Stainley**

### Summary of comments - Pannal sites

Site PN14: Land to east and west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
<b>Reasons do not support allocation of site:</b>		
Object	1, 3, 11, 44, 65, 68, 70, 85, 155, 1691, 2830, 3848, 3869, 3920, 3926, 3930, 3933, 3934, 3939, 3940, 3946, 3954, 3956, 3991, 3994, 4001, 4007, 4024, 4047, 4050, 4053, 4064, 4067, 4068, 4069, 4076, 4090, 4091, 4094, 4095, 4098, 4100, 4101, 4102, 4104, 4137, 4139, 4140, 4141, 4142, 4146, 4150, 4580, 4626, 4647, 4769, 4777, 4784, 4807, 4870, 4877, 4935, 4941, 4943, 4950, 4955, 4957, 4967, 5016, 5020, 5023, 5026,	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.  The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Site is too big	1, 3, 11, 44, 65, 70, 80, 84, 85, 146, 154, 155, 188, 237, 497, 560, 618, 736, 850, 958, 1007, 1029, 1121, 1126, 1218, 1279, 1280, 1281, 1315, 1322, 1327, 1335, 1336, 1344, 1387, 1373, 1375, 1390, 1391, 1412, 1445, 1458, 1468, 1522, 1641, 1669, 1686, 1692, 1731, 1768, 1771, 1797, 1805, 1837, 1869, 1943, 1808, 2044, 2078, 2094, 2165, 2216, 2939, 3229, 3295, 3591, 3699, 4144	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
A large amount of development has already been granted in the local area	3, 11, 69, 84, 90, 93, 154, 155, 158, 237, 310, 316, 380, 393, 437, 445, 485, 497, 526, 560, 569, 732, 736, 817, 860, 958, 1007, 1029, 1047, 1121, 1126, 1218, 1264, 1281, 1315, 1322, 1327, 1330, 1335, 1336, 1344, 1373, 1390, 1391, 1400, 1445, 1458, 1468, 1571, 1637, 1669,	

## 13 Delivery and Monitoring

Site PN14: Land to east and west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	1678, 1686, 1691, 1708, 1731, 1771, 1802, 1805, 1808, 1821, 1837, 1869, 1943, 2044, 2078, 2132, 2216, 2932, 3121, 3295, 3672, 3826, 3852, 3969, 3992, 4006, 4030, 4106, 4720, 4746, 4933, 5012, 5014, 5027, 5067, 5132, 6198, 6216	
The site is outside the current development limit	11, 65, 84, 154, 743, 860, 869, 1007, 1047, 1159, 1279, 1322, 1326, 1327, 1335, 1344, 1390, 1394 (Pannal & Burn Bridge PC), 1412, 1445, 1458, 1637, 1691, 1805, 1808, 2078	
Previous applications to develop the site have been refused	860, 958, 1007, 1029, 1047, 1159, 1218, 1279, 1315, 1325, 1458, 1641, 1669, 1678, 3295, 3971	
No long need for additional housing	84, 237, 560, 732, 940, 1007, 1121, 1218, 1315, 1322, 1326, 1387, 1390, 1391, 1412, 1458, 1468, 1556, 1641, 1637, 1678, 1686, 1691, 1797, 1802, 1821, 1837, 1869, 2044, 2216	
Local infrastructure cannot cope	1, 43, 73, 76, 84, 93, 148, 154, 155, 175, 237, 311, 312, 316, 393, 431, 445, 451, 485, 497, 560, 600, 685, 732, 736, 807, 817, 825, 860, 878, 940, 958, 1001, 1007, 1029, 1047, 1126, 1159, 1218, 1279, 1280, 1298, 1315, 1322, 1326, 1327, 1335, 1344, 1365, 1373, 1375, 1390, 1391, 1410, 1445, 1458, 1468, 1552, 1556, 1561, 1587, 1637, 1641, 1669, 1678, 1680, 1691, 1692, 1731, 1768, 1771, 1797, 1802, 1805, 1808, 1820, 1821, 1837, 1869, 1943, 1974, 2017, 2044, 2078, 2094, 2105, 2132, 2216, 2269, 2664, 2666, 2732, 2744, 2749, 2783, 2788, 2831, 2856, 2939, 3229, 3556, 3849, 3871, 3880, 3881, 3904, 3941, 3962, 4026, 4030, 4256, 4260, 4573, 4732, 4746, 4905, 4918, 4933, 4953, 5035, 5067, 5080, 5132, 5174, 6192, 6216	
Negative impact on local roads and traffic	1, 6, 7, 11, 34, 43, 44, 61, 62, 65, 68, 70, 73, 75, 76, 78, 80, 84, 85, 90, 93, 146, 148, 154, 155, 158, 188, 237, 258, 310, 311, 316, 342, 371, 393, 431, 437, 445, 451, 457, 483, 485, 497, 500, 513, 524, 525, 526, 560, 579, 634, 685,	

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Site PN14: Land to east and west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	709, 732, 817, 860, 878, 890, 940, 958, 964, 968, 1001, 1007, 1226, 1029, 1047, 1051, 1061, 1121, 1159, 1218, 1226, 1261, 1264, 1279, 1280, 1285, 1302, 1314, 1315, 1322, 1326, 1334, 1335, 1336, 1344, 1365, 1375, 1387, 1390, 1391, 1410, 1412, 1442, 1445, 1458, 1468, 1546, 1552, 1556, 1561, 1571, 1587, 1641, 1669, 1678, 1686, 1691, 1692, 1731, 1768, 1771, 1781, 1797, 1802, 1805, 1808, 1820, 1821, 1838, 1869, 1944, 2044, 2062, 2065, 2071, 2073, 2078, 2094, 2132, 2135, 2165, 2216, 2269, 2247, 2282, 2294, 2297, 2546, 2617, 2664, 2666, 2732, 2744, 2749, 2803, 2846, 2853, 2856, 2939, 3121, 3229, 3295, 3556, 3593, 3672, 3680, 3685, 3825, 3849, 3852, 3880, 3881, 3883, 3889, 3891, 3896, 3904, 3908, 3911, 3922, 3928, 3929, 3946, 3971, 3992, 4006, 4026, 4029, 4030, 4037, 4058, 4074, 4087, 4081, 4088, 4096, 4106, 4108, 4143, 4144, 4256, 4260, 4335, 4396, 4573, 4598, 4645, 4653, 4654, 4730, 4732, 4843, 4885, 4905, 4908, 4914, 4916, 4918, 4921, 4923, 4925, 4933, 4951, 4953, 4960, 4958, 5013, 5018, 5035, 5067, 5080, 5128, 5132, 5174, 5276, 5286, 6192, 6194, 6199, 6200, 6201, 6202, 6215, 6216, 6297	
No or poor access to public transport	1, 65, 237, 380, 497, 850, 869, 1159, 1315, 1373, 1458, 1556, 1641, 1943, 2247, 2389, 3904, 3941, 5067	
Local schools are full	1, 3, 6, 11, 43, 44, 61, 64, 65, 68, 70, 73, 75, 76, 84, 85, 90, 146, 148, 154, 155, 188, 237, 310, 311, 380, 393, 437, 497, 560, 634, 732, 736, 850, 860, 878, 890, 940, 958, 1029, 1047, 1159, 1226, 1261, 1264, 1279, 1280, 1315, 1322, 1326, 1327, 1335, 1336, 1344, 1373, 1375, 1387, 1390, 1391, 1410, 1412, 1445, 1458, 1468, 1552, 1556, 1571, 1641, 1669, 1691, 1692, 1731, 1802, 1805, 1808, 1820, 1821, 1835, 1869, 1943, 2044, 2078, 2094, 2165, 2216, 2617, 2856, 2939, 3229, 3295, 3593, 3642, 3699, 3880, 3889, 3904, 3931,	

## 13 Delivery and Monitoring

Site PN14: Land to east and west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	3941, 3971, 4026, 4144, 4396, 4905, 4908, 5080, 5128, 5132, 6216	
No or poor access to shops and services	1, 68, 237, 315, 497, 860, 1047, 1159, 1322, 1387, 1412, 1458, 1468, 1686, 1820, 1869, 2071, 2073, 2135, 2562, 2565, 2846, 3852, 4030, 4338, 4843	
Risk of flooding	1, 3, 6, 7, 11, 34, 43, 44, 64, 65, 68, 70, 73, 75, 76, 84, 146, 154, 155, 158, 166, 188, 212, 237, 288, 310, 311, 316, 342, 380, 393, 431, 451, 457, 485, 497, 500, 525, 560, 569, 732, 736, 807, 817, 850, 860, 878, 958, 1001, 1007, 1028, 1029, 1047, 1121, 1126, 1159, 1218, 1261, 1264, 1279, 1280, 1302, 1315, 1322, 1326, 1335, 1344, 1365, 1373, 1390, 1391, 1394 (Pannal & Burn Bridge PC), 1412, 1442, 1458, 1522, 1546, 1561, 1571, 1587, 1637, 1641, 1669, 1678, 1686, 1691, 1692, 1731, 1768, 1771, 1797, 1802, 1805, 1808, 1820, 1821, 1837, 1869, 1943, 2007, 2017, 2044, 2062, 2065, 2073, 2071, 2078, 2094, 2132, 2135, 2216, 2389, 2617, 2666, 2783, 2788, 2939, 2969, 3121, 3229, 3295, 3672, 3825, 3880, 3941, 3946, 3950, 4544, 4732, 4746, 4908, 5088, 5128, 5286, 5531, 6198, 6199, 6201, 6216,	
Negative impact on the landscape/Special Landscape Area.	1, 3, 11, 34, 43, 44, 62, 65, 68, 70, 73, 76, 84, 93, 146, 148, 154, 155, 166, 188, 237, 288, 342, 371, 380, 445, 451, 483, 485, 487, 497, 505, 513, 526, 560, 569, 579, 634, 685, 732, 736, 743, 827, 850, 860, 878, 939, 940, 964, 968, 1028, 1029, 1047, 1068, 1121, 1126, 1159, 1218, 1226, 1235, 1279, 1280, 1314, 1315, 1328, 1334, 1365, 1390, 1546, 1561, 1571, 1678, 1691, 1768, 1771, 1781, 1797, 1802, 1805, 1808, 1820, 1821, 1322, 1326, 1335, 1336, 1344, 1373, 1375, 1387, 1391, 1394 (Pannal & Burn Bridge PC), 1410, 1412, 1445, 1458, 1552, 1556, 1637, 1641, 1669, 1686, 1692, 1731, 1837, 1869, 1943, 2007, 2017, 2044, 2065, 2071, 2073, 2078, 2094, 2099, 2132, 2135, 2165, 2216, 2269, 2282, 2294, 2288, 2546,	

## Delivery and Monitoring 13

Site PN14: Land to east and west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	2562, 2617, 2664, 2696, 2732, 2783, 2788, 2856, 2939, 2941, 2969, 3295, 3556, 3591, 3593, 3690, 3826, 3849, 3852, 3877, 3880, 3891, 3908, 3922, 3928, 3932, 3962, 4026, 4029, 4078, 4082, 4085, 4087, 4096, 4097, 4107, 4148, 4238, 4335, 4544, 4598, 4611, 4654, 4730, 4794, 4852, 4914, 4918, 4925, 4930, 4937, 4947, 4951, 4958, 4978, 4908, 5012, 5014, 5067, 5080, 5088, 5128, 5286, 5331, 6198, 6199, 6201, 6216,	
Site is in the Green Belt	68, 84, 85, 560, 732, 940, 1007, 1126, 1159, 1218, 1279, 1280, 1315, 1326, 1327, 1336, 1373, 1412, 1445, 1458, 1556, 1641, 1686, 1691, 1771, 1802, 1821, 2009, 3877, 3941, 4006, 4041, 4060, 4081, 4097, 4108, 4144, 4645, 4746, 4906	
Loss of public open space/sports pitches	1, 44, 65, 80, 84, 85, 237, 736, 940, 958, 1029, 1126, 1280, 1315, 1322, 1344, 1387, 1373, 1375, 1412, 1445, 1468, 1556, 1678, 1731, 1768, 1771, 1808, 1869, 1943, 2078, 2094, 2099, 2165, 2216, 2282, 2939, 3295, 3932, 5174	
Negative impact on local community	1, 3, 44, 61, 65, 68, 70, 80, 85, 146, 148, 154, 155, 166, 188, 237, 268, 316, 380, 485, 497, 560, 685, 732, 736, 743, 850, 860, 940, 958, 1007, 1028, 1029, 1047, 1121, 1126, 1279, 1280, 1315, 1322, 1326, 1327, 1335, 1336, 1344, 1373, 1375, 1387, 1390, 1391, 1410, 1412, 1445, 1458, 1468, 1522, 1556, 1637, 1641, 1669, 1678, 1686, 1691, 1692, 1731, 1768, 1771, 1805, 1808, 1821, 1837, 1869, 2009, 2044, 2094, 2132, 2165, 2216, 2732, 3295, 3556, 3672, 3680, 3938, 3992, 4037, 4096, 4544, 4945, 4971, 5067, 5286	
Negative impact on local wildlife and biodiversity	1, 3, 6, 7, 34, 44, 65, 68, 70, 76, 84, 85, 93, 154, 155, 166, 188, 212, 237, 288, 311, 316, 393, 431, 445, 497, 500, 505, 524, 560, 569, 618, 732, 736, 743, 817, 850, 860, 940, 958, 964, 1007, 1028, 1029, 1047, 1051, 1121, 1159, 1218, 1261, 1279, 1280, 1298, 1315, 1322, 1326, 1327, 1335, 1336, 1344, 1365, 1373, 1375,	

## 13 Delivery and Monitoring

Site PN14: Land to east and west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	1387, 1390, 1391, 1394 (Pannal & Burn Bridge PC), 1410, 1412, 1445, 1458, 1468, 1552, 1556, 1571, 1637, 1641, 1669, 1678, 1680, 1691, 1692, 1732, 1768, 1771, 1802, 1805, 1808, 1820, 1821, 1869, 1943, 1944, 2009, 2017, 2044, 2062, 2065, 2071, 2073, 2078, 2094, 2132, 2135, 2165, 2216, 2546, 2803, 3121, 3229, 3295, 3556, 3672, 3871, 3880, 3923, 3931, 3932, 4732, 4908, 5018, 5027, 5132, 5276, 5286, 6197, 6198, 6200, 6201, 6216	
Negative impact on designated heritage assets	1, 3, 11, 44, 64, 65, 68, 70, 84, 85, 155, 166, 188, 380, 451, 560, 736, 850, 860, 958, 964, 1007, 1028, 1029, 1047, 1121, 1126, 1279, 1315, 1322, 1326, 1335, 1336, 1344, 1373, 1390, 1410, 1445, 1556, 1637, 1641, 1669, 1678, 1686, 1691, 1692, 1771, 1805, 1808, 1821, 1869, 2009, 2044, 2078, 2939, 3295, 4144, 5067, 5128, 6215, 6216	
The westernmost site adjoins the boundary of the Pannal Conservation Area and the churchyard of the Grade II* Listed Parish Church. Conservation and Design Assessment considers this area makes an important contribution to the significance of these heritage assets and concludes that the loss of this area and its subsequent development would be likely to harm their significance. Consequently, whilst the development of site to east of Leeds Road is unlikely to impact upon the Conservation Area or the setting of the listed Church, extent of area adjacent to Church needs to be either deleted or substantially reduced in size to that commensurate with the protection of the setting of the nearby designated heritage assets.	2367 (Historic England)	
Will have adverse impact on the approach to Harrogate from the south and impact on tourism.	7, 34, 43, 212, 288, 311, 500, 505, 968, 1001, 1033, 1218, 1226, 1264, 1285, 1298, 1328, 1468, 1522, 1546, 1808, 1820, 1821, 1944, 2044, 2132, 2269, 2773, 2939, 2846, 3591, 3680, 3685, 4087, 4794, 4918, 5128, 5276, 5286, 6216	
Will reduce gap between Harrogate and Pannal	6, 7, 49, 64, 73, 75, 76, 84, 90, 148, 158, 310, 311, 342, 393, 524, 968, 1226, 1261, 1394 (Pannal & Burn Bridge PC), 1442, 1553, 1561, 1587, 1781, 1820, 1821, 1669, 1944, 2007, 3229, 3536, 3591, 3593, 3609, 3852, 3880, 3887, 3922, 3950, 4006, 4029, 4030, 4058, 4081, 4256, 4260, 4335, 4338, 4573, 4732, 4742, 4906, 4908, 4921, 4925, 4930,	

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Site PN14: Land to east and west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	4953, 4971, 4978, 5035, 5080, 5667, 6195, 6198, 6199	
Pannal Station has limited facilities and funding towards improved station facilities, commensurate with the size of the scheme, should be sought. To the south west of the site is a public footpath level crossing, Bunkers Hill. The impact of the development on the use of this level crossing should be assessed and funding provided for improvements to the crossing where increase use is identified.	2417 (Network Rail)	

Table 13.61 Site PN14: Land to east and west of Leeds Road, Pannal

## Summary of comments - Rainton sites

Site RN2: Former Agricultural Buildings, Rainton			
Comment	Comment Ref	HBC Response	
<b>Reasons support allocation of site:</b>			
Support development of stone buildings, but not whole site	225 (Rainton PC)	A re-assessment of the facilities available in Rainton has indicated that the village should be categorised in the settlement hierarchy as a Smaller Village rather than a Secondary Service Village. In the Local Plan growth strategy Smaller Villages have been identified as suitable for windfall housing and small scale rounding off: they will not receive any housing allocations. As such, the allocated sites included in the draft Local Plan for Rainton have been deleted from the Publication Local Plan.  <b>Delete site RN2</b>	
Makes use of redundant farm buildings	5197		
Minimal impact on local roads/traffic	2571, 2572, 5197		
No flood risk	5197		
Support, but issue with drainage in village needs to be addressed before site is developed	225 (Rainton PC), 1032		
Minimal impact on the landscape	2571		
<b>Reasons do not support allocation of site:</b>			
Drainage system inefficient	921		

Table 13.62 Site RN2: Former Agricultural Buildings, Rainton

Site RN3: Village Farm, Sleights Lane, Rainton		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development will help meet the council's objectively assessed housing need	1832 (site promoter)	A re-assessment of the facilities available in Rainton has indicated that the village should be categorised in the settlement hierarchy as a Smaller Village rather than a Secondary Service Village. In the Local Plan growth strategy Smaller Villages have been identified as suitable for windfall housing and small scale rounding off: they will not receive any housing allocations. As such, the allocated sites included in the draft Local Plan for Rainton have been deleted from the Publication Local Plan.  <b>Deleted site RN3</b>
Minimal impact on local roads/traffic	1832 (site promoter)	
Development would help support local shops/services	1832 (site promoter)	
No flood risk	1832 (site promoter)	
Minimal impact on the landscape	1832 (site promoter)	
The site is not in the Green Belt or the Nidderdale AONB	1832 (site promoter)	
Development would not result in the loss of public open space/sports pitches	1832 (site promoter)	
Minimal impact on local wildlife and biodiversity	1832 (site promoter)	
Minimal impact on designated heritage assets	1832 (site promoter)	
<b>Reasons do not support allocation of site:</b>		
Site falls outside development line proposed in Parish Plan	226 (Rainton PC)	

## 13 Delivery and Monitoring

Site RN3: Village Farm, Sleights Lane, Rainton		
Comment	Comment Ref	HBC Response
Site is too big	1022, 1457	
A large amount of development has already been granted in the local area	1022, 1457	
No local need for additional housing	1457	
Local infrastructure cannot cope	1022, 1457	
Negative impact on local roads/traffic	1022, 1457, 1816	
No or poor access to public transport	1457	
No or poor access to shops and services	1457	
Risk of flooding	1457, 2570, 5200	
Negative impact on the landscape	1022, 1457, 2570, 5200	
Negative impact on the local community	1022, 1457, 1816, 5200	
Drainage system needs to be improved	921, 1816	

Table 13.63 Site RN3: Village Farm, Sleights Lane, Rainton

### Summary of comments - Sharow sites

Site SH1: Land at New Road, Sharrow		
Comment	Comment Ref	HBC Response
<b>Reasons do not support allocation of site:</b>		
Prefer site SH2	222, 247, 1136, 1874, 2516, 2596	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Prefer site SH3	1874	
Site is too big	1515	
A large amount of development has already been granted in the local area	1874, 2526, 2974	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.  The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
The site is outside the current development limit	547, 1388, 1515,	
Previous applications to develop the site have been refused	1388, 1874	
No local need for additional housing	1388	
Local infrastructure cannot cope	222, 247, 1136, 1388, 2526, 2596, 2974	
Negative impact on local roads/traffic	222, 247, 1136, 1515, 1388, 1874, 2516, 2596, 2974	
No or poor access to public transport	222, 1388, 1874, 2516, 2974	
Local schools are full	222, 247, 1136, 1388, 1874, 2516, 5974	
No or poor access to shops and services	222, 247, 1136, 1515, 1388, 1874	
Risk of flooding	222, 247	
Negative impact on the landscape	222, 247, 1136, 1515, 1388, 1874, 2516, 2974	
The site is in the Green Belt or Nidderdale AONB	1388, 1874	
Negative impact on the local community	222, 1136, 1515, 1874	



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Site SH1: Land at New Road, Sharrow		
Comment	Comment Ref	HBC Response
Negative impact on local wildlife and biodiversity	222, 247, 1136, 1515, 1874	

Table 13.64 Site SH1: Land at New Road, Sharrow

## Summary of comments - Spofforth sites

Site SP4: Land at Castle Farm, Spofforth		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	3004, 3022, 3620 (site promoter), 4720, 4725	Noted.
Development will help meet the council's objectively assessed housing need	1763, 1842	
Site is within/adjacent to the current development limit	1763, 1842	
It is a brownfield site	1763, 1842, 3235 (Spofforth with Stockeld PC)	
Impact on local roads/traffic can be mitigated	1763	
Good access to public transport	1763, 1842	
Development would help support local shops/services	1763, 1842	
No flood risk	1763, 1842	
Minimal impact on the landscape	1763, 1842	
The site is not in the Green Belt or the Nidderdale AONB	1763, 1842	
Development would not result in the loss of public open space/sports pitches	1763, 1842	
Minimal impact on local wildlife and biodiversity	1763, 1842	
Minimal impact on designated heritage assets	1763, 1842	
<b>Reasons do not support allocation of site:</b>		
Negative impact on local roads/traffic	1516	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
No or poor access to shops and services	1516	
Negative impact on the landscape	1516	
Negative impact on the local community	1516	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Negative impact on designated heritage assets	1516	
Conservation and Design Site Assessment considers that the development of site is likely to harm elements which contribute to the significance of heritage assets in this area and sets out number of detailed measures designed to reduce this harm. Reference to these should be included in the Plan.	2368 (Historic England)	<p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.</p>

Table 13.65 Site SP4: Land at Castle Farm, Spofforth

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Site SP6: Land at Massey Fold, Spofforth		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	1765, 3006, 3023, 4721, 4726, 6039 (site promoter)	Noted.
Support as infill site without extending settlement boundary. May be susceptible to flooding and question whether Local Green Space could be extended into this area. Land to south beyond LGS could be developed instead.	3235 (Spofforth with Stockeld PC)	
<b>Reasons do not support allocation of site:</b>		
Site is too big	1844, 2131	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Local infrastructure cannot cope	1844, 2131	
Negative impact on local roads/traffic	1518, 1844, 2131	
Local schools are full	1844	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Risk of flooding	1844, 2131	
Negative impact on the landscape	1518, 1844, 2131	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Loss of public open space/sports pitches	1844	
Negative impact on the local community	1844	
Negative impact on local wildlife and biodiversity	1518, 1844, 2131	
Negative impact on designated heritage assets	1844	
This site adjoins (and at its northern end lies within) the Spofforth Conservation Area and adjoins the curtilage of Grade II Listed Buildings. Conservation and Design Assessment considers this area makes an important contribution to significance of both these heritage assets and concludes that loss of this area and its subsequent development would be likely to harm their significance. As Conservation and Design Assessment concludes not possible to mitigate this harm, site should be deleted as an allocation unless there are clear public benefits that outweigh the harm, which would need to set out within the justification for this allocation.	2369 (Historic England)	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.

Table 13.66 Site SP6: Land at Massey Fold, Spofforth

### Summary of comments - Staveley sites

Site SV1: Land between Minskip Road and Low Field Lane, Staveley		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support allocation but density of site should be increased to 30dph giving yield of 105 dwellings	3600 (site promoter)	Noted.
If site developed, opportunity to link two existing footpaths	737	
<b>Reasons do not support allocation of site:</b>		
Site is too big	327, 328, 434 (Staveley and Copgrove PC), 430, 523, 942, 1357, 1507, 1471, 1548, 2123, 2518, 2573, 2625, 2353, 3297, 3910, 4256, 4641	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Previous applications to develop the site have been refused	1357	

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Site SV1: Land between Minskip Road and Low Field Lane, Staveley		
Comment	Comment Ref	HBC Response
No local need for additional housing	430, 1357	<p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.</p>
Local infrastructure cannot cope	327, 430, 523, 1357, 1471, 1607, 2574, 3297, 3910, 4641	
Negative impact on local roads/traffic	327, 328, 430, 523, 1357, 1471, 1548, 1599, 1607, 2123, 2293, 2518, 2574, 2623, 2625, 2653, 3297, 3910, 3998, 4641	
No or poor access to public transport	327, 430, 942, 1357, 1548, 3297, 3910	
Local schools are full	327, 328, 430, 434 (Staveley and Copgrove PC), 2518, 2625, 3297, 3910, 3998, 4641	
No or poor access to shops and services	430, 942, 1357, 1471, 1548, 1607, 2123, 2474, 2625, 3998	
Risk of flooding	327, 328, 430, 434 (Staveley and Copgrove PC), 942, 1357, 1548, 1599, 1607, 2123, 2293, 2625	
Sewage and drainage system inadequate	328, 430, 434 (Staveley and Copgrove PC), 1357, 1599, 1607, 2518, 2573, 2623, 2625, 2653, 3297, 3998, 4641	
Negative impact on the landscape	942, 1599, 2123	
Negative impact on the local community	1357, 1599	
Negative impact on local wildlife and biodiversity	430, 434 (Staveley and Copgrove PC), 942, 1357, 1471, 1548, 1599, 1607, 2123, 2518, 2623, 3910, 3998	
Site is adjacent to the Yorkshire Wildlife Trust's Staveley Nature Reserve. Development of land could lead to cumulative pressures on the reserve and there is potential for negative impact on biodiversity.	2715 (Yorkshire Wildlife Trust)	
Negative impact on designated heritage assets	1357, 2623, 4641	

Table 13.67 Site SV1: Land between Minskip Road and Low Field Lane, Staveley

## Summary of comments - Summerbridge sites

Site SB1: Clough House Farm, Summerbridge		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	1877 (Hartwith cum Winsley PC), 3448	Noted.
<b>Reasons do not support allocation of site:</b>		
Site is too big	3888 (Natural England)	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Local infrastructure cannot cope	1600	
No or poor access to shops and services	1600	

## 13 Delivery and Monitoring

Site SB1: Clough House Farm, Summerbridge		
Comment	Comment Ref	HBC Response
Risk of flooding	1600	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Negative impact on the landscape	1600, 3888 (Natural England)	
The site is in the Nidderdale AONB	1600	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Scale of housing development proposed constitutes major development by virtue of its adverse impact on the character of the AONB's landscape and would cause substantial and irreversible harm to the AONB. Allocation is contrary to NPPF and guidance of need to avoid harmful development in AONBs.	2043 (AONB JAC)	
Allocation has potential to impact on landscape of AONB. Of particular importance is the layout of the development and how this impacts the form of the village. This allocation could expand the form of the settlement too far up the hill and make it more visible. If taken forward, mitigation should ensure that this part of the village remains linear. The local vernacular and density of the development should also be taken into consideration.	3888 (Natural England)	
Loss of public open space/sports pitches	1600	
Negative impact on the local community	1600	
Negative impact on local wildlife and biodiversity	1600	
Summerbridge House opposite site and bridge over the River Nidd are Grade II Listed Buildings. Conservation and Design Assessment considers this area makes an important contribution to the significance of both these heritage assets and concludes that the loss of this area and its subsequent development would be likely to harm their significance, which it is not possible to mitigate. Site allocation should be deleted or substantially reduced in size to that commensurate with the protection of the setting of the nearby designated heritage assets.	2370 (Historic England)	

**Table 13.68 Site SB1: Clough House Farm, Summerbridge**

Site SB5: Land at Braisty Woods, Summerbridge		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	1877 (Hartwith cum Winsley PC), 3448	Noted.
<b>Reasons do not support allocation of site:</b>		
Site is too big	3890 (Natural England)	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Local infrastructure cannot cope	2107	
Negative impact on local roads/traffic	2107	
Negative impact on the landscape	2107	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
The site is in the Nidderdale AONB	2107	
Scale of housing development proposed constitutes major development by virtue of its adverse impact on the character of the AONB's landscape and would cause substantial and irreversible harm to the AONB. Allocation is contrary to NPPF and guidance of need to avoid harmful development in AONBs.	2045 (AONB JAC)	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Allocation has potential to have a significant impact on landscape of AONB. It is not in proportion with rest of the village and it is very visible from the other side of	3890 (Natural England)	

## Delivery and Monitoring 13

Site SB5: Land at Braisty Woods, Summerbridge		
Comment	Comment Ref	HBC Response
the valley and the PRoW network. Allocation is not in proportion with rest of village or within village footprint and would significantly change the form of the village. Some potential for a small part of SB5 (the northern part of the allocation next to the B6451) to accept development without causing significant impact. The stream next to allocation is a migration route/spawning site for lamprey which are a designated feature of the Humber Estuary SAC. As per draft policies CC2, NE2 and the site assessment, a buffer zone should be provided and the water quality should be protected to prevent any impacts to this species. Any enhancement to this habitat would be welcome.		Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Negative impact on local wildlife and biodiversity	2107, 3890 (Natural England)	
Negative impact on designated heritage assets	2107	

Table 13.69 Site SB5: Land at Braisty Woods, Summerbridge

## Sites not identified as preferred allocations

- 13.4** Representations were made in respect of a number of sites that had been considered through the SHELAA but not selected as preferred allocations for inclusion in the draft Local Plan. In addition, several new sites were submitted.
- 13.5** In early 2017, the council commissioned an update of the assessment of the district's housing and economic development needs to take account of the latest available demographic evidence and up to date economic forecasts. The Housing and Economic Development Needs Assessment (HEDNA) identified that the Objectively Assessed Need (OAN) had increased to 669 dwellings per annum (from 557 dwellings). The upward change in the OAN represented an increase of some 2,300 dwellings over that previously planned for. In order to ensure that the OAN is met in full by the end of the plan period and provide sufficient flexibility, additional housing sites were required to be identified in the Local Plan.
- 13.6** All sites previously submitted (and assessed as deliverable/developable in the 2016 SHELAA) and in locations consistent with the Local Plan growth strategy were reviewed together with new sites that came forward during consultation on the draft Local Plan. From this process an additional 25 preferred allocations were identified.

Policy DM1: Housing Allocations (Sites Not Identified as Preferred Allocations)		
Comment	Comment Ref	HBC Response
<b>Harrogate</b>		
<b>Land off Leeds Road (Site H8)</b>		
Site is located within a highly sustainable location on southern edge of Harrogate, site is adjacent to a wide variety of local amenities and within easy reach of the centre of Harrogate. Reduced developable area could deliver approximately 80 dwellings. Site is unique as can be accessed without going through town centre on south side of Harrogate thus allowing access to Leeds and A1 without affecting traffic flows through the town centre. Whilst site is within Special Landscape Area, it is not highly visible as part of the SLA and can be developed with minimal impact to the surrounding area and the SLA. Whilst Council's main concerns appear to relate to highways and landscape impact, a highways assessment has been undertaken which demonstrates site can be safely accessed and would not result in detriment to the local highway network. Indicative	3590	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.

## 13 Delivery and Monitoring

Policy DM1: Housing Allocations (Sites Not Identified as Preferred Allocations)		
Comment	Comment Ref	HBC Response
masterplan demonstrates that through maintenance of existing landscaping, a sensitive layout and high quality new landscaping scheme, the development would not have a significant negative impact upon the local landscape particularly as the site is already well contained.		
<b>Longlands Farm, Harrogate (Site H10)</b>		
The SHELAA states that this site is not deliverable based on it falling within the Green Belt. Do not consider proposal should be dismissed on this basis. Although in Green Belt must be assessed in conjunction with long term vision for improved transport links within the area, as this is likely to create alterations to the landscape and therefore land designations in the future. One of indicative routes for Harrogate Relief Road is located to the north of the proposed site and if it were to go ahead, not only would it urbanise the landscape within the Green Belt but it would also open up areas to the west of the relief road for development.	2011	<p>The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
<b>Forest Head Farm, Bogs Lane, Starbeck (Site H11)</b>		
The SHELAA states that this site is not deliverable based on it falling within the Green Belt. Do not consider proposal should be dismissed on this basis. Would be seen as continuation of the built up area, landscape is not of high quality when considered in context of other landscapes, consider existing access to be adequate and should be re-assessed, network of cycle and footpath links nearby and walking distance to Starbeck train station. Although in Green Belt must be assessed in conjunction with long term vision for improved transport links within the area, as this is likely to create alterations to the landscape and therefore land designations in the future. One of indicative routes for Harrogate Relief Road is located to the north of the proposed site and if it were to go ahead, not only would it urbanise the landscape within the Green Belt but it would also open up areas to the west of the relief road for development.	2058	<p>The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
<b>Land at Hornbeam Park (Site H12)</b>		
Consider reduced site should be allocated. Would create logical rounding off to south eastern part of town forming small residential urban extension to edge of existing built form. Extent of site has been re-evaluated and net developable area reduced to take on board Council's concerns regarding visual impact of site. Proposed layout includes provision of residential development and green corridor on land to immediate north east of St Michaels Hospice, with C2 Care Home on south eastern boundary.	4572	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land at Nitter Hill, Harrogate (Site H13)</b>		
SHELAA has acknowledged that site has development potential and consider it should have been identified as a preferred allocation. Recognise that development will need to be carefully designed to minimise harm and would suggest lower yield than assessed in SHELAA.	2128	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land north of Granby Farm (Site H22)</b>		

## Delivery and Monitoring 13

Policy DM1: Housing Allocations (Sites Not Identified as Preferred Allocations)		
Comment	Comment Ref	HBC Response
Further sites need to be allocated to meet needs of the district. Site forms logical extension to main developed area of Harrogate in highly sustainable location. Forms an infill development contained by the railway and other developments and therefore does not encroach into the open countryside. Reasoning behind exclusion of site as housing allocation solely relates to accessibility issues to the site. However, access is achievable through the Redrow Homes Claro Road scheme and an arrangement is in place with Redrow Homes to enable the delivery of this site. Therefore any access issues have been overcome and should not be a reason for not allocating this site for housing.	3549	To meet the increased housing requirement over the plan period, this site has been identified as a housing allocation.
<b>Land north of Kingsley Farm (Site H23)</b>		
Further sites need to be allocated to meet needs of the district. Site forms logical extension to main developed area of Harrogate in highly sustainable location. Forms an infill development contained by the railway and other developments and therefore does not encroach into the open countryside. Sustainability Appraisal comments do not appear to be negative except the fact that the site has poor accessibility to services and the local primary school is at capacity. This is despite allocation of other sites within the vicinity of site H23, therefore, decision to exclude this site is not consistent or justified with the Councils approach and again is not a reason to dismiss this site for housing.	3549	To meet the increased housing requirement over the plan period, this site has been identified as a housing allocation
<b>Land at Bogs Lane (Site H24)</b>		
Site is part of larger area considered in SHELAA. Development would facilitate effective re-use of previously developed site, with no physical or environmental constraints that would restrict development or could not be mitigated effectively.	4536	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land at Forest Lane Head (Site H25)</b>		
Principal reason for excluding site seems to be that site lies within the Green Belt but consider in this vicinity there is a major anomaly regarding the Green Belt. Site lies on north side of Forest Lane Head between Bogs Lane and Bilton Hall Drive and there are already several dwellings to the north of Bogs Lane and the east of Bilton Hall Drive. This is obviously wrong and the boundary of the Green Belt should be changed so that these dwellings and their gardens are excluded. It would be logical to remove site H25 from the Green Belt too. This would not only remove the anomaly but also be fair in regard to the dwellings that have already been permitted on the adjacent Green Belt land.	3403	<p>The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
<b>Land at Hookstone Road (Site H26)</b>		
Part of site was assessed in SHELAA as being suitable for residential development pending mitigation. Site is on edge of existing settlement, with residential development to the north as well as along Hookstone Road. Development of this site would help to address immediate local needs, whilst ensuring that new housing comes forward in a sustainable location close to the existing services and facilities within Harrogate.	4303	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.

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Policy DM1: Housing Allocations (Sites Not Identified as Preferred Allocations)		
Comment	Comment Ref	HBC Response
<b>Land adjacent to Prince of Wales Mansions (Site H30)</b>		
Site should be included as preferred allocation. Brownfield site which could deliver larger number of dwellings (apartments) than indicated in SHELAA.	1603	As this site lies within the urban area of Harrogate there is no objection in the principle to the redevelopment of the site for residential use, subject to relevant Local Plan policies being met. As such, there is no necessity to allocate the site for housing in the Local Plan.
<b>Land north of Hildebrand Barracks (Site H32)</b>		
Land being promoted covers 35% of that shown in SHELAA. Development would serve to reinforce existing and proposed development in the immediate area. Would assist in obtaining and retaining social and community facilities in this area and instead of being just outside town boundary, Hildebrand Barracks and the AFC would become part of Harrogate rather than be isolated. Would be stronger justification to reinstate the bus service which serves this location. Site has never been identified as having any special landscape character, development would not result in merger with any nearby freestanding settlement and northern boundary carefully chosen so as to minimise the impact of development on views from Skipton Road. Location compares very well to other sites in sensitive and very sensitive locations suggested for development elsewhere around Harrogate and Knaresborough.	1986	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Cow Dyke Farm (Site H33)</b>		
Whilst Site H56 has been included in the draft plan as a preferred allocation, the site of Cow Dyke Farm immediately adjoining this site has not been allocated. To enable site to be comprehensively developed, believe this should form part of the housing allocation for the land to the north. The integration of the site with consented residential developments would form a logical 'rounding off' of development in this area.	4086	As this site lies within the Harrogate development limit there is no objection in the principle to the redevelopment of the site for residential use. As such, there is no necessity to allocate the site for housing in the Local Plan.
<b>Land at Oakdale Farm (Site H34)</b>		
Allocation of site would be logical extension of built form of Harrogate, particularly given that full length of northern boundary of site comprises existing residential development or development under construction (Site Ref H50). Site is contained by existing infrastructure with the B6161 forming the western boundary. This would form a logical and defensible boundary to the Harrogate Development Limit.	4427	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land off Forest Lane, Harrogate (Site H39)</b>		
The SHELAA states that this site is not deliverable based on it falling within the Green Belt. Do not consider proposal should be dismissed on this basis. Site has good access to local road network. Urban fringe setting with residential and commercial properties nearby, landscape not high quality when considered in context of other landscapes. Allowing small rolling back of green belt to allow development on eastern edge of Harrogate would deliver more balanced approach to development of town and would relate better to town centre. Could be developed in conjunction with adjoining Council owned land (Rudfarlington Farm), area risk of flooding unlikely to be developed due to location adjacent highway.	1949	<p>The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
<b>Land south of Rossett Green Lane (Site H44)</b>		



## Delivery and Monitoring 13

Policy DM1: Housing Allocations (Sites Not Identified as Preferred Allocations)		
Comment	Comment Ref	HBC Response
Site is adjacent and well related to an existing residential area, capable of delivering a high quality, landscape-led scheme that will make a positive contribution not only to the local area from a visual perspective, but also towards the housing land supply in the Borough.	2605	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land at Castlehill (Part of Site H52)</b>		
Site adjoins main urban area of Harrogate and borders the proposals for the former Police Training College. Site has partly been allocated (as Site H70) but remainder of site is also considered to be viable for development.	3063	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land off Skipton Road (Site H59)</b>		
Not clear from site assessments why site has been discounted when other sites such as H51 have been deemed appropriate.	2451	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Knox Hill Farm, Harrogate (Sites H68, H69 and additional land)</b>		
With additional land comprises 22ha comprised of Knox Hill Farmstead, agricultural land and woodland and would provide significant contribution to meeting housing requirement and flexibility within scheme. Has direct access to A61, surrounded by mixture of residential and commercial development, adjoins northern development limit and would be natural extension to town, well connected to built form in urban fringe setting, flood risk area on part of site could be mitigated, access to Ripon Road viable but should be assessed in line with long term vision for transport improvements in area as one of indicative routes for relief road would pass north of proposed site.	2124	To meet the increased housing requirement over the plan period, H69 has been identified as a housing allocation.
<b>Land between Maple Close and Fairways Avenue (Site H79)</b>		
Site would form a well contained logical extension to the existing built form of Starbeck and could provide in the region of 200 dwellings. Allocation of site would involve the loss of three existing golf holes but would be replaced with the creation of a further three new holes on land to the east of the Harrogate to Knaresborough railway line. Site is currently designated as Green Belt but need to provide housing in sustainable locations to meet current and future housing needs can represent exceptional circumstances to change the Green Belt status of the site. The old tightly drawn boundaries of the Green Belt are now out-of-date and are no longer fit for purpose. The site does not perform any of the five purposes of the Green Belt and has significant sustainability credentials that align closely with the Local Plan Spatial Strategy. There are no insurmountable technical issues including transport and drainage arrangements and arrangements can be made to ensure the delivery of housing by 2020 whilst also ensuring the construction of the replacement holes, the associated reconfiguration work for the golf club and enhancement of the landscape buffer beforehand.	2921	<p>The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
<b>Land off Station View (Site H83)</b>		

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Football Club is seeking an allocation of part of site for residential development as part of an enabling development scheme to fund improvements to the existing sports facilities. The allocation would secure the long term future of this sporting facility. Site is available for development and is in a suitable location for development, being located within the development limits of Harrogate.	3579	There is no objection in principle to the development of sites for residential use within the urban area of Harrogate, subject to relevant Local Plan policies being met. As such, there is no necessity to allocate the site for housing in the Local Plan.
<b>Land west of Ripon Road (Site H86)</b>		
Site comprises series of agricultural land parcels separated and lies immediately to north of existing residential development on the edge of Harrogate, with open countryside to the western and eastern boundaries. Site has good access to public transport and represents sustainable location for new development.	4301	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Knaresborough</b>		
<b>Riverside Farm, Thistle Hill (Site K5)</b>		
Propose amendments to site boundaries to address concerns raised by Council on landscape and conservation area impacts giving two development options.	4907	<p>The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
<b>Land north of Hay a Park Lane (Site K15)</b>		
Consider reasons for assessing site as not deliverable in SHELAA not justified. Would not be isolated if developed in conjunction with site K20. Area of site at risk of flooding would be subject to FRA, which would identify appropriate measures to address this. Existing access road is narrow but two new road infrastructure improvements needed to east of Knaresborough, which would release site: upgrading of existing level crossing would provide full vehicular access to site north of railway and eastern link road would reduce traffic congestion in Knaresborough and serve development site.	1987	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Forest Moor Road, Calcutt (Site K16)</b>		
The SHELAA states that this site is not deliverable based on it falling within the Green Belt. Do not consider proposal should be dismissed on this basis. Site lies on edge of Green Belt adjacent development limit, has good access to local road network, existing development to north, east and west, urban fringe setting and do not consider proposal would greatly impact on surrounding landscape. Development would represent continuation of linear form along Forest Moor Road. Landscape not of high quality and allowing small rolling back of green belt would deliver more balanced approach to development of town and would relate better to town centre. Consider positive benefits of development	2000	The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.

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outweighs negative impacts that could be caused by development within Green Belt.		The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.
<b>Forest Moor Road, Calcutt (Site K19)</b>		
The SHELAA states that this site is not deliverable based on it falling within the Green Belt. Do not consider proposal should be dismissed on this basis. Site lies on edge of Green Belt adjacent development limit, has good access to local road network, existing development to north and west, urban fringe setting and do not consider proposal would greatly impact on surrounding landscape. Development relatively small and would not appear out of place with existing development along Forest Moor Road. Landscape not of high quality and development would help reduce over development of both Knaresborough and Harrogate. Consider positive benefits of development outweighs negative impacts that could be caused by development within Green Belt.	1955	<p>The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
<b>Land at Hall Farm (Site K20)</b>		
Site is strategically located to north east of town, directly north of Manse Farm and proximity to this consented site would lend itself to proposing a further residential development site and would allow for rounding off development on east side of Knaresborough. Land is not isolated: to west is Rugby Club and to south rail line and Manse Farm. The site could provide employment opportunities and good access to essential services and facilities. Not landscape of high quality. Access could be improved by two new road infrastructure improvements, which would release site: upgrading of existing level crossing would provide full vehicular access to site north of railway and eastern link road would reduce traffic congestion in Knaresborough and serve development site.	1992	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land north of Bar Lane and east of Boroughbridge Road (Site K23)</b>		
Consider there strong case for provision of additional allocations and site is logical option. Development on David Wilson site has extended settlement northwards along Boroughbridge Road and site K23 would be contiguous with new built up area. Whilst SA states site has poor access to rail services, secondary schooling, GP provision and shopping, the appropriateness of this part of Knaresborough for residential development in accessibility terms has been proven by the approval of the David Wilson scheme. Benefits of providing essential housing would outweigh loss of agricultural land and any impacts on air quality could be mitigated by financial contribution towards local air quality action plan objectives.	4879	To meet the increased housing requirement over the plan period, this site has been identified as a housing allocation.
<b>Land west of Abbey Road (Site K36)</b>		
Land west of Abbey Road should be considered.	51	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.

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<b>Land at Boroughbridge Road (Site K37)</b>		
Site comprises two agricultural field parcels and southern site boundary abuts an existing development site for 170 dwellings, which is currently under construction. Site benefits from access to public transport with bus stop located close to site on Ripon Road and represents a sustainable location for new development.	4298	To meet the increased housing requirement over the plan period, this site has been identified as a housing allocation.
<b>Ripon</b>		
<b>Littlethorpe Road (Site R3)</b>		
Site is located in a sustainable location adjacent to built extent of Ripon and would comprise small scale greenfield extension to settlement. Suitable access from Littlethorpe Road can be achieved through demolition of dwelling. No technical constraints that would prevent development of site. Whilst main concern in sustainability appraisal appears to relate to site's accessibility site is in sustainable location, confirmed in pre-application response.	5537	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Hutton Bank (Site R4)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. Site well connected to existing built form in urban fringe location with mix of commercial, residential and industrial uses nearby. Access could be taken from A61 but flexibility for alternative access points.	1965	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land north of Kings Mead (Site R5)</b>		
Site abuts residential properties to the west and south, with open fields to the east and north, and further residential properties beyond to the north. The site is advantageously located, with excellent accessibility to main strategic transport routes and also offering a broad choice of sustainable transport choices such as bus and cycle routes. It is well connected and forms a natural infill at the edge of the settlement and will add to the critical mass of residents to help support and sustain the existing facilities and services. No known technical constraints that would prevent site from coming forward.	4025	To meet the increased housing requirement over the plan period, this site has been identified as a housing allocation.
<b>Land off Tower Road and North Street (Site R7)</b>		
Site is in sustainable location within built up extent of Ripon and will form natural infill. Whilst there are TPOs to the site boundary would not prevent development of the site and maintained that safe access into site can be achieved. In relation to the site being identified as Protected Open Space in the emerging Ripon City Plan, as an emerging document no material weight can be attached to it and the proposed identification of the site as Protected Open Space is subject to objection.	3669	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land to rear of Cricket Ground, Studley Road (Site R9)</b>		
Consider reasons for assessing site as not deliverable in SHELAA not justified. Site is located close to the existing built form of Ripon adjacent to commercial development. Highly accessible location in close proximity to city centre, development would appear as small extension to built form.	2101	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land at Hutton Bank (Site R10)</b>		
Land has been used for employment and caravan sales and consistently advanced for a housing allocation. Ripon City Plan considers employment land should be	1525	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide

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retained for employment use and whilst consider suitable for housing not proposing to pursue allocation of this part of site at this stage. Consider remainder of land should be used for other purposes. It is underused and redevelopment will bring substantial benefit in terms of making full and efficient use of a brownfield site in a sustainable location within the Ripon development limit. Will enable visual and environmental improvement of this prominent site. Allocation for care home use will enable redevelopment to meet a community need whilst providing some employment on the site. Alternatively, allocation for retail use would reflect the existing use of much of the land and take advantage of its visibility and commercial exposure whilst bringing with it similar benefits of full beneficial use and employment provision.		flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land at Snow Close Farm (Site R13)</b>		
Site is within area identified for growth and sustainably located to make best use of existing and proposed amenities in one of District's main settlements. Site can be accessed from Kirby Road and A6108 without unacceptable impact on local highway network, served by existing bus routes, existing landscape features can be retained.	5799	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land south of Ripon Bypass (Site R16)</b>		
Consider reasons for assessing site as not deliverable in SHELAA not justified. Site put forward for mixed use development lies south east of Ripon and is bounded by the Ripon Bypass (A61) to the north and Knaresborough Road to the east, located close to the existing built form of Ripon in highly sustainable and accessible area off the A61 Ripon Bypass, which would ensure excellent transport and infrastructure links. Limited alterations to the development limits would help to reduce the over-development within Ripon and help to retain the distinctive character of the City. Proposed roundabout associated with new Morrison's supermarket development would provide a beneficial opportunity to open up the land for type of development proposed.	2134	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land at Bellwood Farm (Site R17)</b>		
Allocation of site would be logical extension of built form of Ripon. Number of physical and policy constraints around Ripon, which significantly restrict opportunities for the extension of Ripon. Site R17 is probably one of the least constrained and therefore most appropriate location for residential development. Number of identified preferred housing sites that either fall within Zone C or partly within Zone C. Additional site investigation work has been undertaken in relation to the reduced site R17 which suggest the Zone C limit which dissects the north eastern part of the site could be altered therefore resulting in all of the site R17 falling within Zone A where there is no known gypsum present.	4401	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land east of Ripon By-Pass (Part of Site R19)</b>		
Considered site is suitable for a commercial allocation for hospitality use to provide Ripon with a facility not currently available to it which would take advantage of access off the Ripon By-pass via an existing roundabout. Would also be well-located in respect of the proposal in the Draft Ripon City Plan to identify this land as able to accommodate a new rail halt for the town. The proposed uses would be complement the use of the land as a transport interchange. Larger site previously submitted but has been reduced to exclude flood zone areas.	1531	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land adjacent The Beeches (Site R20)</b>		

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Site area has been reduced to address concerns regarding flooding and heritage assets. Site is well contained and residential use would complement neighbouring uses, no major constraints to development. Significant interest in southern part of site for retail use from major retailer. Request site be allocated for housing or mixed use for housing/retail.	1533	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably as other sites assessed, is needed.
<b>Land at Halfpenny Lane (Site R24)</b>		
Site is sensible and rational extension of neighbouring development sites. Technical assessments have confirmed there is no insurmountable issue to prevent short term development of site. Commercial willingness to develop site.	5545	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Ripon Auction Mart (Site R26)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. Site is sustainably located 0.5 miles north of town centre and ideally suited to provide either residential or commercial development. Presence of gypsum could be mitigated.	2185	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land south of Bishopton (Site R31)</b>		
Site represents suitable location for residential development with no overriding physical or environmental constraints that would restrict development and which could not be mitigated effectively. Acknowledge constraints to site in terms of topography and location in conservation area/SLA, however, consider scheme can be designed that addresses this.	2604	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Boroughbridge</b>		
<b>Land at Roecliffe Lane (Site B3)</b>		
Site is in highly sustainable location and development would fit well with the urban morphology of the town. Site has previously been positively considered and heritage/archaeological assessments demonstrate how the above ground Devil's Arrow and its alignment with other Arrows to the north can be protected. Layout and yield reduced to 45 dwellings to reflect this.	2624	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land at Stumps Cross (Site B12)</b>		
Site is located adjacent to settlement boundary and was partially assessed in SHELAA as suitable pending mitigation.	4294	To meet the increased housing requirement over the plan period, this site has been identified as a housing allocation.
<b>Land at Three Arrows Field (Site B14)</b>		
Site lies to west of sawmills site that has permission for development. Clear benefits associated with allocating the site as it would assist in bringing forward the approved scheme for adjoining land by enhancing its access arrangements whilst representing a natural extension to the town in the most sustainable manner possible. Site can be developed whilst preserving/improving setting of standing stones to south. Site is very sustainably located site within easy walking distance of the town centre and performs very well compared to more peripheral sites around the town or elsewhere within the district. Degree of connectivity with the town centre along Valuation Lane also means that the site would be an ideal location not just for general housing but potentially for people with specific	3748	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.

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requirements, such as the older component of the community.		
<b>Land at Aldborough Gate (Site B21)</b>		
Site lies adjacent to Site B4 and could form second phase of development. Site is not subject to any specific designations for archaeology or the natural environment and as gateway site any masterplan/layout will need to site incorporate buffer zones.	3488	To meet the increased housing requirement over the plan period, this site has been identified as a housing allocation.
<b>Pateley Bridge</b>		
<b>Coal Yard (P12)</b>		
Site is currently in active use a coal yard but is due to become available in the short term. Site is located within development limits of Pateley Bridge and therefore no reason an early application cannot come forward. However, there is merit in site forming an extension to Site P7, to form a single allocation of circa 23 dwellings. Inclusion of site as residential allocation would provide confidence for site to be marketed with view to full application being progressed by a developer in order to secure a high quality residential scheme.	3690	To meet the increased housing requirement over the plan period, this site has been identified as a housing allocation.
<b>Masham</b>		
<b>Land west of The Oaks (Site M11)</b>		
Considered site is better suited to allocation and should be identified instead of or in addition to other sites identified. Suitability for housing reflected by fact consistently been preferred housing allocation in earlier plans. Appears to have been overlooked due to flooding issues, however, have had discussions with Environment Agency and flood modelling undertaken shows site entirely within Flood Zone 1. Site forms logical extension to built form of town, relates well to preferred allocation M8 and within walking/cycling distance of town centre. Site can be accessed from The Oaks and within landscape of limited sensitivity.	1527	To meet the increased housing requirement over the plan period, this site has been identified as a housing allocation.
<b>Arkendale</b>		
<b>Reins (Site AR2)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. There is residential development to north and east of the site and agricultural land to the south and west. The site is well connected to the built form and adjacent to the development limit. Development of site would have limited visual impact and would be seen as a continuation of the existing development to the east and mimic that to the north, would represent a small extension of development limit and form a natural extension to the village.	2076	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>West Field Lane (Site AR3)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. Residential development to the south and a farmstead to the west, well connected to the built form and adjacent to the development limit. Development would have limited visual impact and would be seen as a continuation of the existing development to the south, would represent a small extension of the development limit and form a natural extension to the village.	2077	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Beckwithshaw</b>		
<b>Land at Moor Farm (Site BK1)</b>		

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Consider reasons for assessing site as not deliverable in SHELAA not justified. Moor Park has direct access to an adopted highway to the east and south providing suitable direct access to the public highway for significant number of dwellings and apartments that are already located at Moor Park. Site is well located adjacent to existing housing at Moor Park and well screened from the west by existing mature woodland. Developing this site would round off this part of the development. Since site was submitted for consideration, it has been put to the market as a potential residential development opportunity and has been acquired by a developer.	2191	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Bedlam</b>		
<b>Land at junction of B6165 and Law Lane (Site OC9)</b>		
Site should be considered for inclusion in Local Plan.	6223	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Birstwith</b>		
<b>Land at Ashleigh Field (Site BW3)</b>		
Only part of site submitted should be considered for allocation with remainder used as playing field for Belmont Grosvenor School. Flooding, ecology, highways and landscape technical assessments have been undertaken which conclude that these do not constrain development or can be mitigated.	3373	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Bishop Thornton</b>		
<b>Land at Colber Lane (Site BT1)</b>		
Site comprises land identified in SHELAA as BT1 and adjoining land to west, currently occupied by vacant school which recently closed. School closure presents opportunity to plan positively for the future of the site and village. Part of site (part of the school building) is already within settlement limits and remainder of site abuts settlement boundary and would form a logical extension to the existing settlement. Development of site for residential use can retain the locally distinct school building and provide additional play/ amenity areas in the village. This will help to readdress the recent closure of the community facilities and become a focal point for the village.	4560	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Burnt Yates</b>		
<b>Land at Hark Hill (Site BY2)</b>		
Disappointing not proposed to allocate any sites in Burnt Yates. No environmental or restrictive designations affecting the village. Site would provide around 27 dwellings which is consistent with provisions of Policy GS2 of around 25 dwellings per Secondary Service Village. Tight development limit proposed suggesting limited opportunities to deliver these 25 units through windfall. Site is in sustainable location and new development will assist in maintaining services and facilities available in the village.	4718	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Burton Leonard</b>		
<b>Land at Scarah Lane (Site BL1) (Phase 1)</b>		



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Northern part of site was previously proposed as housing allocation in withdrawn Sites and Policies DPD, which confirms Council was previously of the view that it is a suitable area of land for housing. Village has essential services and within walking distance of bus stop to enable access to wider range of services and employment. Whilst landscape and conservation assessments generally negative they contradict Council's previous decision to propose allocation of site. Submitted planning applications for two phases of development and in context of previous allocation for the site consider site is suitable for a housing allocation in landscape and visual terms, and is not subject to any other significant environmental or physical constraints.	3770, 3776	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land at Station Lane (Site BL3)</b>		
Site has direct access to Station Lane and been on the western side of the village affords access to the A61 Ripon Road without passing through the village. Through careful landscaping and treatment some of the negative impact on landscape and visual aspects can be achieved. The site is of low biodiversity value and could be compensated for by the planting of wildflowers and native trees as highlighted.	3612	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land west of High Peter Lane (Site BL4)</b>		
SHELAA states sites is not deliverable based on Highway Authority opinion Peter Land is unsuitable to provide access to site. Consider there is sufficient access, additional access may be created/negotiated through Burnett Close. Site would not appear divorced from main built form of settlement. Small greenfield site close to village centre adjacent development limit, measures would be taken to mitigate effect of development.	2084	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land east of High Peter Lane (Site BL5)</b>		
SHELAA states sites is not deliverable based on Highway Authority opinion Peter Land is unsuitable to provide access to site. Consider there is sufficient access, additional access may be created/negotiated through Burnett Close. Small greenfield site close to village centre adjacent development limit, measures would be taken to mitigate effect of development.	2085	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land off Church Lane (Site BL6)</b>		
SHELAA states sites is not deliverable as would appear divorced from main settlement unless Site BL7 was developed. Consider it mistake that not allocated any preferred sites in village. As sustainable village with primary school and local shops should be allowed some natural growth in order to continue to support local services. If site viewed as divorced from settlement then Site BL7 should be brought forward also.	2080	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land adjacent Cemetery, Church Lane (Site BL7)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. Consider it mistake that not allocated any preferred sites in village. As sustainable village with primary school and local shops should be allowed some natural growth in order to continue to support local services. Residential dwellings to east of site and southern boundary lies adjacent cemetery so would not appear divorces from main built form of settlement.	2081	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land off Copgrove Road (Site BL8)</b>		

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Development will result in natural rounding off of settlement. No technical constraints to deliverability of site and development will support services and facilities within village.	3644	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Cattal</b>		
<b>Land at Station Road (Site CA1)</b>		
Site should be allocated as near A1 and existing railway line where would be possible to introduce a new station and commuter parking.	1488	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Copgrove</b>		
<b>Land at Copgrove (Site CP2)</b>		
SHELAA states sites is not deliverable based on Highway Authority opinion that access not suitable/sufficient for development of this size. Grass verge which sits adjacent to site is highways maintainable and would be sufficient to create a new access to site and release it for a residential development. The existing access could be utilised as an emergency access road within any proposed development. Development would round off this end of village and measures would be taken to mitigate effect development would have on the countryside and landscape setting of the village.	1957	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Cowthorpe</b>		
<b>Land west of Corner Farm (Site CW1)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. Site is well connected to the existing built form of Cowthorpe, on southern edge of the village to the east of Wetherby Lane. The proposal forms part of a farmstead, a bungalow (Manor Garth) and agricultural fields. Development would be classed as a small extension to development limit, which is preferable to infilling, which can often ruin the character of a village. The location of the proposed development to the south of the village will offer some mitigation in terms of its impact on the village setting.	2013	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>War Field Lane (Site CW2)</b>		
No fundamental constraints which would prevent deliverability and developability of site and landowner is willing and able to release the site for housing, which lies in strong market area. Site is bordered by existing development on three sides and would seek to minimise loss of TPOd trees.	5459	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Dacre Banks</b>		
<b>Nidd Valley Saw Mills (Site DB4)</b>		
Site lies at south western extent of Summerbridge which benefits from excellent accessibility to employment opportunities and other services in the heart of the village. Site is in a sustainable location and would support the growth of Summerbridge. Site is sequentially preferable to other greenfield sites in the area that have	3561	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.

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been proposed to be allocated for development including the adjacent site SB1.		
<b>Darley</b>		
<b>Land at Stocks Green (Site DR10)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. Development within Darley on the whole is linear, site DR10 is a proposed infill site to rear of existing development and which forms a continuation of the linear movement along Main Street. Development would take account of TPOs, heritage assets and location within AONB.	2060	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land at Cherry Tree Farm (Site DR13)</b>		
Whilst two housing allocations proposed these are at extremes in terms of size and consider case for at least one further allocation of scale that can deliver modest sized development early in plan period. This would help maintain and enhance viability of existing village services. Main negative point in Sustainability Appraisal relates to accessibility. However, there is a bus stop immediately opposite site on Main Street served by No.24 bus service and dedicated services to secondary schools. As this provides a 25 minute bus journey to Harrogate town centre and 18 minute journey to Pateley Bridge, consider this would provide ample opportunity for occupants of the new development to access facilities and employment without the need to use the private car.	4161	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land north of Wellington Inn (Site DR16)</b>		
Site is well related to village and would be natural rounding off delivering a limited number of dwellings and allowing continued organic growth of settlement. No known development constraints.	4854	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Dunkeswick</b>		
<b>Land off Weeton Lane (Site DK1)</b>		
SHELAA states sites is not deliverable based on it being within the Leeds Green Belt. Consider it should be removed from the Green Belt as it would provide another infill opportunity on the edge of the village. Development will be carefully designed to minimise any harm to character and appearance of village and the Green Belt.	2117	The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.  The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.
<b>Land at Hawthorne House Farm (Site DK2)</b>		
SHELAA states sites is not deliverable based on it being within the Leeds Green Belt. Consider it should be removed from the Green Belt as it would provide another infill opportunity on the edge of the village. Development	2115	The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to

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will be carefully designed to minimise any harm to character and appearance of village and the Green Belt.		meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.  The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.
<b>Farnham</b>		
<b>Land at Farnham (Site FH2)</b>		
Farnham needs modest new development to enable it to thrive in the future. Land is immediately adjacent to existing built form of the village and would be a logical extension to the built up area. SHELAA site assessment advises some landscape impact would occur if site was developed however of view that a sensitive, modest scheme with appropriate landscaping could be assimilated into the landscape with no substantial harm. A small scale development would round off this part of the village and can be accommodated without harming its character and appearance.	5524	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Ferrensby</b>		
<b>Land west of Knaresborough Road (Site FR1)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. Site is very well located in the context of the rest of the village and development would allow for some natural growth to support local amenities. There is sufficient road frontage for a new access to meet the Highway standards, site is screened by existing hedgerows and relates well to existing built form of village.	2008	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land off Moor Lane (Site FR3)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. Village is sustainable location for development and development would allow for some natural growth to support local amenities. Site is well located in context of rest of village, would be continuation of linear development and well related to existing built form of village.	2053	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land at Hagworth Lane (Site FR5)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. Village easily accessible to Knaresborough and Boroughbridge. Site has good access to road network and public transport links and is close to local amenities and employment opportunities and site is well connected to existing built form.	2015	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>The Paddock, Harrogate Road (Site FR7)</b>		
Site should be made a preferred allocation in the Local Plan. Ferrensby is a sustainable location for development and the site is very well located in the context of the rest of the village and development would allow for some natural growth to support local amenities. There is sufficient road frontage for a new access to meet the Highway standards, site is screened by existing	2164	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.

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hedgerows and relates well to existing built form of village.		
<b>Flaxby</b>		
<b>Martin's Farm (Site FX2)</b>		
Site benefits from excellent infrastructure connections due to proximity to A1(M) and is free from any heritage, flooding or Green Belt constraints. Site is bound to the south by existing employment land (providing local employment opportunities for future residents) and to west by a significant woodland shelterbelt which provide a strong sense of visual and physical containment in contrast to the wider open landscape beyond. Site could be allocated for residential or mixed use development.	3893	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Follifoot</b>		
<b>Land in Follifoot (Sites FF2, FF3, FF4 and FF5)</b>		
Location of site accords with Council's growth strategy being located on a major public transport corridor and within a local settlement that has good public transport accessibility. Sites would not require new infrastructure, could be developed in a way that mitigates any harm to the built and natural environment, and would deliver much needed new housing, both market housing and affordable housing.	3552	<p>The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
<b>Land at Manor Fold (Site FF10)</b>		
Site is located in heart of the village which has shops, a local school, public houses and good bus access to the wider Harrogate and Leeds Districts. Site has been supported in the past and Council previously proposed site be allocated for affordable housing along. Site is still available, and deliverable. Would not impact on the wider Green Belt, is contained within the village and is an infill site. The site therefore should be released for development on the basis that it would create much needed new housing both, private and market housing.	3557	<p>The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
<b>Goldsborough</b>		
<b>Land at Goldsborough (Site GB1)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. There is only one preferred allocation within village but there is argument that settlement could support more housing to provide necessary natural growth that will continue to help support local shops and services. Site relates	2139	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably as other sites assessed, is needed.

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well to existing built form of settlement and would provide natural extension.		
<b>Land to east of Station Road (Site GB3)</b>		
SHELAA states sites is not deliverable as would not relate well to built form of settlement. Development within Goldsborough is on the whole is linear and Site GB3 is a proposed continuation of the linear movement along Station Road. It joins the rest of the settlement to the village cemetery which would appear less remote in the open countryside if this site were allocated for development.	2148	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably as other sites assessed, is needed.
<b>Great Ouseburn</b>		
<b>North of Branton Lane (Site GO2)</b>		
Southern part of site should be allocated for housing. Would comprise natural extension to village and complement extent of built development to west of site. Site is not considered to carry any constraints that would preclude development and development would support services and facilities in village.	3659	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Green Hammerton</b>		
<b>Hall Farm, Back Lane (Site GH1)</b>		
Site should be allocated as near A1 and existing railway line where would be possible to introduce a new station and commuter parking.	1492	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land between Back Land and Yule Lane (Site GH3)</b>		
Site should be allocated as near A1 and existing railway line where would be possible to introduce a new station and commuter parking.	1491	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land at Green Hill (Site GH6)</b>		
Given focus on Green Hammerton area as sustainable location for housing development, surprising that such a small number of sites have been identified around the settlement for short to medium term development. Site is in agricultural use but under option and suitable for immediate development of around 100 new dwellings. No significant environmental or technical constraints to immediate development of site and although landscape and visual impact would initially be substantial this will moderate over time as the landscaping and planting matures and new housing assimilates into surrounding landscape.	2491	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land off Back Lane and Yule Lane (Site GH7)</b>		
An additional allocation in Green Hammerton would help to maintain and enhance viability of existing village facilities and public transport services and would also deliver affordable housing for local people that cannot afford to live in the village. Site is centrally located in village where existing facilities could be reached and approximately 200m from bus stops enabling access to secondary schools and employment. Precedent for development along Back Lane and would expect scheme to be designed to provide successful interface with	4191	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.

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conservation area. Sensitive development of site would round off built form of this part of the village.		
<b>Grewelthorpe</b>		
<b>Land adjacent Newholme Farm (Site GW5)</b>		
SHELAA states site is not deliverable but do not consider this to be justified. Development within Grewelthorpe on the whole is linear and site is proposed continuation of linear movement along road, so consider it relates well to existing built form of village. Village is sustainable location for development.	1961	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Hampsthwaite</b>		
<b>Land south of Brookfield (Site HM4) and east of Rowden Lane (Site HM5)</b>		
Sites would be logical extension to build form of village and would create logical rounding off to southern part of settlement. With suitable design would create defensible southern settlement edge, not extending any further south than existing development on Hollins Lane and contained to west by Rowden Lane	4561	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land west of Hollins Lane (Site HM10)</b>		
Consider submitted site represents optimum in terms of suitability for housing allocation. Lies immediately adjacent southern boundary of settlement, relationship to existing settlement form would be entirely appropriate given character of existing housing to north, access achievable from Hollins Lane and physical features assist in relating site to existing settlement form.	2578	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Hopperton</b>		
<b>Land off Hopperton Street (Site HP5)</b>		
SHELAA states site is not deliverable on basis that insufficient highway land to provide standard of access required but do not consider this to be justified as part of hedgerow could be removed to address this. Site is proposed infill continuation of linear development along Hopperton Street so relates well to exiting built form of village.	2005	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land off Grey Thorn Lane (Site HP6)</b>		
SHELAA states site is not deliverable but do not consider this to be justified. Site (including additional land) would provide important strategic Yorkshire transport interchange with a rail halt and a park and ride service and could include other associated development such as a hotel, offices, storage and distribution. It is in excellent strategic position next to the A168 and the A1(M). Development of the site will improve economic viability for the introduction of additional services to the village and would allow people to live in a rural setting yet located close enough for daily work commutes to larger settlements such as York, Harrogate and Knaresborough. This proposal would promote the use of public transport and reduce traffic congestion in Yorkshire's busiest towns and cities.	2004	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Killinghall</b>		
<b>Land to west of Ripon Road (Site KL3)</b>		
SHELAA states site is not deliverable but do not consider this to be justified. North end of site does appear to have some parkland features which will be of landscape value.	2105	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide

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It is intended that any development could include green space immediately adjacent to Ripon Road to protect the landscape amenity, benefiting the character of the village and the community. This will also preserve the traditional character of the immediate area adjacent to the listed buildings on the east side of Ripon Road. Site is of a sufficient size that could accommodate an access onto Maltkiln Lane without the need for highways land. Maltkiln Lane is a narrow road but it could provide an additional access point with the main access being to the east of the site.		flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land at Daleside Nurseries (Site KL7)</b>		
Existing approval for a small scale housing scheme and the remodelling of the nursery will enable the owners to diversify and improve the business. Over the Plan period, the business is also looking at the potential for development opportunities and therefore the entirety of the land with the nursery is available for consideration.  Concerns over the proposed Special Landscape Area boundary. The proposed new boundary cuts right through the land at Daleside, which does not make sense given the nursery boundaries and the activities within these. Propose that boundary be amended to follow the eastern boundary of the nursery. Boundaries for designations should not be arbitrary and should relate to actual use and activity of sites; it is not appropriate to divide the nursery in half with the boundary.	3879	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Levens Farm (Site KL14)</b>		
Site is located on edge of Killinghall and comprises number of agricultural buildings used for poultry. Site therefore comprises brownfield land which is a sustainable location being readily accessible to Killinghall and Harrogate, being within 100m of bus stop providing regular service.	3866	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Kirby Hill</b>		
<b>Land at Leeming Lane (Site KB3) and Land at The Crofts (Site KB4)</b>		
Do not consider that the allocated site (KB1) represents the most appropriate site for allocation when considered against reasonable alternatives of Sites KB3 and KB4. Current planning application on KB1 attracted number of objections and remains undetermined after 7 months and number of dwellings from site likely to be reduced further given nature of objections. At very least site yield should be reduced to more realistic 25 dwellings. Need, therefore, for allocation of additional sites and KB3 and KB4 are both deliverable and no known constraints. Sites are well related to village and development would be in keeping with broad pattern of development in Kirby Hill.	4902	The planning application referred to on site KB1 was permitted on the 16 February 2017 for up to 34 dwellings.
<b>Land at Church Banks (Site KB6)</b>		
Consider potential for further growth to be directed to Kirby Hill and put forward site as additional allocation. Site is not subject to any specific designations.	3152	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Kirkby Malzeard</b>		
<b>Land north of Ripon Road (Site KM3)</b>		



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The SHELAA states that this site is not deliverable as would appear detached from main built form of village. Do not consider this justified: on west boundary there is bungalow and Creamery forming part of village. Development of site would be extension to existing village form. Development within village on whole is linear and site would be continuation of this, so consider it does relate well to existing built form of village.	1959	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Kirkby Overblow</b>		
<b>Land at Ivy Farm (Site KO3)</b>		
Village identified under Policy GS2 as Secondary Service Village but given no allocations proposed future sustainability of various facilities may come into question. Only designation affecting village is Conservation Area which does not extend as far as Ivy Farm. Site would be developable and deliverable, principal constraint is Green Belt which washes over village and site. Suggested village should be removed from Green Belt as inset village.	4648	The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.  The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.
<b>Kirk Deighton</b>		
<b>Land to south west of Wetherby Lane (Site KD4)</b>		
The site is located to the south of the village immediately adjacent the built form of the development and is bound to the north, east and west by residential development. It forms a logical and self-contained area suitable for residential allocation.	4138	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land north of Scriftain Lane (Site KD7)</b>		
Site should be considered for inclusion in Local Plan.	6224	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Little Ribston</b>		
<b>Land at Spofforth Lane (Site LR2)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. Site is well located in context of rest of village and would allow for some natural growth to support local amenities. While no existing access off Spofforth Lane, potential to create new access to highway standards. Amended site area would from continuation of linear development along Lane, relating well to existing built form.	2056	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Lofthouse</b>		
<b>Park Lane (Site LF1)</b>		
SHELAA states sites is not deliverable on grounds of access and isolated but do not consider this to be	2095	The council has allocated sufficient deliverable and developable housing sites to meet the housing

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Comment	Comment Ref	HBC Response
justified. Site does have direct access to an adoptable highway to the south of the site which connects Lofthouse and Middlesmoor. This was not put forward during the initial Call for Sites process but client does own some additional land immediately adjacent to the public highway and south of the site which would provide the access required.		requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Long Marston</b>		
<b>Wetherby Road (Site LM1)</b>		
The SHELAA states that this site is not deliverable based on it falling within the Green Belt. However, believe should be removed from Green Belt as small greenfield site close to the village centre adjacent to the development limit. Village is sustainable location for development and development of site would relate well to existing built form of village.	1942	<p>The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
<b>Land south of Old Lane (Site LM2)</b>		
Site is the most sustainable commercially viable site in Long Marston with good access to local services and less than 80 metres from the bus stop, surrounded by residential development on three sides and would be logical infill. If village cannot provide any new build housing during plan period serious implications for viability of primary school and local services. Development of site would support small local builder and Parish Council consider site would be next appropriate for development in village. Site should not have been designated as Green Belt as does not serve any of five functions of Green Belt and did not undertake adequate analysis to justify if served Green Belt functions, in excess of 6 miles from St Helen's Square in York which was supposed to form edge of Green Belt in 1991 RSS, York has never adopted Green Belt so very limited weight should be placed on enforcement of Green Belt.	4103	<p>The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
<b>Marton cum Grafton</b>		
<b>Yew Tree Farm (Site MG1)</b>		
Appreciate full site might not have development potential but feel scope for development on some of the land to northern most part of site, particularly where this is infill linear development and rounding off to existing settlement boundary.	4115	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Prospect Farm (MG3)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. Only one allocation in village but this site would be the better choice because it relates better to the main form of the settlement and it is on land developed with agricultural	2109	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not

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Comment	Comment Ref	HBC Response
buildings and a concrete farmyard rather than entirely greenfield. It would also improve the safety of the village and improve the amenity value of the village.		compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land off Reas Lane (MG5)</b>		
Land provides self build opportunity for landowners and potential for school and community car park, on which there have been preliminary discussions with adjacent school. Much of vegetation and hedgerow which provides distinctive character of Reas Lane will be retained.	4838	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Marton le Moor</b>		
<b>The Paddock (Site ML1)</b>		
In considering a planning application for two houses on the site the council and appeal Inspector considered the principle of residential development to be acceptable: whereas two houses were not accepted, this was based on a character assessment and a greater number of houses with a more appropriate mix was indicated as being acceptable. Due to principle of residential development being supported consider there is scope to allocate site. No technical constraints that would prevent development of the site.	3570	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Melmerby</b>		
<b>Land west of Melmerby Green Lane (MB1)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. Melmerby is a sustainable settlement which can support allocations for new housing. If sites are not allocated then the natural growth of the village is being harmed and it prevents additional support to the local shops and services. Measures would be taken to mitigate the further effect development would have on the countryside and landscape setting of the village. The site is not prominent on approach into the village and existing trees and hedgerows will provide excellent screening.	2119	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
Council's landscape comments on site state that the landscape is sensitive to the loss of site, but this is inconsistent with the conservation and design assessment which provides a green rating of the site. Suggest two options for development of site. Consider site to be suitable for a housing allocation in landscape and visual terms and not subject to any other significant environmental or physical constraints.	4181	
<b>Minskip</b>		
<b>Land north of Aldborough Gate (MS4)</b>		
SHELAA states sites is not deliverable on grounds it would appear isolated but do not consider this to be justified. There are number of dwellings adjacent to Minskip Farm Shop opposite the north-west boundary and to the north-east there are views of a supermarket and residential development. This site was also being promoted for employment use. It is in a sustainable location within the A1(M) corridor just off Junction 48 and in close proximity to Boroughbridge. People living and working within the district are always looking for business opportunities close to the motorway and this site would meet those needs.	2087	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Pannal</b>		
<b>Land at Pannal (Sites PN3, PN4 and PN5)</b>		

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Comment	Comment Ref	HBC Response
Land lies to south of re-development of Dunlopillo site and provides for three further phases. Phase 2 can be accessed from new roundabout on A61 and would provide for housing, new primary school and formalised open space. Site is in Green Belt but is suitably located relative to village centre, public transport services and pedestrian/cycle routes provided by Phase 1. Phase 3, would be accessed through Phase 2 with Phase 4 accessed direct off A61 or A658 and would provide an employment site.	5532	<p>The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
<b>Rainton</b>		
<b>Land at Sleights Lane (Site RN4)</b>		
Land should be considered as preferred allocation.	48	A re-assessment of the facilities available in Rainton has indicated that the village should be categorised in the settlement hierarchy as a Smaller Village rather than a Secondary Service Village. In the Local Plan growth strategy Smaller Villages have been identified as suitable for windfall housing and small scale rounding off only. As such, it would not be appropriate to identify any sites for allocation in the village.
<b>Roecliffe</b>		
<b>Land at Roecliffe (Site RO1)</b>		
Object to no allocations being made in Roecliffe despite site presenting opportunity to provide low cost market housing.	1948	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Scotton</b>		
<b>Land off Main Street (Site SC1)</b>		
Site was assessed as deliverable in SHELAA and consider should be identified as preferred allocation. Currently proposed not to allocate any new housing sites in the village, however, there have been two recent smaller housing consents granted within the village, and consider there remains room to accommodate further well defined growth. Consider potential to reduce size of site originally submitted to meet identified need in village.	1664	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land off Low Lane (Site SC4)</b>		
SHELAA states sites is not deliverable on grounds not well related to village built form but do not consider this to be justified. Proposed site is located on northern edge of village with residential development to east and south and Farm directly to north: as result of surrounding development considered proposal would not look out of place and would relate well to built form.	1969	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Sharow</b>		
<b>Land north of Dishforth Road (SH2)</b>		

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Comment	Comment Ref	HBC Response
Site is located on north western edge of settlement and sympathetic development could provide a sustainable expansion of the village. Site is in sustainable location with good access to both Ripon and A1(M). Development could offer opportunities to improve local transport infrastructure and deliver a development that respects and enhances the local area.	5799	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land north of Dishforth Road (SH3)</b>		
Site was assessed as deliverable in SHELAA and consider that it should be allocated in addition to or instead of the preferred allocation (Site SH1). Site is in sustainable location, positioned centrally in village. Potential to reduce size of site originally submitted.	1876	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Sicklinghall</b>		
<b>Dairy Farm (Site SK2)</b>		
Given some development potential already exists under current national green belt policy seems sensible to make best and efficient use of whole of farmstead curtilage landholding to deliver new housing. To assist in a more robust and positive approach to new housing delivery, the lack of any emerging housing allocation for Sicklinghall should be addressed. The village is serviced and thus a sustainable location for housing growth. The land at Dairy Farm should be removed from the green belt along with the rest of the village urban form and shown as a housing allocation.	3500	The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.  The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.
<b>Skelton on Ure</b>		
<b>Land to west of Main Street (Site SU1)</b>		
Site currently comprises improved grassland and is used for pasture and grazing. A relatively low density and yield is assumed to enable a buffer to the Newby Hall designated Parkland. Other than the historic Parkland no environmental or restrictive designations affecting the village. Site is a sustainable location and the new development will assist in maintaining the services and facilities available in the village.	3415	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>South Stainley</b>		
<b>Land to east of A61 (Site SS1)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. Sustainable location for development and would benefit from natural growth with housing helping to support local shops and services. Highways issues could be addressed by creating a new access centrally located along Ripon Road boundary to serve new development and existing dwellings.	2070	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
Site was assessed as suitable, available and achievable in SHELAA with only constraint being access and visibility onto Ripon Road. Undertaken assessment which identifies two possible options to address this. In context of positive comments in Council's site assessment, consider that Site SS1 is suitable for a housing allocation in landscape and visual terms, and	4209	

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Comment	Comment Ref	HBC Response
the site is not subject to any other significant environmental or physical constraints which cannot be overcome.		
<b>Spofforth</b>		
<b>Land at Massey Garth (Part of Site SP5)</b>		
Site has recently been the subject of a planning application which was refused on basis development would have an adverse effect on the character and appearance of Spofforth Conservation Area and setting of listed buildings. Consider that appropriate mitigation measures can be introduced to demonstrate that there can be no adverse impacts and any harm would be minor and outweighed by the benefits associated with the development. The site constitutes a logical infilling of the existing built-up area and remaining area of SP5 has been proposed as a preferred housing allocation (Site SP6). If SP6 is brought forward, then site would be fully enclosed by development on all four sides.	2878	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land at Hall Cottages (Site SP7)</b>		
Land is currently in Green Belt so development potential is limited. Redefining green belt boundary would assist in delivering new housing development in a sustainable settlement, have negligible effect on green belt openness, be defined by the existing hedge lines to the south and west site boundaries.	3496	<p>The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
<b>Staveley</b>		
<b>Pinfold and land off Main Street (Site SV2)</b>		
Object to housing proposed for village being concentrated in single allocation as could have implications for Plan if not delivered in timely manner. Site is promoted as alternative/additional allocation and subject to pre-application enquiry. Site is close to heart of village and mostly well screened from principal public vantage points. Development would not extent village arbitrarily into open countryside beyond existing southern edge of built up area. As Secondary Service Village should be able to sustain additional 23 dwellings or alternatively some of proposed quantum of development under current draft allocation should be re-allocated to site promoted so not unduly reliant on delivery of single allocation.	4540	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Tockwith</b>		
<b>Land at Church Farm (Site TW3)</b>		
Consideration should be given to allocation of smaller part of site (redundant farmyard). Site is well located in terms of the built form of the village and does not represent extension into open countryside. Redevelopment for housing will introduce new use more compatible with residential neighbours protecting their	1523	To meet the increased housing requirement over the plan period, this site has been identified as a housing allocation.

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Comment	Comment Ref	HBC Response
amenity and remove visual detractor in conservation area.		
<b>Land at Fleet Lane (Site TW5)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. The site is well connected to existing built form of village, being adjacent to development limit and bordered by residential development to south. Development would represent small extension to development limit and form natural extension to village.	2111	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Marston Road (Site TW6)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. The site is well connected to existing built form of village, being adjacent to development limit and bordered by residential development to north and west.	1990	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Tockwith Airfield (Site TW8)</b>		
Allocation of site would be logical extension to built form of Tockwith making best use of previously developed site and could provide circa 1,000 dwellings and reservation of land for new primary school. Area proposed has been extended since Call for Sites to include additional land in north, which connects existing built form of Tockwith with the site allowing it to relate better to existing built form of village and improve accessibility between village, site TW8 and employment opportunities to the east.	4583	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land off Kendall Gardens (Site TW10)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. The site is well connected to the existing built form of Tockwith, being adjacent to the development limit of the village and bordered by residential development to the south. Development of this site would represent a small extension of the development limit and in our view would form a natural extension of the residential development at Kendal Gardens. Site has good access directly to Kendal Gardens and therefore development would not require third party land to secure access.	2090	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land adjoining site TW7 (Site TW13)</b>		
Site has been included within development limit and whilst draft Policy GS3 supports development within development limits providing they accord with the other policies in the Local Plan, consider it appropriate to allocate site for future housing development as will reinforce and define the proposed Development Limit to Tockwith.	4155	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land to north west of Southfield Lane (Site TW11)</b>		
Site comprises 14ha and forms part of former airfield comprising a mixture of arable grass/scrub land and hardstanding. No restrictive covenants on land and no insurmountable constraints to development coming forward. Site is brownfield and is well connected and forms a natural infill to the village and will build a critical mass of residents to help support and sustain the existing facilities and services.	4153	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Wetherby</b>		
<b>Land north west of Wetherby (Site WB1)</b>		

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Comment	Comment Ref	HBC Response
Support decision not to allocate site for housing on grounds of landscape impact, adverse impact on setting of heritage assets and exacerbation of traffic generation. Would also be impacts on infrastructure in Wetherby although would be Harrogate district that would benefit from financial contributions: this would be perverse and unfair to Wetherby residents who may be unaware of Local Plan consultation given undertaken by HBC.	4163	Comments regarding non-allocation of site noted.
<b>Whixley</b>		
<b>Land at Gilsforth Hill (Site WX7)</b>		
Site was assessed as suitable, available and achievable in SHELAA with only constraint being TPO trees. Proposing only northern part of site be developed. Whixley is a highly sustainable location with excellent transport links to the surrounding villages and to Knaresborough and Harrogate via the bus services serving the adjacent A59. The site has a very limited number of constraints that have all been assessed to confirm that they can easily be overcome at an application stage.	4197	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Wormald Green</b>		
<b>Land at Wormald Green (Site WG1)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. Village is sustainable location for development and would benefit from natural growth.	2170	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Open Countryside</b>		
<b>Land west of A168 (Site OC7)</b>		
The SHELAA states that this site is not deliverable based on opinion would appear isolated and detached from any settlement: consider these conclusions to be unjustified. Surrounding landscape one of sporadic dwellings and farmsteads, with Kirk Deighton 0.5 miles to the south west, where range of amenities. Site has access to A168 and A1 and good public transport links from Kirk Deighton. Brownfield site having been used as WWII prisoner hostel. Existing buildings old and unsightly and development would improve site and surroundings.	1950	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.

Table 13.70 Policy DM1: Housing Allocations (Sites Not Identified as Preferred Allocations)

## DM2: Employment Allocations

### Summary of comments

Policy DM2: Employment Allocations		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
May be more appropriate for table of allocations to be included in Section 4: Economy.	3724 (NYCC)	Noted, however, the Local Plan structure is a matter of choice and the council consider the approach taken to be appropriate.
Development of several of sites identified likely to result in harm to elements which contribute to significance of heritage assets within their vicinity. Not sufficient to simply rely on the general, non-site specific policies as	2350 (Historic England)	Noted. Site guidelines have been prepared for each site proposed to be allocated, which sets out the issues highlighted.



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Policy DM2: Employment Allocations		
Comment	Comment Ref	HBC Response
basis for ensuring allocations are developed in a manner which will safeguard the area's historic environment. Need to set out key considerations to be taken into account in development of each site and include the mitigation measures which have been set out in the Conservation and Design Site Assessments. These should also address other issues such as landscape, ecology, highways and drainage matters as appropriate.		
<b>Site H16 (Playing Fields, Harrogate College)</b>		
Support allocation as site represents one of few opportunities for new employment development within built part of Harrogate and only real opportunity to extend existing, successful business park.	4969	Noted.
Object to allocation for number of reasons. Site has been excluded from previous plans because of concern over adverse impact development would have on landscape. Recent housing application was refused by the Planning Committee and any proposal that removed open aspect and added to traffic and parking congestion would attract similar local objection.	1756	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  The site has been assessed as being suitable for employment use. The previous planning application for housing and an all weather sports pitch was refused on the grounds of the visual impact of the proposed artificial grass pitch (which would not be relevant to employment development) and air quality, which is capable of mitigation with the implementation of appropriate measures.
Object as would result in loss of playing fields.	1386	
<b>Site H28 (Wetherby Road, Harrogate)</b>		
Conservation and Design Assessment considers area makes an important contribution to significance of immediately adjacent heritage assets and concludes loss of area and subsequent development would be likely to harm their significance and not possible to mitigate this. Site should be deleted or substantially reduced in size to that commensurate with the protection of the setting of the nearby designated heritage assets.	2372 (Historic England)	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
<b>Site FX4 (Flaxby)</b>		
Support allocation.	1439, 1758, 1962, 2024, 2277, 2396, 2569, 2660, 2828, 2848, 2938, 3039, 3350, 3609, 3623, 3921, 4012, 4129, 4211, 4380, 4491	Noted
As site owner/promoter, support the proposed allocation. Site is available, suitable and deliverable as a strategic employment allocation.	1404 (site promoter)	
Numerous designated heritage assets which could be affected by development and need for further assessment to assess potential impact on historic environment. If despite mitigation, concluded development would still be likely to harm elements which contribute to significance of various heritage assets site should not be allocated unless clear public benefits that outweigh harm.	2373 (Historic England)	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  The Employment Land Review (ELR) (2015) assessed the employment potential of the Flaxby site and, compared to other sites assessed, it scored highly. The more recent HEDNA has reiterated that the site is in a commercially attractive location. The site provides an excellent opportunity for a high quality mixed B Use Class Business Park and given its size has the potential to provide a major inward investment site to serve the Harrogate district.
Site does not comply with Policy EC3 and should be deleted.	1147	
Development would harm woodland, despite being close to proposed new settlement location too far for people to choose to walk especially as would involve crossing A59.	1725	Traffic modelling work has been undertaken to inform the development of the Local Plan growth strategy and the allocation of specific sites. This indicates that with

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Policy DM2: Employment Allocations		
Comment	Comment Ref	HBC Response
Development here would add to traffic delays along A59 and have detrimental impact on rural setting of approach to district.	627	mitigation, including improvements to Junction 47, traffic generated from development of the site can be accommodated.
Would be difficult to incorporate existing rights of way. If developed then rights of way should be incorporated into landscaped green swages.	750	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Question deliverability of site. Delivery of site will require improvements to J47 A1(M) but unclear whether this will still be viable if neither new settlement option were pursued or Green Hammerton option taken forward.	4550	<b>The site now has planning permission for employment</b>
Understood any delivery is contingent on planned improvements to J47 A1(M). For these reasons, argued site should be discounted further or indeed subject to its own strategic policy, with any employment development viewed in addition to the smaller/readily deliverable allocations set out in Policy DM2.	4524	
<b>Site MB3 (South of Barker Business Park, Melmerby)</b>		
Support allocation, which forms natural extension to business park and has planning permission for warehouse and office building.	5462	Noted.
<b>Site TW2 (North of Marston Business Park, Tockwith)</b>		
Support Tockwith as location for new employment development but consider developable area of site likely to be reduced if tree belts were not removed and access arrangements into site.	4526	The HEDNA assessment recommended that the site was unlikely to attract commercial interest, due to accessibility, and should not be identified as an allocation for employment uses. In light of this updated evidence, the site will not be included in the Publication Local Plan as an allocated site.
Stream next to allocation is migration route/spawning site for lamprey which are designated feature of Humber Estuary SAC. Buffer zone should be provided and water quality protected to prevent impacts on this species (as per Policies CC2 and NE2). Industry capable of causing air pollution could have impact on Aubert Ings SSSI and if proposed air quality assessment may be required to determine impacts on SSSI	3892 (Natural England)	<b>Delete site TW2</b>

Table 13.71 Policy DM2: Employment Allocations

### Sites not identified as preferred allocations

- 13.7** Representations were made in respect of a number of sites that had been considered through the SHELAA but not selected as preferred allocations. In addition, several new sites were submitted.
- 13.8** Since publication of the draft Local Plan, the council commissioned an update of the employment land requirements for the district to take account of the latest available economic forecasts. The Housing and Economic Development Needs Assessment (HEDNA) has concluded that taking account of vacant land on existing employment sites, there is a need to provide for a minimum of 39.05ha of new employment land. However, there is a need to allocate more than this figure to provide for a choice of sites and ensure flexibility of supply.
- 13.9** This change in the employment land requirements, necessitated additional employment land to be identified in the Local Plan. The HEDNA undertook an assessment of a number of potential employment sites which informed the process of identifying additional employment allocations.

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Policy DM2: Employment Allocations (Sites Not Proposed for Allocation)		
Comment	Comment Ref	HBC Response
<b>Harrogate</b>		
<b>White House Farm, Harrogate (Site H76)</b>		
Propose site should be allocated for B1/B8 uses. Site is well connected to existing highway network west of Harrogate, would have less impact than other allocations proposed on edge of Harrogate, would be viewed as part of existing development and appropriate buffer zone can be provided between site and proposed residential development.	5528	The council has allocated sufficient employment sites to meet the employment requirement and an additional buffer to provide flexibility and choice of sites over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Knaresborough</b>		
<b>Opposite St James Retail Park, Knaresborough (Site K35)</b>		
Submit sites for consideration as part of Call for Sites.	6218	The council has allocated sufficient employment sites to meet the employment requirement and an additional buffer to provide flexibility and choice of sites over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Copgrove</b>		
<b>Land adjoining Jubilee Mill, Copgrove (Site CP1)</b>		
Site was assessed as deliverable in SHELAA so no reason why not identified as preferred allocation. Adjoins existing Business Park and feel site meets economic vision and provides an attractive market and investment opportunity for employment in the district. Site provides sufficient flexibility to respond, adapt and accommodate a change in business demand and would allow for the expansion of the existing business in accordance with Policy EC2.	2002	The council has allocated sufficient employment sites to meet the employment requirement and an additional buffer to provide flexibility and choice of sites over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Melmerby</b>		
<b>Barker Business Park, Melmerby (Sites MB2 and MB6)</b>		
Site should be extended to include land to the north and west of site as logical sites for development.	5463	Following assessment these sites have been identified as an additional preferred allocation.
<b>Tockwith</b>		
<b>Land west of Blind Lane, Tockwith (Site TW9)</b>		
SHELAA states sites is not deliverable on grounds that has no access to adoptable highway. Client has rights to access site using Blind Lane which joins Fleet Lane to the south. Any development proposal on the site would not appear in isolation as number of businesses along Blind Lane. Development of site would have potential to fulfil the need for an allocation of employment land close to the A1(M) corridor. Would meet criteria set out in Policy EC3 and should be made an allocation in the emerging Local Plan.	1994	The council has allocated sufficient employment sites to meet the employment requirement and an additional buffer to provide flexibility and choice of sites over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Moorside Business Park, Tockwith (Site TW14)</b>		
Site should be allocated as: would be close to Primary Service Village and good access links to strategic highway network; employment development in Tockwith well established; would have similar benefits as proposed allocation TW2; lack of constraints; deliverable; and could provide high quality development.	4529	The council has allocated sufficient employment sites to meet the employment requirement and an additional buffer to provide flexibility and choice of sites over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land south west of J50 A1(M), near Rainton (Site OC1)</b>		

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Policy DM2: Employment Allocations (Sites Not Proposed for Allocation)		
Comment	Comment Ref	HBC Response
Site should be made a preferred allocation in the Local Plan and conclusion site not deliverable not based on robust evidence. Site is capable of being accessed to required highway standards and precedent of other employment sites being developed in similar locations within the A1(M) corridor.	2145	The council has allocated sufficient employment sites to meet the employment requirement and an additional buffer to provide flexibility and choice of sites over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Racecourse Approach, Wetherby (Site OC4)</b>		
Site should be allocated as it would make strong and positive contribution towards meeting growth strategy and make up some of future shortfall in employment land; enable expansion of indigenous companies and inward investment opportunities; located within an area where commercial development already well established; demonstrate that planning positively by co-operating across administrative boundaries.	4552	The council has allocated sufficient employment sites to meet the employment requirement and an additional buffer to provide flexibility and choice of sites over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.

Table 13.72 Policy DM2: Employment Allocations (Sites Not Proposed for Allocation)

## DM3: Mixed Use Allocations

### Summary of comments

Policy DM3: Mixed Use Allocations		
Comment	Comment Ref	HBC Response
<b>Policy</b>		
May be more appropriate for table of allocations to be included in Section 4: Economy.	3726 (NYCC)	Noted, however, the Local Plan structure is a matter of choice and the council consider the approach taken to be appropriate.
Development of several of sites identified likely to result in harm to elements which contribute to significance of heritage assets within their vicinity. Not sufficient to simply rely on the general, non-site specific policies as basis for ensuring allocations are developed in a manner which will safeguard the area's historic environment. Need to set out key considerations to be taken into account in development of each site and include the mitigation measures which have been set out in the Conservation and Design Site Assessments. These should also address other issues such as landscape, ecology, highways and drainage matters as appropriate.	2351 (Historic England)	Noted. Site guidelines have been prepared for each site proposed to be allocated, which sets out the issues highlighted.
Residentially led sites identified should not be relied upon as part of the employment land supply for the District over the plan period as: limited in terms of deliverability due to association with underlying residential elements which will be the key driver; sites are not appropriate locations for B8 uses given the existing and proposed residential context; the split of uses will be determined at the planning application stage, which only serves to highlight the ambiguity as to what will be delivered on the sites.	4523, 4549	The employment land provision from the five mixed use sites represents only a small proportion of the overall total of employment land to be provided for in the Local Plan, which in order to provide flexibility and choice of sites exceeds that identified in the HEDNA as being required.  The appropriate mix of B uses on a particular site will be dependant on the location of the site i.e. town centre sites and the particular employment needs of the locality i.e. amount of existing/available floorspace in each B use class. As such it is recognised that B2 use may not be appropriate on all mixed use sites.
Not always appropriate to include General Industrial (Use Class B2) in a mixed use development, as often has negative impact on residential amenity. Must be assessed on individual site basis.	4112 (Defence Infrastructure Organisation)	
<b>Site H37 (Land at Station Parade, Harrogate)</b>		
Support allocation but note that Policy EC5 as drafted undermines allocation by unduly restricting extent to which non A1 uses can be found acceptable in this location.	2452	Part of the site falls within the Harrogate Primary Shopping Area (PSA). Within the PSA, Policy EC5 does not place a restriction on new retail uses.

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Policy DM3: Mixed Use Allocations		
Comment	Comment Ref	HBC Response
Likely viable scheme will be biased towards residential development with some ground floor retailing. Suggest likely limitations of viable development should be acknowledged.	2419 (Network Rail)	It is recognised that development viability will be an issue to be addressed and will be considered as part of a feasibility and viability study to be undertaken for the Station Parade site.
Any loss of roads would bring the town centre to a stop. Traffic in Harrogate is already gridlocked.	121	Noted. However, the proposals for this specific site do not involve the loss of any roads.
<b>Site H51 (Land east of Lady Lane, Harrogate)</b>		
<b>Reasons support allocation of site:</b>	2778, 3625, 3631, 3842, 4682	
Support allocation of site: well related to existing pattern of development; can be sensitively defined to help integrate built form; not within flood risk area; site is deliverable in terms of highway access; within walking distance of number of services and facilities; no statutory environmental or ecological designations within or immediate proximity of site.	1685 (site promoter), 4517 (site promoter)	Noted.
<b>Reasons do not support allocation of site:</b>		
Development should be located at Flaxby	1313, 2014, 3268, 4385, 5175, 5275, 6213	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Development should be located at Green Hammerton (A number of respondents suggested the Green Hammerton area generally, referring to sites GH2, GH3, GH12 or CA4).	950, 1313, 1689, 2958, 3035, 3155, 3258, 3268, 3286, 3292, 3335, 3805, 3918, 3989, 4016, 4109, 4132, 4385, 4616, 5275, 5452, 6213	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Development along the A61	3760	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites.
The area which needs to remain undeveloped to safeguard setting of listed buildings should be deleted from the allocation.	2376 (Historic England)	The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Object to allocation for following reasons:		
Local infrastructure cannot cope	201, 273, 395, 548, 843, 931, 950, 956, 993, 1009, 1020, 1101, 1146, 1212, 1313, 1346, 1385, 1446, 1497, 1658, 1689, 1792, 1831, 2014, 2208, 2259, 2395, 2560, 2766, 2844, 2927, 2818, 2899, 2905, 2944, 2958, 2990, 3035, 3155, 3216, 3257, 3258, 3268, 3269, 3270, 3286, 3292, 3334, 3335, 3353, 3566, 3614, 3635, 3679, 3760, 3805, 3918, 3966, 4005, 4016, 4210, 4313, 4376, 4388, 4478, 4616, 4878, 5066, 5085, 5095, 5175, 5275, 6172, 6209, 6213	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Negative impact on local roads/traffic	201, 273, 395, 548, 710, 843, 931, 950, 956, 993, 1009, 1020, 1101, 1146, 1212, 1230, 1313, 1346, 1385, 1434, 1446, 1497, 1601, 1658, 1689, 1792, 1831, 2014, 2208, 2259, 2395, 2560, 2657, 2742, 2766, 2818, 2844, 2899, 2905, 2927, 2944, 2948, 2958, 2959, 2963, 2990, 2998, 3035, 3155, 3216, 3257, 3258, 3268, 3269, 3270, 3286, 3292, 3334,	

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Policy DM3: Mixed Use Allocations		
Comment	Comment Ref	HBC Response
	3335, 3353, 3429, 3566, 3606, 3614, 3635, 3679, 3760, 3805, 3899, 3918, 3966, 3979, 3988, 3989, 4005, 4016, 4109, 4132, 4313, 4376, 4385, 4388, 4478, 4482, 4496, 4616, 4878, 5066, 5085, 5095, 5175, 5275, 5420, 5425, 5452, 6209, 6213	
No or poor access to shops and services	201, 273, 548, 931, 950, 956, 993, 1020, 1146, 1212, 1313, 1385, 1658, 1792, 1831, 2014, 2927, 3268, 3614, 3966, 5085, 5095, 5275, 6213	
Negative impact on landscape	201, 273, 548, 931, 950, 956, 1020, 1101, 1212, 1233, 1346, 1385, 1434, 1601, 1658, 1689, 1792, 1831, 2014, 2208, 2259, 2818, 2927, 2944, 2948, 2963, 3155, 3353, 3679, 3692, 3760, 3805, 4109, 4496, 5275, 5420, 5425, 5452, 6213	
No or poor access to public transport	201, 548, 931, 950, 956, 993, 1020, 1146, 1212, 1230, 1313, 1385, 1658, 1792, 1831, 2014, 2208, 2395, 2818, 2844, 2927, 3035, 3614, 3635, 3918, 3966, 3988, 4132, 4376, 4616, 5066, 5085, 5175, 5420, 5425	
Negative impact on local wildlife and biodiversity	201, 273, 548, 749, 931, 950, 956, 993, 1009, 1020, 1101, 1146, 1212, 1313, 1385, 1658, 1689, 1792, 1831, 2014, 2208, 2818, 2959, 3679, 3918, 5275	
Risk of flooding	55, 548, 993, 1497, 1601, 1689, 3760, 6172	
Local schools are full	201, 273, 395, 931, 950, 956, 993, 1020, 1146, 1313, 1658, 1792, 2014, 2818, 2927, 3035, 3614, 3679, 3760, 3966, 4376, 4616, 4878, 5095, 5175	
Amount of development already granted in local area	201, 395, 548, 950, 993, 1020, 1101, 1146, 1212, 1313, 1346, 1601, 1658, 1689, 1792, 2014, 2208, 2948, 3257, 3286, 3292, 3679, 3966, 4109, 4132, 4210, 5066, 5420, 5425	
Negative impact on local community	201, 273, 749, 931, 950, 956, 993, 1020, 1101, 1212, 1313, 1385, 1601, 1658, 1689, 2014, 2208, 3988, 4109, 4132, 4210, 5066, 5175, 5420, 5425	
Site is in Green Belt	956, 1658, 3155, 3805	

## Delivery and Monitoring 13

Policy DM3: Mixed Use Allocations		
Comment	Comment Ref	HBC Response
Site is too big	273, 395, 548, 931, 956, 993, 1020, 1101, 1146, 1212, 1260, 1313, 1385, 1601, 1658, 1689, 1792, 2014, 2208, 2948, 2958, 3760	
Previous applications to develop site has been refused	201, 950, 1020, 1212, 1313, 2208	
No local need for additional housing	201, 273, 395, 950, 956, 993, 1020, 1385, 2208	
Site outside current development limit	548, 931, 956, 1020, 1146, 1658, 1792, 1831, 2014	
Negative impact on heritage assets	1313, 1658, 1689	
Lack of comprehensive set of infrastructure improvements to support development on western side of Harrogate	3614, 5066, 6175	
<b>Site H63 (Dragon Road car park, Harrogate)</b>		
Cycle/pedestrian right of way passing through site should be sensitively incorporated into development.	748	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Would result in loss of parking for exhibition vehicles and not clear where they would go. Need parking to encourage people to come into town centre.	122	
<b>Site K17 (Former Cattle Market, Knaresborough)</b>		
Support allocation as uses brownfield land and will provide residential/employment in heart of town.	3165 (Knaresborough Town Council)	Noted.
Support allocation but to maximise development potential flexibility is required and should be clarification within plan to indicate site is suitable for variety of uses and should not require redevelopment to incorporate mix of uses.	1517	The location of the site makes it suitable for a variety of uses and the most appropriate mix will be dependant on a number of factors including addressing the matters identified in the site guidelines and scheme viability.
Site has been included in previous Local Plans but appears to be excluded this time. Could be ideal for building retirement homes which would not necessarily need a high number of parking spaces and limited vehicle access.	4296	
<b>Site R25 (Claro Barracks, Ripon)</b>		
Support allocation of site but object to proposed yield of just 540 units with high employment area of 11ha. Although do not object to element of employment land, must be informed by information on what type and how much employment floorspace would be suitable and viable in the area. As drafted, it would not comply with Objective 1 of the Plan and make best use of a previously developed site.	4111	The final quantum/mix of B uses on the site will be determined through preparation of a masterplan for the site, which will be informed by an assessment of the particular employment needs of the locality i.e. amount of existing/available floorspace in each B use class.
Support allocation in principle but concern that: proposals need to be part of masterplan for whole military estate; Chatham Road should be a public road; number of un-designated heritage assets on site which need to be incorporated.	838 (Ripon City Plan team)	The site will be subject to a masterplan for this site together with sites R24 (Deverell Barracks) and R27 (Laver Banks).
Support allocation for following reasons:		
Redevelopment of brownfield site.	838, 1148, 1605, 2789	Noted.
Site already has infrastructure to support development or could support new services	838, 1148, 2789	
Minimal impact on heritage assets.	838, 1148, 1605	
Minimal flood risk	838, 1148, 1605	

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Policy DM3: Mixed Use Allocations		
Comment	Comment Ref	HBC Response
Minimal impact on wildlife and biodiversity	838, 1148	
<b>New York Mills</b>		
Proposal to identify site as established employment area (under Policy EC1) is supported but seek mixed use development on the site.	3457	The assessment of this site by the HEDNA is that it should be retained for employment uses.

Table 13.73 Policy DM3: Mixed Use Allocations

### New Settlement Options

#### Summary of comments

- 13.10** The draft Local Plan identified two potential locations for a new settlement; Flaxby (site FX3) and Green Hammerton (site GH11), although the draft Local Plan made clear that only one location would be included in the Publication Local Plan.
- 13.11** A number of respondents commented that the requirement for a new settlement had not been sufficiently demonstrated or that it was the most sustainable option to pursue. It was also suggested that there would be a long lead in time for any houses to be delivered from a new settlement and to address meeting the housing requirement in the short/medium term the Local Plan should seek to allocate further sites in settlements across the district. Several respondents considered that in making provision for housing not all reasonable alternatives had been explored with particular reference being made to undertaking a review of Green Belt boundaries.
- 13.12** The key issues raised in support of or objecting to Flaxby were:
- In support
    - Access to strategic road network;
    - Road infrastructure in place;
    - Access to public transport or ability to provide it;
    - Local employment availability;
    - Brownfield site; and
    - Minimal landscape/heritage asset impacts.
  - Objecting
    - Increased traffic congestion on A59;
    - Poor access to services;
    - Local infrastructure unable to cope;
    - Negative impact on local community;
    - Negative impact on heritage/landscape;
    - Noise and air pollution; and
    - Potential issues arising from previous landfilling.
- 13.13** The key issues made in support of or objecting to Green Hammerton were:
- In support
    - Minimal impact on road network;
    - Support existing services and facilities;



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- Access to public transport; and
- Minimal impacts on heritage/landscape/wildlife.
- Objecting
  - Inadequate infrastructure;
  - Impact on road network from increased congestion;
  - Negative impact on local community;
  - Loss of agricultural land;
  - Too much emphasis on public transport that is poor;
  - Flooding risk; and
  - Negative impacts on heritage/landscape/wildlife.

**13.14** As part of the Additional Sites consultation site GH11 was included as a preferred option for the location of a new settlement. The issues raised to this, and the council's response to it, can be found in the Additional Sites Key Issues part of this report.

New Settlement Options		
Comment	Comment Ref	HBC Response
<b>General comments</b>		
Both options are on greenfield land within open countryside and development of either site would result in a significant change of local landscape character, and contribute to incremental urbanisation of the countryside. Both sites involve Grade 2 agricultural land and within an area of minerals safeguarding. GH11 appears preferable from the landscape perspective as it is further from the historic designed landscape of Allerton Park. For FX3, extent of development (in conjunction with FX4) close to J47 would create a perception of urbanisation when viewed from major roads, and there could be adverse cumulative effects with the Allerton Waste Recovery Park and Landfill site to the north.	3302, 3305, 3306, 3321 (all NYCC)	The council have reviewed the options for the location of a new settlement, as set out in the New Settlement Background Paper (November 2017).
No desire to see development of size proposed taking place for own sake and not convinced new settlement required if all settlements were willing to bear proportionate share of demand for new housing. However, if choice between two options consider FX3 to be more suitable option for following reasons: GH11 involves loss of major employer; road improvements already carried out and greater traffic mitigation measures possible with FX3; GH11 greater visual impact; greater area of agricultural land lost; existing infrastructure constrained; multiple landownerships.	1498, 2211, 2218 (Kirk Hammerton PC)	
Neither option would be capable of delivering minimum critical mass for truly self-sustaining settlement or achieve sustainable development, remote locations not well related to existing network of surrounding towns or villages without adequate or sustainable links, issue of deliverability due to significant highway improvements required, land ownership issues. Promoting location north of Wetherby that could deliver 1,500 dwellings and employment land. Benefits from close proximity and easy access to Wetherby, so ideally placed to rely on existing infrastructure and without need for costly mitigation works, delivery not constrained as promoted by single, willing landowner.	3327 (site promoter)	
Consider other options for new settlement should have been put forward i.e. Deighton Grange. This is preferable location as would not impact on already congested A59 and other arterial routes in Harrogate and Knaresborough. Also significant scope for	1930	

## 13 Delivery and Monitoring

New Settlement Options		
Comment	Comment Ref	HBC Response
substantial development to north east and south east of Harrogate and north east of Knaresborough.		
Area in which Maltkiln Village is sited clearly has capacity to absorb such growth given it is the least constrained area of the district in terms of Green Belt, landscape, heritage and ecology. As such it is seriously doubtful that any other area will be able to absorb a new settlement without significant environmental impacts. The location at Maltkiln Village presents a unique opportunity to steer a large strategic development/ new settlement around existing key transport hubs, such as Cattal station and the A59 / A1(M) corridors.	2656 (site promoter)	
Do not support development of new settlement as no evidence demand for homes in either area; communities would be isolated with limited infrastructure; there are other possible locations which would have greater benefits.	1732	There are insufficient suitable sites in the main settlements or other settlements in the settlement hierarchy to meet the district's full objectively assessed housing need.
Both options would lead to further congestion on A59, risk of air contamination from new incinerator; infrastructure problems; FX3 subject to tipping and possible contamination and land stability issues. Better approach would be larger number of small, easily absorbed developments spread across the district.	2221	
Do not support either option due to increase in traffic on A59.	522, 886, 1191, 2137	Comments noted. Traffic modelling work undertaken as part of the Local Plan evidence base has assessed the additional traffic impacts on the road network. This has demonstrated that subject to appropriate mitigation measures being implemented this can be accommodated.
Negative impacts on existing settlements would be ameliorated by taking forward both options.	186, 1252, 2067, 2133, 3210, 3233 (Spofforth with Stockeld PC), 3645, 4416 (Arkendale, Coneythorpe & Clareton PC)	Such an approach could result in too much focus being taken away from other locations (Harrogate) where essential infrastructure improvements are needed to ensure their long term sustainability. Delivering two major growth areas would also be challenging in terms of the disruption caused by two major developments taking place within close proximity on a similar timescale.
Support development of new settlement. Inappropriate to develop smaller communities that do not have underlying infrastructure to cope with additional housing.	333, 911, 1096 (Scriven PC)	Comments noted.
<b>Site FX3 (Flaxby)</b>		
Better potential to contribute to achievement of objectives and draft policies of Plan than GH11.	4186 (Whixley PC)	The council have reviewed the options for the location of a new settlement, as set out in the New Settlement Background Paper (November 2017).
Unlike GH11 there are no show stopper constraints identified for FX3; impacts can be overcome with mitigation; land required fully assembled and there major infrastructure costs and impacts on existing communities. In Sustainability Appraisal FX3 also scores more greens and fewer reds than GH11 and demonstrably performs better.	2494, 2495, 2545 (site promoter)	
Support idea of new settlement but not this site. Would have restricted future growth due to proximity of A1(M) and A59 and would grow to coalesce with Knaresborough. Would have detrimental effect on Knaresborough without bringing any benefits: services would be over utilised and traffic problems made worse. As outside parish, would be no financial benefits to enable improvements.	3169 (Knaresborough Town Council)	
Numerous designated heritage assets which could be affected by the development of this new settlement. These include: Coneythorpe Conservation Area, Goldborough Conservation Area, Grade II Registered Historic Park and Garden at Allerton Park, numerous	2379 (Historic England)	

## Delivery and Monitoring 13

New Settlement Options		
Comment	Comment Ref	HBC Response
<p>Listed Buildings within the Registered Park including the Mansion (Grade I), The Temple of Victory (Grade II*), Chapel of St Mary (Grade II*), West Lodge and Gate Piers directly opposite this site (Grade II). Great deal more work needed to assess potential impact upon historic environment before area should be confirmed as an allocation. Whilst Conservation and Design Site Assessment has identified potential effects which development of area might have upon some of the heritage assets, has not evaluated to any meaningful extent what this impact might be. Whilst mitigation measures identified for historic environment may well address harm caused to significance of several of heritage assets in the area, without more robust evaluation of impact of this scale of development upon historic environment, not possible to ascertain whether or not they would reduce any harm to a level consistent with the requirements in national policy guidance or the duties placed upon the Council under the provisions of the 1990 Act. Consequently, based upon the information provided in the Site Assessment do not concur that has been adequately demonstrated that harm to historic environment is capable of mitigation to an extent commensurate with conserving their significance. It should also be noted that site lies within area where considerable concentration of designated and undesignated heritage assets and consequently high probability of archaeological remains in area some of which might, potentially, be of national importance. Presence of archaeological remains could, potentially, impact upon developability of parts of site or the form which any development takes. Before allocating site there is a need for:(a) an appropriate archaeological evaluation of the area; (b) an examination of the contribution area makes to significance of the Conservation Areas and degree to which loss of this area and subsequent development might impact upon them;(c) an evaluation, preferably through a ZTV, of degree to which development of various parts of site will be visible from the principal buildings in, and key views from, the Registered Historic Park and Garden and impact which loss of area and subsequent development might have upon them and their wider landscape setting; (d) an evaluation of key views towards heritage assets from principal approaches and impact that development would have on the wider landscape setting of these assets; (e) an assessment of impact which an urban development of scale proposed might have upon the elements which contribute to the significance of Allerton Park. This would include issues such as traffic, light pollution etc; (f) if it is considered that development of site would harm elements which contribute to the significance of these assets, then Plan needs to set out clearly measures by which that harm might be removed or reduced. If, despite mitigation measures, concluded that development of area would still be likely to harm elements which contribute to significance of various heritage assets, then site should not be allocated as a potential new settlement unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 133 or 134). These need to be set out within the justification for this allocation.</p>		
<b>Support this option for following reasons:</b>		
Support	97 (Tockwith with Wilstrop PC), 439, 170, 396, 727, 851, 852, 1392, 1395, 1398, 1505, 1652, 1794, 2943, 2946, 3260, 3356, 5270	
Would not disrupt existing village	1938	

## 13 Delivery and Monitoring

New Settlement Options		
Comment	Comment Ref	HBC Response
Better access to strategic road network	216, 492, 714, 845, 847, 903, 934, 1081, 1095, 1206, 1224, 1291, 1535, 1687, 1746, 1752, 1775, 1838, 1938, 2100, 2173, 2182, 2186, 2215, 2304, 2875, 3054, 3061, 3064, 3233, 3645, 3970, 4049, 4055, 4059, 4063, 4527, 4850, 5079, 5179, 5181, 5234, 5278, 6230, 6234	
Support existing or provision of new facilities.	216, 489, 845, 847, 903, 934, 1081, 1095, 1938, 2100, 2173, 2182, 2186, 2215, 4527, 5179, 6236	
Potential for park and ride rail station	489, 1206, 1750, 1775, 1934, 4049, 4055, 4059, 4063, 4527, 5121, 5366, 5371, 5408	
Good access to public transport	216, 845, 847, 903, 934, 2100, 2182, 2215, 3001, 3054, 3645, 3751, 4049, 4055, 4059, 4063, 4527, 5179	
Road infrastructure in place	588, 1095, 1155, 1554, 1157, 1636, 1666, 1687, 1746, 1750, 2069, 2173, 2215, 3508, 4055, 4059, 4063, 4276, 5121, 5181, 5371, 5408, 5510, 6230	
Land is available for development/fewer landowners	588, 714, 1303, 1687, 2069, 2186, 5121, 3054, 5408, 5510	
Proximity to services and facilities in Knaresborough	1666, 1687	
Can take advantage of green energy from incinerator	588, 624 (Green Hammerton PC), 1008, 1224, 1535, 1687, 1838, 3064, 4049, 4055, 4059, 4063, 5121, 5179, 5181, 5366, 5408, 6230	
Availability of local employment or ability to develop new	492, 624 (Green Hammerton PC), 714, 845, 934, 1081, 1206, 1291, 1666, 2069, 2100, 2173, 2182, 2186, 2215, 5121, 5179, 5278, 5366, 5510, 6230	
Poorer quality agricultural land	5371	
Brownfield site	714, 934, 1157, 1535, 1752, 1838, 2069, 2100, 2156, 2182, 2186, 2304, 3064, 3970, 4049, 4055, 4059, 4063, 5121, 5179, 6230	
Minimal impact on landscape	492, 714, 845, 1081, 1095, 1224, 1752, 2069, 2100, 2173, 2182, 2215, 4049, 4055, 4059, 4063, 5121	
Minimal impact on heritage assets	216, 714, 845, 847, 1752, 2100, 2173, 2186, 2215	
Minimal impact on wildlife	2100, 2173, 2186, 2215	

## Delivery and Monitoring 13

New Settlement Options		
Comment	Comment Ref	HBC Response
Not in the Green Belt	216, 845, 847, 903, 1535, 2100, 2186, 4527	
Meet housing requirement	216, 492, 845, 847, 903, 934, 1081, 1535, 2173, 2215	
No flood risk	492, 934, 1095, 2173, 2215, 3751, 5278	
<b>Do not support option for following reasons:</b>		
Impact on local wildlife	391, 441, 669, 751, 808, 916, 1004, 1006, 1011 (Goldsborough and Flaxby Grouped PC), 1016, 1060, 1092, 1110, 1135, 1215, 1301, 1429, 1433, 1438, 1466, 1529, 1564, 1591, 1597, 1604, 1677, 1717, 1718, 1745, 1748, 1784, 1817, 1819, 1824, 1828, 1864, 1875, 1892, 1989, 1933, 2104, 2112, 2183, 2196, 2471, 2716 (Yorkshire Wildlife Trust), 2839, 3565, 3597, 3687, 3774, 3777, 3850, 3907, 3961, 3968, 3985, 4157, 4306, 4360, 4416 (Arkendale, Coneythorpe & Clareton PC), 4451, 4466, 5099	
Negative impact on local roads, particularly increased congestion on A59	123, 127, 391, 441, 449, 669, 716, 808, 916, 1003, 1004, 1006, 1011 (Goldsborough and Flaxby Grouped PC), 1012, 1016, 1019, 1036, 1060, 1089, 1092, 1110, 1135, 1215, 1292, 1301, 1333, 1338, 1371, 1433, 1438, 1529, 1564, 1591, 1597, 1604, 1717, 1718, 1745, 1747, 1748, 1784, 1817, 1819, 1824, 1828, 1875, 1982, 1989, 1933, 2104, 2112, 2183, 2196, 2279, 2471, 2726, 2796, 2839, 2855, 2965, 2976, 3118, 3210, 3214, 3226, 3449, 3459, 3497, 3515, 3564, 3565, 3597, 3687, 3689, 3774, 3777, 3837, 3850, 3961, 3968, 3985, 4032, 4033, 4034, 4092, 4157, 4185, 4192, 4306, 4360, 4464 (Little Ouseburn PC), 4416 (Arkendale, Coneythorpe & Clareton PC), 4451, 4454, 4466, 5064, 5098, 5099, 5327, 6238	
Increased pollution	522, 1004, 1433, 1747, 1892, 4451, 4466	
Would have impact on nearby villages and towns over prolonged period	1083, 1852, 2104	
No or poor access to shops and services, local infrastructure cannot cope	113, 391, 441, 449, 522, 669, 716, 808, 1004, 1006, 1011 (Goldsborough and	

## 13 Delivery and Monitoring

New Settlement Options		
Comment	Comment Ref	HBC Response
	Flaxby Grouped PC),1012, 1016, 1019, 1036, 1060, 1083, 1092, 1110, 1135, 1215, 1301, 1333, 1338, 1371, 1429, 1466, 1529, 1564, 1591, 1597, 1604, 1677, 1717, 1718, 1745, 1748, 1784, 1786, 1817, 1819, 1824, 1828, 1864, 1875, 1989, 1933, 2104, 2112, 2183, 2196, 2279, 2839, 2855, 2976, 3226, 3459, 3515, 3565, 3597, 3691, 3774, 3837, 3850, 3907, 3961, 3968, 3985, 4019, 4092, 4157, 4185, 4192, 4306, 4454, 4466, 5064, 5099, 5327	
Impact on landscape	669, 751, 808, 916, 1011 (Goldsborough and Flaxby Grouped PC),1012, 1019, 1060, 1092, 1135, 1215, 1301, 1429, 1438, 1466, 1529, 1564, 1591, 1597, 1677, 1717, 1718, 1745, 1748, 1784, 1786, 1817, 1819, 1824, 1828, 1864, 1989, 1933, 2104, 2183, 2196, 2471, 3210, 4416 (Arkendale, Coneythorpe & Clareton PC),	
Negative impact on local community	449, 669, 751, 808, 1004, 1006, 1011 (Goldsborough and Flaxby Grouped PC),1060, 1092, 1110, 1135, 1215, 1301, 1333, 1429, 1438, 1466, 1529, 1564, 1591, 1597, 1604, 1677, 1717, 1718, 1745, 1747, 1748, 1784, 1786, 1817, 1819, 1824, 1828, 1864, 1875, 1933, 1989, 2112, 2183, 2196, 2726, 2839, 2855, 2965, 3210, 3214, 3459, 3597, 3565, 3689, 3774, 3777, 3837, 3850, 3961, 3968, 3985, 4032, 4033, 4034, 4192, 4360, 4416 (Arkendale, Coneythorpe & Clareton PC),4499, 4985, 5099, 5327	
Impact on heritage assets	808, 1004, 1006, 1011 (Goldsborough and Flaxby Grouped PC),1016, 1060, 1092, 1110, 1135, 1301, 1333, 1429, 1438, 1529, 1604, 1717, 1745, 1748, 1786, 1819, 1824, 1828, 1864, 1875, 1933, 2104, 2112, 2196, 2471, 2839, 3210, 3214, 4416 (Arkendale, Coneythorpe & Clareton PC),	
Site being close to Knaresborough would create urban sprawl	1083	
Site would be subject to noise and air pollution	441, 1006, 1036, 1060, 1292, 1717, 1747, 2279, 3277, 3597, 3777, 3837,	

## Delivery and Monitoring 13

New Settlement Options		
Comment	Comment Ref	HBC Response
	3850, 3961, 3968, 4416 (Arkendale, Coneythorpe & Clareton PC),4466, 5099, 6238	
Loss of agricultural land	1004, 1006, 1717, 3597, 3777, 3837, 3985, 4032, 4033, 4034, 4157, 4192, 5099	
Risk of flooding	1591, 1604, 1748, 2112, 2471, 3210, 3214, 6238	
Contaminated land/landfill	449, 669, 1006, 1016, 1060, 1110, 1717, 2471, 3597, 3689, 3777, 3837, 3850, 3907, 3985, 4157, 4192, 4451, 4466, 5099	
Site is too big	391, 716, 808, 1011 (Goldsborough and Flaxby Grouped PC),1036, 1060, 1092, 1110, 1135, 1215, 1301, 1333, 1604, 1429, 1438, 1466, 1560, 1591, 1597, 1745, 1748, 1784, 1786, 1817, 1819, 1824, 1828, 1875, 1864, 1933, 1989, 2104, 2112, 2183, 2196, 3497, 3691, 3774, 3837, 4032, 4033, 4034, 5357	
No local need for additional housing	391, 1011 (Goldsborough and Flaxby Grouped PC),1060, 1092, 1110, 1215, 1338, 1564, 1717, 1784, 1786, 1819, 1824, 1828, 1989, 3565, 3777, 3985, 4092, 4157, 5098, 5099	
No or poor local transport	669, 808, 1011 (Goldsborough and Flaxby Grouped PC),1019, 1060, 1092, 1110, 1135, 1215, 1333, 1591, 1597, 1604, 1677, 1717, 1718, 1819, 1864, 1933, 1989, 2183, 2196, 2471, 3226, 3565, 4092	
Site in Green Belt	1092, 1429, 1438, 1466, 1604, 1784, 1819, 3774	
Mineral safeguarding area	2471	
Outside development limit	1717, 1718, 1828, 1864, 2112	
Amount of development already permitted	391, 1564, 1591, 1597, 1784, 1819, 1933	
<b>Site GH11(Green Hammerton)</b>		
Numerous designated heritage assets which could be affected by the development of this new settlement. These include: Green Hammerton Conservation Area, Kirk Hammerton Conservation Area, Whixley	2382 (Historic England)	The council have reviewed the options for the location of a new settlement, as set out in the New Settlement Background Paper (November 2017).

## 13 Delivery and Monitoring

New Settlement Options		
Comment	Comment Ref	HBC Response
<p>Conservation Area, Providence House adjoining the western edge of this site, Listed Buildings associated with the Grade II* Old Thornville metres 1.2km to the south of this area. Conservation and Design Assessment considers that area makes an important contribution to the significance of several of these heritage assets and concludes that the loss of this area and its subsequent development would be likely to harm their significance. Before area is confirmed as an allocation need to identify whether identified harm to these assets is capable of being adequately mitigated to a point which would reduce any harm to level consistent with requirements in national policy guidance or the duties placed upon the Council under the provisions of the 1990 Act. It should also be noted that site lies within area where considerable concentration of designated and undesignated heritage assets and consequently high probability of archaeological remains in area some of which might, potentially, be of national importance. Before allocating site there is a need for:</p> <p>(a) an appropriate archaeological evaluation of the area            (b) an assessment of the measures by which any harm to the heritage assets in the vicinity of this site might be removed or reduced. If, despite mitigation measures, concluded that development of area would still be likely to harm elements which contribute to significance of various heritage assets, then site should not be allocated as a potential new settlement unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 133 or 134). These need to be set out within the justification for this allocation.</p>		
<b>Support this option for following reasons:</b>		
Support	728, 986, 1432, 1505, 1652, 2470, 2943, 2946, 2982, 3151, 3171 (Knaresborough Town Council), 3260, 3283, 3289, 3809, 3915, 4011, 4131, 4212, 4490, 4591, 4609, 5046, 5270, 5453, 6178	
Minimal impact on roads/traffic	846, 905, 1312, 1682, 1720, 1733, 1791, 1830, 2784, 2807, 2935, 3234 (Spofforth with Stockeld PC), 3619, 3646, 3986, 3993, 4010, 5235	
Support existing or provision of new facilities.	752, 846, 1152, 1312, 1682, 1733, 1791, 1830, 2397, 2807, 3244, 3252, 3277, 3278, 3986, 4377	
Good access to public transport	752, 846, 905, 1312, 1682, 1791, 2663, 2784, 2935, 3277, 3278, 3646, 3749, 3986, 3993, 4377	
Access to strategic road network	4377	
Availability of local employment or ability to develop new	846, 1152, 1312, 1682, 1720, 1791, 2397, 3619	
Minimal impact on landscape	846, 1791	
Minimal impact on heritage assets	846, 1720, 1791	
Minimal impact on wildlife	1791, 1830	
Not in the Green Belt	846, 1682, 1720	



## Delivery and Monitoring 13

New Settlement Options		
Comment	Comment Ref	HBC Response
No flood risk	1720, 1791, 3277, 3278, 3749	
Meet local housing need	752, 846, 905, 1152, 1312, 1682, 1720, 1791, 3619, 3986	
Within/adjacent development limit	752, 905, 1682, 1720	
<b>Do not support option for following reasons:</b>	1891	
No or poor access to shops and services, infrastructure inadequate	745, 933, 1008, 1034, 1084, 1155, 1156, 1188, 1368, 1425, 1526, 1540, 1554, 1568, 1572, 1636, 1665, 1667, 1687, 1753, 1775, 1780, 1813, 1872, 1934, 1945, 1998, 2116 (Kirk Hammerton PC), 2138, 2160, 2163, 2201, 2203, 2233, 2307, 2775, 3504, 3509, 3562, 3978, 4002, 4039, 4054, 4057, 4304, 4305, 5120, 5122, 5177, 5178, 5278, 5409, 5507, 5639, 6231, 6234, 6235, 6236, 6237, 6239	
Negative impact on local roads, particularly increased congestion on A59	124, 240, 440, 450, 455, 561, 562, 635, 715, 745, 933, 1008, 1034, 1084, 1071, 1155, 1156, 1188, 1225, 1303, 1368, 1526, 1540, 1567, 1568, 1572, 1636, 1665, 1667, 1687, 1750, 1753, 1775, 1780, 1813, 1872, 1934, 1945, 1964, 2116 (Kirk Hammerton PC), 2160, 2163, 2201, 2203, 2224, 2233, 2280, 2300, 2307, 2775, 3503, 3544, 3562, 3967, 3978, 4039, 4054, 4057, 4062, 4117, 4304, 4305, 4465 (Little Ouseburn PC), 4939, 4940, 5078, 5097, 5120, 5122, 5177, 5178, 5180, 5278, 5366, 5409, 5507, 5639, 6231, 6233, 6234, 6235, 6239, 6245	
Impact on local community/A59 would cut through development hampering sense of community	450, 455, 562, 624 (Green Hammerton PC), 635, 745, 933, 1008, 1071, 1084, 1188, 1291, 1368, 1381, 1425, 1511, 1526, 1540, 1554, 1567, 1572, 1665, 1667, 1687, 1753, 1780, 1813, 1872, 1934, 1998, 1945, 1964, 2116 (Kirk Hammerton PC), 2138, 2160, 2163, 2201, 2203, 2775, 3436, 3544, 3590, 3967, 4039, 4054, 4057, 4062, 4117, 4304, 4305, 4939, 4940, 5039, 5122, 5177, 5178, 5180, 5278, 5366, 5367, 5370, 5409, 6231, 6233, 6239, 6245	
Too much emphasis put on rail stations at Cattal and Hammerton, no room for further development	455, 715, 933, 1034, 1155, 1156, 1291, 1381, 1425, 1526, 1540, 1554, 1567,	

## 13 Delivery and Monitoring

New Settlement Options		
Comment	Comment Ref	HBC Response
	1568, 1636, 1665, 1667, 1687, 1750, 1753, 1775, 1872, 1934, 1964, 1998, 2116 (Kirk Hammerton PC), 2138, 2203, 2280, 2300, 3967, 4039, 4054, 4057, 4062, 4117, 5120, 5122, 5278, 5366, 5367, 5507	
Loss of agricultural land	561, 624 (Green Hammerton PC), 715, 1008, 1225, 1303, 1381, 1511, 1567, 1568, 1687, 1775, 1780, 2233, 2300, 2874, 3509, 3520, 3967, 5120, 5178, 5278, 5366, 5409, 6231, 6259, 6245	
Loss of major employer	561, 745, 933, 1008, 1084, 1425, 1526, 1554, 1568, 1572, 1687, 1753, 1780, 1813, 1945, 1964, 1998, 2116 (Kirk Hammerton PC), 2138, 2163, 2203, 2300, 3520, 5122, 5178, 5366, 5409, 6233, 6245	
Risk of flooding	440, 715, 745, 933, 1008, 1156, 1188, 1225, 1567, 1568, 1665, 1667, 1526, 1540, 1572, 1753, 1780, 1813, 1872, 1964, 1998, 2116 (Kirk Hammerton PC), 2138, 2163, 2201, 2203, 2874, 3544, 4304, 4939, 4940, 5120, 5278	
Visual impact of development	561, 1636, 5366	
Multiple land ownerships	624 (Green Hammerton PC), 1008, 5120, 5122, 5409, 5507	
Impact on heritage assets	624 (Green Hammerton PC), 715, 745, 1084, 1368, 1526, 1572, 1667, 1753, 1872, 1945, 1964, 2116 (Kirk Hammerton PC), 2160, 2163, 2203, 2201, 3544, 4039, 4054, 4057, 4062, 4304, 4305, 4939, 4940, 5078,	
Impact on landscape	455, 624 (Green Hammerton PC), 635, 745, 933, 1084, 1225, 1368, 1425, 1526, 1540, 1568, 1572, 1665, 1667, 1780, 1872, 1945, 2116 (Kirk Hammerton PC), 2138, 2160, 2163, 2201, 2203, 2233, 2874, 3058, 3978, 4057, 4062, 4117, 4950, 5078, 5122, 5278, 5367, 6231, 6233, 6245	
Impact on wildlife	455, 562, 745, 933, 1084, 1368, 1425, 1526, 1572, 1665, 1667, 1753, 1780, 1872, 1945, 1964, 1998, 2116 (Kirk Hammerton PC), 2138, 2160, 2203, 3509	

## Delivery and Monitoring 13

New Settlement Options		
Comment	Comment Ref	HBC Response
Site is too big	240, 455, 745, 933, 1084, 1188, 1368, 1425, 1526, 1572, 1665, 1667, 1753, 1780, 1813, 1945, 1964, 1998, 2116 (Kirk Hammerton PC), 2138, 2160, 2163, 2201, 2203, 2874, 5078	
No local need for additional housing	745, 1084, 1368, 1526, 1572, 1667, 1964, 2116 (Kirk Hammerton PC)	
Large amount of development permitted already	562, 745, 1368, 1526, 1665, 1753, 1780, 1813, 1872, 2116 (Kirk Hammerton PC), 2160, 2163, 2203, 3562, 5178	
Outside development limit	562, 933, 1084, 1526, 1665, 1667, 1753, 1872, 1998, 2116 (Kirk Hammerton PC), 2163, 2203	
Within Green Belt	1084, 1572, 1665, 2203	
<b>Justification</b>		
<b>Para 10.9</b>		
Case for new settlement has not been made adequately and evidence presented does not demonstrate requirement for a new settlement. Evidence not provided to demonstrate that new settlement is more sustainable (in the broadest terms) than extending existing settlements. In context of need to increase housing requirement may be a case to be made for a new settlement but should be seen as an opportunity of increasing the housing supply as an additional source/outlet alongside a strategy of identifying sufficient sites within the existing settlement hierarchy.	3055, 3104, 3146, 3367, 3410, 3452, 3482, 3844, 4640, 4683, 4713, 4762, 4801, 4836, 5490, 5518, 5602	The Local Plan does not solely rely on a new settlement: there are nearly 100 other sites identified in the main settlements or other settlements in the settlement hierarchy, which will deliver housing across the plan period. However, there are insufficient suitable and deliverable sites in these settlements to meet the district's full objectively assessed housing need.
Given scale of development and requirement for land assembly, need for new infrastructure, preparation of a masterplan, obtaining detailed permission and the on and off-site work required before dwellings could be delivered considered the plan would not be effective if delivery from new settlement is relied on within this plan period. Should seek to allocate additional sites to ensure the identified housing need can be met within the plan period.	620, 1751, 3553, 3563, 3573, 3592, 3647, 3662, 3670, 5536	
Given persistent under delivery important homes are provided as early as possible to reduce shortfall. Priority should be given to sites free from constraint, with end developer and capable of delivery in early plan period. If new settlement taken forward should be expectation will only start to deliver towards end of plan period	2985	
Have not assessed other reasonable alternatives such as reviewing Green Belt boundaries around main settlements.	2917	The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.

## 13 Delivery and Monitoring

New Settlement Options		
Comment	Comment Ref	HBC Response
		The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.
Increased demand for travel by train would almost certainly be such that major improvements to Cattal and Hammerton stations would be needed. There is need to understand what additional capacity may be needed, effect on level crossings and cost of upgrading station facilities and level crossing in the vicinity of each new settlement. Closure and bridging of crossings would be the safest and preferred option to achieve level crossings up-grades. Planning briefs should consider the juxtaposition between the railway and new residential development.	2418 (Network Rail)	Comments noted. There is ongoing discussion with Network Rail regarding the impact of development on the operation of the rail line and stations and any mitigation measures necessary.

**Table 13.74 New Settlement Options**

## 14 Policies Map

### Summary of comments

- 14.1** Comments about the policies maps related mainly to requests to add information to the Policies Maps.
- 14.2** A number of respondents entered comments about specific sites (both preferred allocations and sites not proposed for allocation), the proposed development limits of particular settlements or other aspects of the Local Plan in this section. These have been reported against the relevant section of the Plan i.e. comments about development limits have been recorded under Policy GS3.

Policies Maps		
Comment	Comment Ref	HBC Response
<b>District Policies Map</b>		
Welcome inclusion of the Nidderdale AONB, international, national and locally designated sites for biodiversity and geodiversity within the maps. However, advise should also include Yorkshire Dales National Park boundary. Should consider adding areas of Ancient Woodland (Policy NE7) to more detailed maps.	2833 (Natural England)	Agree to inclusion of National Park boundary.  <b>Add the Yorkshire Dales National Park boundary to the District Policies Map.</b>
Unless Parks and Gardens of local or sub regional historic interest been identified, 'Parks or Gardens of Historic Interest' on the Policies map refer to Registered Parks and Gardens.	3320 (NYCC)	Agree.  <b>Amend legend on Policies Maps to refer to Registered Parks and Gardens</b>
The Proposal Map should show the extent of the Fountains Abbey/Studley Royal World Heritage Site and its Buffer Zone and should be amended accordingly.	2352 (Historic England), 3320 (NYCC)	The boundary of the World Heritage Site is shown on the District Policies Map but agree Buffer Zone should also be shown.  <b>Add the World Heritage Site boundary and Buffer Zone to the District and Ripon Policies Maps.</b>
Note the HDLP carries forward the designation of Rudding Park as part of a Special Landscape Area. The Grade I Listed Rudding Park House and Grade II designation under the Register of Historic Parks and Gardens are also reflected under Policy HP2: Heritage Assets. The extent of the historic park designation is also shown on the proposals map. These and the location of Rudding Park within the green belt represent significant constraints for new development proposals to overcome. A further planning constraint to be surmounted is the out-of-town location of Rudding Park, requiring new development proposals to undertake NPPF sequential and impact testing for proposals involving NPPF-defined town centre uses. Whilst it has previously been established that new hotel accommodation and leisure facilities benefit rather than compete with or harm Harrogate town centre as such enhancements will draw more people to the town. This still places another hurdle for Rudding Park to overcome when considering new proposals but also brings an opportunity to draw attention to the benefits.	2991	Comments noted. However, as recognised by the respondent notwithstanding the designations that apply at Rudding Park development proposals have been permitted in this location.
<b>Knaresborough Policies Map</b>		
Manse Farm is referred to as 'Committed Mixed Use' but no policy that properly recognises existing commitment, therefore, suggest a new Mixed Use Commitment policy be added to protect land which currently benefits from planning permission.	2432	Given that the site already benefits from planning permission and can be brought forward in accordance with the details of that permission, the approach suggested by the respondent is considered unnecessary.
<b>Village Policies Maps</b>		

## 14 Policies Map

Policies Maps		
Comment	Comment Ref	HBC Response
<b>Burton Leonard</b>		
Plans do not show areas put up for development so not possible to comment on proposed areas put forward for development without prior knowledge. Maps of each intended area need to be included in the plan for comment and review.	8	All of the sites submitted to the council as potential development sites were included in the Strategic Housing and Economic Land Availability Assessment. This was published alongside the Local Plan and comments invited on all the sites in this document, not just those identified in the Local Plan as proposed allocations.
<b>Killinghall</b>		
Permission granted on appeal for land off Ripon Road should be recognised as a commitment in the Plan.	4300	Comments noted. The Policies Maps will be updated as part of preparing the Publication Local Plan.
<b>Dishforth</b>		
Map is confusing as there is a colour not explained in the Legend labelled DF8. Should it be blue like the area next to it?	238	Part of site DF8 is subject to both a housing allocation and commitment notation.
<b>Pannal</b>		
Suggest new public footpath linking existing path from All Saints Court to the existing footpath through the wooded area in and around the old quarry. This would facilitate access to the quarry area and remove the need to walk through All Saints Court area and along Church Lane.	2289	Comments noted. However, there are separate procedures for creating new rights of way, which are the responsibility of the highway authority.

**Table 14.1 Policies Maps**

## Additional Sites 2017 Key Issues

## 15 Providing New Homes and Jobs: Updated Evidence Base

## 15 Providing New Homes and Jobs: Updated Evidence Base

## Question 1: Do you have any comments on the updated evidence base

Question 1: Do you have any comments on the updated evidence base		
Comment	Comment Ref	HBC Response
Support the increase in housing numbers	AS10, AS4345, AS4369, AS4383, AS4410, AS4414, AS3001, AS3571, AS3747, AS4118	Noted
Support the use of the following methodology and assumptions in the HEDNA: <ul style="list-style-type: none"> <li>2014 based population and household projections and the need to align the economic and housing needs of the area</li> <li>use of long term migration scenarios</li> <li>adjusting the 2014 household representative rates to ensure suppressed rates are not carried forward</li> </ul>	AS3001	Noted
Approach of allocating more than minimum provision of new employment land to provide for choice of sites and ensure flexibility of supply is consistent with approach taken by City of York for allocating employment sites in emerging Local Plan	AS4043 (City of York)	Noted
General objection to increase in additional homes	AS1187, AS3620, AS1839	Noted
Number of new jobs associated with a development proposal should be closely monitored to ensure there is strong evidence that the figure will be achieved	AS10	Noted. The Local Plan sets out a monitoring framework that includes monitoring of the local economy.
How can we have confidence in the new housing figure when previous figures were meant to be accurate too/lack of understanding of how current figures arrived at.	AS225, AS236, AS495, AS1365, AS1396, AS1593, AS1599, AS1742, AS2597, AS3111, AS4358, AS4360, AS4472, AS4785, AS4846, AS4847, AS4848, AS4947, AS4953, AS4972, AS5023, AS4972, AS5023, AS5333, AS5401, AS5412, AS5424	In order to ensure that the draft Local Plan is based on the most up to date evidence the council reviewed both its housing need and employment land requirements in order to take account of the latest demographic and economic forecasts. This review concluded that, as a result of changes to the demographic starting point, plus increased economic growth prospects, the housing need increased. The Council's published Housing and Economic Development Needs Assessment (HEDNA) sets out the methodology used to arrive at objectively assessed need figures.
There is no justification for housing need to be economic-led	AS1836, AS1839	Paragraphs 18 to 22 of the NPPF set out that the Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth, and that significant weight should be placed on the need to support economic growth through the planning system. In order to effectively support the local economy the HEDNA has made appropriate adjustments to the demographic trends. The full justification for this uplift is found in the HEDNA.
Forecasts for housing growth are too high for the following reasons: <ul style="list-style-type: none"> <li>1.9% for economic growth is considerably higher than actual growth</li> <li>BREXIT has not been taken into account</li> </ul>	AS3794, AS3173, AS3620, AS5385	As stated in the HEDNA para 4.10, "Oxford Economics indicate the economy is expected to grow by 1.9% per annum which is slightly slower than the growth achieved over the previous economic cycle (1993 - 2010)"



## Providing New Homes and Jobs: Updated Evidence Base 15

Question 1: Do you have any comments on the updated evidence base		
Comment	Comment Ref	HBC Response
		The HEDNA considers the impact of BREXIT for population and household projections paras 2.49 - 2.54. It stresses that the impact of Brexit is clearly unknown therefore the analysis is mainly discursive, highlighting a series of issues. It concludes that it is difficult to confidently say that Brexit will have any impact on migration levels, population growth and housing need.
To what extent will the national methodology impact on the housing figure	AS436, AS495, AS3020, AS4240, AS4358, AS4360, AS4451, AS4489	<p>The national methodology is a consultation and the final package of proposals may change as a result of consultation comments. However there is information that can be drawn from the proposals.</p> <p>The housing need figure for Harrogate suggested by the proposed new methodology is 395 homes per year and this takes into account demographic need and an uplift for affordability based on market conditions. The number does not take into account any economic factors such as local job growth. It is clear in the document that the figure is a minimum and should be treated as a baseline rather than an absolute figure.</p> <p>Although the proposed methodology itself is silent on economic factors, this is dealt with elsewhere in the document. Paragraph 46 in particular strongly supports local authorities to meet employment growth with additional housing.</p> <p>Not taking into account economic growth the equivalent figure set out in the HEDNA is 419 and when an uplift for economic growth based on locally gathered evidence is applied the figure reaches 669. The baseline figure of 419 is so close to the proposed figure and the approach to economic factors is supported by the proposals. There is currently no reason to change the approach.</p>
The district should not be treated as a single entity for housing purposes. Particularly unhelpful for the proper planning of Ripon	AS1540	The Housing Market Area used reflects the strong and complex set of relationships across the District, based on both market signals and local influences on prices and is therefore a robust area to use.
Challenge for HBC is not about population growth but more about how to deal with an ageing population. Retirement homes are needed instead of market homes	AS2507	This is recognised in the inclusion of Draft Local Plan includes Policy HS4: Older People's Specialist Housing which supports developments that meet the accommodation needs of this age group.
Object to number of affordable homes needed		The approach to affordable housing need is based on robust evidence.
HEDNA does not constitute an appropriate evidence base. It's evidence is flimsy and open to challenge and the assumptions are poor.	AS436, AS2980, AS2605, AS3020, AS3072, AS3744, AS4464, AS4486, AS5282, AS5722, AS6198, AS6206, AS3794, AS1264, AS1624,	The Housing Economic Development Needs Assessment (HEDNA) provides a consistent, objective assessment of need for housing and employment land requirements following the approach prescribed by the Government in Planning Practice Guidance on Housing and Economic Development Needs Assessments.
<p>Council is still underestimating the true OAN for the following reasons:</p> <ul style="list-style-type: none"> <li>● uplift needs to take into account the suppression of household formation rates in the 35-44 age cohort</li> </ul>	AS4024, AS4110, AS4289, AS4292, AS4324, AS4369, AS4383, AS4408, AS4118, AS4247, AS4251, AS4270,	

## 15 Providing New Homes and Jobs: Updated Evidence Base

Question 1: Do you have any comments on the updated evidence base		
Comment	Comment Ref	HBC Response
<ul style="list-style-type: none"> <li>fails to include an affordability market uplift</li> <li>assumptions used in the HEDNA suppress the OAN</li> <li>adjustment to the 2014 Sub National Household projections Household Representative rates should be applied to the wider age cohort of 25-44 as this age group have been largely static compared to the increasing national trend. It would be in accordance with the recommendations by the Local Plan Expert Group</li> <li>unclear how the employment forecast figure has been translated into the Economic-led housing need calculation as para 5.16 refers to 8,766 additional jobs but the adjustment of 800 additional jobs removes nearly a quarter of the jobs growth in just two years</li> <li>Need for more aspirational jobs growth the figure represents o.g% growth per annum which whilst in ,line with national figures does not reflect the fact that Harrogate has consistently performed better at 1.5% growth</li> <li>Preference for alternative economic activity rates by OBR as they are independent and used to inform Government fiscal planning. Used by LPEG</li> <li>Accepted position in recent Examinations should be additional supply of 20% above OAN</li> <li>uplift to account for the historic under-supply of homes should be included</li> <li>In converting the population projection into growth in the resident workfprce, an assumption needs to be made in relation to economic activity. This can in turn underestimate the number of homes required to support the working age population.</li> <li>OBR rates should be used - consider the OBR rates to provide a robust basis on which to project economic activity – they are from an independent source and are used to inform the Government's wider fiscal planning. Furthermore, they are also the recommended source according to the Local Plans Expert Group (LPEG). Concern over the use of Experian data following recent appeal decisions.</li> </ul> <p>Suggested figures of 758 dpa, 930dpa,</p>	AS4274, AS4277, AS4281, AS4295, AS4299, AS4304, AS4308, AS4312, AS4319, AS4322, AS3001, AS3571, AS3747, AS4118, AS4043, AS4408, AS4412	
Figures are based on assumptions made in 2015 Strategic Housing Market Assessment so we could end up with a glut of housing	AS2424,	
Question how the methodology is being used with regard to the proposed split in both housing, bedroom and employment use class needs assessment in relation to proposed allocations. Scope for more local focus with detailed splits reflecting particular local market circumstances or sites.	AS4329	
Housing Needs Assessment is flawed as the methodology is based upon extrapolation of historic figures	AS3173	

## Providing New Homes and Jobs: Updated Evidence Base 15

Question 1: Do you have any comments on the updated evidence base		
Comment	Comment Ref	HBC Response
<p>Object to the figures used in the updated assessment in terms of affordable homes needed for the following reasons:</p> <ul style="list-style-type: none"> <li>● Rise in mortgage rates will have a major impact so has this been included in the projections</li> <li>● Average house prices have increased since 2014</li> <li>● Should be concerned with increase in household formations rather than increase in population</li> <li>● Significant under-delivery of affordable housing</li> </ul>	AS3595	
<p>The plan cannot be considered sound until the Council's evidence base fully explores and reviews the possibility of releasing Green belt to provide sustainable patterns of development.</p>	AS4118, AS3180, AS4118	<p>The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options. The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
<p>Need to identify and support additional land for new housing over and above what has been put forward in the preferred site allocations</p>	AS3747, AS4278, AS4282, AS4293 AS4300, AS4305, AS4310, AS4313, AS4320, AS4323	<p>It is considered that the sites proposed for allocation provide a sufficient degree of contingency and flexibility in maintaining housing supply over the plan period and there is no necessity to increase the size of the buffer provided.</p>
<p>Housing figure is a target and should not be used as a ceiling. The Local Plan should allocate more land than is required in order to maintain a choice of sites. The Local Plan should identify a buffer of sites over and above the requirement.</p>	AS4324, AS4369, AS4376, AS4378, AS4410, AS4414, AS4247, AS4251, AS4278, AS4282, AS4293 AS4300, AS4305, AS4310, AS4313, AS4320, AS4323	
<p>Open market does not deliver the right type of housing, HBC need to be building these houses</p>	AS2957	<p>The Local Plan (existing and emerging) includes policies that require affordable housing to be provided on all qualifying developments. Draft Policy HS1: Housing Mix and Density also seeks to work towards a balance in the mix and type of housing permitted across the district. Since 2015, the Council has embarked on a programme of building affordable homes on land that it owns. The constrained and dispersed nature of the sites (mostly small garage sites) means that progress is slow, however the council aims to deliver around 50 homes across 15 sites by the end of 2018. The council is also investigating other ways of delivering new affordable home building.</p>
<p>Conflict of interest when GL Hearn are also advising housebuilders and developers</p>	AS3620	<p>GL Hearn are an independent company who provide non-biased services across the country. There is no conflict of interest as confirmed through the Council's procurement process.</p>

## 15 Providing New Homes and Jobs: Updated Evidence Base

Question 1: Do you have any comments on the updated evidence base		
Comment	Comment Ref	HBC Response
Cuts in services have meant communities are no longer supported so how can more housing be proposed	AS2498	Noted

**Table 15.1 Question 1: Do you have any comments on the updated evidence base**

## Site Selection Process 16

## 16 Site Selection Process

## Question 2: Do you have any comments on the selection process for the additional sites?

Question 2: Do you have any comments on the selection process for the additional sites?		
Comment	Comment Ref	HBC Response
No thought has been given to the impact on local infrastructure of all the additional houses which is already at capacity.	AS6, AS196, AS1329, AS2988, AS3754, AS3833	The council as part of its evidence base has published an Infrastructure Capacity Study that identifies where there needs to be new infrastructure investment to support the level of growth proposed in the Local Plan.
Existing roads cannot cope so why has this not been taken into consideration	AS196, AS6, AS2429, AS2437, AS2601, AS2988, AS3754	Traffic modelling work which forms part of the Local Plan evidence base looks at existing roads and identifies mitigation that would need to be undertaken to incorporate the proposed growth.
No consideration has been given to the cumulative environmental, social and economic impacts of all housing and industrial developments affecting each community.	AS238, AS1594, AS1625, AS2429, AS2437, AS3833, AS3849, AS3817, AS4452, AS4488, AS1625	Cumulative impacts have been addressed in the Publication Draft Sustainability Appraisal
Where will the money come from to fund the new infrastructure ?	AS1186	New infrastructure required as part of the development of the sites would need to be provided for or funded by the developer.
Need more clarity about why Green Hammerton has been chosen over Flaxby	AS1264	The Council published a New Settlement Report alongside the Additional Sites Consultation. The Council has in addition produced a further New Settlement Background Paper.
No clear provisions for educational requirements	AS1329	The council as part of its evidence base has published an Infrastructure Capacity Study that identifies where there needs to be new infrastructure investment to support the level of growth proposed in the Local Plan. As part of the work, there have been on-going discussions with North Yorkshire County Council in order to understand potential educational needs. For a number of larger urban extensions and the new settlement there will be a need to provide new schools on site. In other cases there will be a need for a developer contribution towards additional facilities at existing schools. There are also a number of cases where the existing school site is constrained and therefore four sites have been allocated for additional educational facilities.
Not showing the scores for each proposed development site is not transparent	AS1534	The scores for each site have been included in the Sustainability Appraisal. The Addendum only includes assessment for the additional sites. Assessment of previous sites are included in earlier iterations of the Sustainability Appraisal. The SA accompanying the Publication Draft includes all sites considered.
Little suggestion that there has been a planned approach to site selection. The sustainability appraisal of sites appears to have hindered any demonstrable attempt to allocate sites for the positive planning of places. Understanding Ripon's contribution to growth as a principal settlement continues to be hampered by and indication of HBC thinking on the options for scale of growth	AS1543	The SA is just one part of the site selection process. The five stage selection process is set out in the Housing Background Paper. Policy GS2 sets out the Growth Strategy for the District and has been consulted on previously. Ripon has been identified as a Main Settlement. Main settlements are where the majority of housing and employment growth is proposed.
Little consistency in how the conclusions are reached. Sites which previously were rejected are now accepted. It looks like the prime consideration	AS1838	All sites have been assessed through the Sustainability Appraisal process. The 2016 Draft Plan sought to include the most sustainable site

## 16 Site Selection Process

Question 2: Do you have any comments on the selection process for the additional sites?		
Comment	Comment Ref	HBC Response
has become trying to make the numbers add up rather than apply any consistent reasoning.		allocations to meet the Objectively Assessed Housing (OAN) Need. Following updates of the OAN, sites previously assessed as part of the Draft Plan consultation, but not identified as draft allocations were re-visited and the most sustainable identified.
No greenfield development is sustainable so it should require exceptional circumstances for any of these to be accepted whilst brownfield alternatives exist.	AS1838, AS1185, AS1264	There is insufficient brownfield land available in the District to meet the objectively assessed housing need.
Simply looking at the land put forward by landowners is not good enough, need to plan the future properly and approach those landowners concerned, persuading them to offer their land	AS2523	The plan must only include land that is available and deliverable.
Transport improvements should be proposed in the plan so that new development does not simply add to existing transport problems.	AS2601, AS1594, AS1625	Traffic modelling work which forms part of the Local Plan evidence base looks at existing roads and identifies mitigation that would need to be undertaken to deliver the proposed growth. Strategic infrastructure will be identified in Appendix 2 of the Local Plan.
Development of several of sites identified as allocations have been identified in the Conservation and Design Site Assessments as being likely to result in harm to elements which contribute to the significance of heritage assets within their vicinity. Many of the Built and Natural Site Assessments set out site-specific measures to reduce any harm and to ensure that site is developed in a manner consistent with Government advice regarding the conservation of the historic environment and the provisions of the 1990 Act. However, these measures are not tied into the plan in any way. Because of the sensitive nature of some of these locations, it is not sufficient to rely on the general, non-site-specific Policies of this Plan as the basis for ensuring that these Allocations are developed in a manner which will safeguard the area's historic environment (and hence SA Objective 13). Consequently, as a mitigation measure, the SA should be recommending that an additional Section should be added to each of the Allocations setting out the mitigation measures identified in the Conservation and Design Site Assessments. These should also address other issues such as landscape, ecology, highways and drainage matters as appropriate. Such an approach would help to provide certainty to both potential developers and local communities about precisely what will, and will not, be permitted on these sites and help ensure that these sites are developed in a sustainable manner.	AS2914 (Historic England)	In the Publication Draft, each of the site allocations will have site specific requirements including, where appropriate, mitigation measures designed to address harmful impacts.
Weighting of sites is flawed, concerned primarily with historic considerations with no mention of future trends e.g changes in private vehicle usage	AS3817	The sustainability objectives used in the assessment have been used over time and have been tested for compatibility with the NPPF and the Local Plan objectives.
The site selection process is unsound on the basis that the Council is ignoring the need to review the Green Belt which is preventing the most sustainable pattern of development that aligns closely with the proposed distribution of growth	AS4118	The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White

## Site Selection Process 16

Question 2: Do you have any comments on the selection process for the additional sites?		
Comment	Comment Ref	HBC Response
		<p>Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
Unclear how additional sites have been chosen in terms of their alignment with the underlying spatial and growth strategy.	AS4118, AS4292, AS4295, AS4299, AS4304, AS4308, AS4312, AS4319, AS3222	All the additional sites have been assessed using the five stage site selection process.
Not clear whether any of the sites put forward in the Draft Local Plan are available/deliverable and as a consequence whether Council may need to find additional sites to satisfy the OAN	AS4118, AS4292, AS4295, AS4299, AS4304, AS4308, AS4312, AS4319, AS3222	The site assessment process takes into account whether a site is deliverable and available. Discussions with landowners and site promoters are carried out throughout the site assessment and allocation process as a Local Plan cannot allocate a site that is not available or deliverable.
The new sites are not necessarily the best performing in sustainability terms so the process is fundamentally flawed. Many of the sites chosen have been assessed with adverse impact scores against sensitive sustainability criteria when document states that wherever possible looking to avoid allocating sites with red scores.	AS4118	Some selected sites may have negative scores for some of the 16 sustainability objectives however the purposes of the assessment is to show how sustainable the effects of a site are likely to be and where there are harmful impacts. This will then inform further work on mitigation measures which will be included as site requirements for each site allocation.
No evidence that further assessment of sites has been undertaken and as such the process is unsound. Also no justification for why certain sites were selected for reassessment/allocation - sites which were previously assessed and recommended as a draft allocation (but not allocated) should have been prioritised for reassessment. Not all sites have had the same opportunity to be re-assessed	AS4412	All previously rejected sites were re-considered as part of the selection of the additional sites consultation in Summer 2017.

Table 16.1 Question 2: Do you have any comments on the selection process for the additional sites?

Question 2: Do you have any comments on the selection process for the additional sites?		
Comment	Comment Ref	HBC Response
<b>GH11: Green Hammerton New Settlement</b>		
Objective 10 - Note analysis states significant transport and/or accessibility problems requiring substantial mitigation. Traffic impacts of development can have cross boundary implications for City of York. Any transport assessment must consider cumulative impacts of traffic generated by the site and traffic generated by proposed development in emerging City of York local Plan, particularly traffic forecast on A59 and A1(M) J47.	AS4102 (City of York Council)	Noted. Through on-going Duty to co-operate work this has been identified as an important cross boundary issue between Harrogate and City of York. Both authorities have agreed to work together to share relevant information in order to understand and address where appropriate cumulative impacts.
Objective 11 - Improvements to bus services between Harrogate and York could complement improved access by rail, thereby enhancing overall public transport offer to minimise increase in car-borne trips.	AS4102 (City of York Council)	Noted
Objective 12 - new settlement of this size may be conducive to introducing a District Heating Network within it.	AS4102 (City of York Council)	Noted

## 16 Site Selection Process

Question 2: Do you have any comments on the selection process for the additional sites?		
Comment	Comment Ref	HBC Response
Objective 15 - note analysis that states site is only proposed for residential use. Sustainability of site could be increased by incorporation of some employment use within it.	AS4102 (City of York Council)	Noted - the new settlement will incorporate an element of employment land. Assessment score of this objective to be changed to Dark Green and analysis to " <b>Mixed Use Scheme including housing and employment land</b> "
Council has failed to identify any housing sites in Kirkby Overblow despite Policy GS2 suggesting land will be allocated in the Green Belt villages. Site KO3 should be allocated as would comprise brownfield redevelopment. The comments relating to this site in the SA are somewhat subjective and arbitrary and would question the findings which suggest a scheme may have a negative impact upon local distinctiveness and heritage features - surely this is a detailed design issue	AS4294	<p>The scoring for historic environment and local distinctiveness has been undertaken by a Conservation and Design Officer and a professional judgement has been taken.</p> <p>The policies of the plan need to read together and policy GS3 makes clear the limitations that apply to development within Green Belt. However, it would be helpful for this to be clarified within policy GS2.</p> <p><b>At the end of para 3.18 add a footnote to read: The villages of Askwith, Follifoot, Kirkby Overblow and Sicklingall lie within the Green Belt. Policy GS3 sets out the approach to development in these settlements</b></p>
<b>R27</b>  Site lies just over 800m m from the edge of the WHS Buffer Zone, 1.04km from the edge of WHS and Studley Roger Conservation Area, and 1.1km from the boundary of the Grade I Registered Historic Park and Garden at Studley Royal. The potential impact which the development of this site might have upon these assets has not been evaluated as part of either the 2016 or the latest Built and Natural Site Assessment. Therefore, at this stage, the assessment against SA Objective 13 should be recorded as uncertain until such time as an evaluation has been undertaken of the impact which the development of this site might have upon the historic environment	AS2916 (Historic England)	The scoring for historic environment and local distinctiveness has been undertaken by a Conservation and Design Officer and a professional judgement has been taken that development of the site does not affect the setting of the World Heritage Site. The site specific requirements for the draft allocation includes the need for a Heritage Statement, which includes an assessment of impacts on the World Heritage Site and Buffer Zone, to accompany a planning application
<b>B12</b>  Site lies 530m from the south-western edge of Aldborough Conservation Area and the boundary of the Aldborough Roman Town which is a Scheduled Monument. The development of this site could impact upon elements which contribute to the significance of both these assets Disagree with conclusion in the 2016 Built and Natural Environment Site Assessment that the impact of the development of this site upon the historic environment did not need to be evaluated. Consequently, before allocating this site, there is a need for an assessment of the impact which the loss of this site and its subsequent development might have upon the elements which contribute to the significance of both the heritage assets in its vicinity. Therefore, at this stage, the assessment against SA Objective 13 should be recorded as uncertain until such time as an evaluation has been undertaken of the impact which the development of this site might have upon the historic environment.	AS2919 (Historic England)	The scoring for historic environment and local distinctiveness has been undertaken by a Conservation and Design Officer and a professional judgement has been taken that development of the site does not affect the setting of the Conservation Area. The site specific requirements for the draft allocation includes the need for a Heritage Statement to accompany a planning application.
<b>B21 :</b>	AS2922 (Historic England)	The scoring for historic environment and local distinctiveness has been undertaken by a Conservation and Design Officer and a professional



## Site Selection Process 16

Question 2: Do you have any comments on the selection process for the additional sites?		
Comment	Comment Ref	HBC Response
<p>Site lies adjacent to south-western edge of Aldborough Conservation Area and just 65m from the boundary of the Aldborough Roman Town which is a Scheduled Monument. Site is likely to not only contain a significant amount of archaeological remains but also a high probability that many of these remains will be of national importance. National policy guidance makes clear that non-designated heritage assets of archaeological interest that are demonstrably of equivalent importance to Scheduled Monument should be considered subject to the same policies as for designated heritage assets of the highest significance ( i.e. that substantial harm or loss should be wholly exceptional). Disagree with the assessment of the impact of the development of this area against SA Objective 13. It should be coloured Red.</p>		<p>judgement has been taken. The site specific requirements for the draft allocation includes the need for a Heritage Statement to accompany a planning application. Historic England has provided the Council with additional information on potential archaeology in the area and the Council intends to have further discussions with Historic England on this matter.</p>
<p><b>PN17</b></p> <p>Site lies 130m from the edge of the Pannal Conservation Area. Latest Conservation and Design Site Assessment considers that development of site is likely to harm elements which contribute to the significance of the heritage assets in the vicinity of this site and that the harm is not capable of effective mitigation. Therefore we agree with the assessment of the impact of the development of this area against SA Objective 13.</p>	AS2923 (Historic England)	Noted
<p><b>PN19</b></p> <p>Site adjoins boundary of Pannal Conservation Area and the Churchyard of the Grade II* Listed Parish Church of St Robert of Knaresborough. Latest Conservation and Design Site Assessment considers development of site is likely to harm elements which contribute to the significance of the heritage assets in the vicinity of this site and that the harm is not capable of effective mitigation. The Assessment considered that the site boundary, as proposed, was unacceptable but that a smaller site could accommodate housing without harmful impacts Therefore we disagree with the assessment of the impact of the development of this area against SA Objective 13. It should be coloured Orange. In view of conclusions of Conservation and Design Site Assessment, Site PN19 should be deleted or its size should be reduced to a scale which would be commensurate with the conservation of the heritage assets in its vicinity.</p>	AS2925 (Historic England)	<p>The scoring for historic environment and local distinctiveness has been undertaken by a Conservation and Design Officer and a professional judgement has been taken. The site specific requirements for the draft allocation includes the need for a Heritage Statement to accompany a planning application. A site specific requirement is included for this site that requires: <i>Development of the site should minimise harm to these designated heritage assets, including their setting, and seek to enhance their significance</i></p>
<p><b>TW3</b></p> <p>Site adjoins boundary of the Tockwith Conservation Area and 440m from edge of the Registered Battlefield of Marston Moor. Conservation and Design Site Assessment which accompanied the October 2016 Consultation did not evaluate the potential impact which the development of this area might have upon the elements which contribute to the significance of the Registered Battlefield. There is a need, therefore, to assess the degree to which development of this site might affect the significance</p>	AS2926 (Historic England)	<p>The scoring for historic environment and local distinctiveness has been undertaken by a Conservation and Design Officer and a professional judgement has been taken. The site specific requirements for the draft allocation includes the need for a Heritage Statement to accompany a planning application. Pre-application discussions will also be required to inform archaeological investigations in relation to the nearby Registered Battlefield and its associated movement zones will be required.</p>

## 16 Site Selection Process

Question 2: Do you have any comments on the selection process for the additional sites?		
Comment	Comment Ref	HBC Response
of the Registered Battlefield. Therefore, at this stage, the assessment against SA Objective 13 should be recorded as uncertain until such time as an evaluation has been undertaken of the impact which the development of this site might have upon the Registered Battlefield.		
<p><b>GH11</b></p> <p>There are numerous designated heritage assets which could be affected by the development of this new settlement. These include: Green Hammerton, Kirk Hammerton and Whixley Conservation Areas Providence House adjoining the western edge of this site The Listed Buildings associated with the Grade II* Old Thornville metres 1.2km to the south of this area Conservation and Design Assessment considers area makes an important contribution to the significance of several of these heritage assets and concludes that loss of this area and its subsequent development would be likely to harm their significance. These assets include the Kirk Hammerton and Green Hammerton Conservation Areas and the setting of the Listed Buildings at Providence House and the Church of St John the Baptist. Before area is confirmed as an allocation there is a need to identify whether the identified harm to these assets is capable of being adequately mitigated to a point which would reduce any harm to a level consistent with the requirements in national policy guidance or the duties placed upon the Council under the provisions of the 1990 Act. Should also be noted that site lies on the Southern Magnesian Limestone Ridge. This is an area within which there is a considerable concentration of designated and undesignated heritage assets. Consequently, there is a high probability of archaeological remains in this area some of which might, potentially, be of national importance. National policy guidance makes it clear that non designated heritage assets of archaeological interest that are demonstrably of equivalent importance to Scheduled Monuments should be considered subject to the same Policies as for designated heritage assets of the highest significance. Therefore, at this stage, the assessment against SA Objective 13 should be recorded as uncertain. In order to identify whether or not the harm to the historic environment is capable of mitigation, the SA should be recommending that, before allocating this site there is a need for:- A more robust assessment of the impact which a new settlement in this location might have upon the historic environment including an appropriate archaeological evaluation of the area. If it is considered development of this site would harm elements which contribute to the significance of any heritage assets, then the Plan needs to set out clearly the measures by which that harm might be removed or reduced. If, despite the mitigation measures, it is concluded that the development of this area would still be likely to harm elements which contribute to the significance of the various heritage assets, then this site should not be allocated for development unless there are clear public benefits that outweigh the harm.</p>	AS2928 (Historic England)	The scoring for historic environment and local distinctiveness has been undertaken by a Conservation and Design Officer and a professional judgement has been taken. The Council's approach in the Publication Draft Local Plan is to identify a broad area for growth in the vicinity of Green Hammerton in order that an optimum boundary can be defined. The exact boundary will be identified in a separate DPD.

## Site Selection Process 16

Question 2: Do you have any comments on the selection process for the additional sites?		
Comment	Comment Ref	HBC Response
<p><b>HM10</b></p> <p>should be considered as preferable to proposed allocation HM9 or given need to identify sufficient land to maintain a 5 year housing supply as an additional allocation. In Sustainability Appraisal Addendum (SAA) HM10 performs equally, if not better, than site HM9. Request further consideration be given to SAA assessment relating to HM10</p>	AS4391	Overall Site HM9 scores better in the Sustainability Appraisal and is therefore a more sustainable site than HM10.
<p><b>R6/R13</b></p> <p>Our clients site has been separated into two parts for assessment. Some of the objectives have been scored differently for each site, despite them lying adjacent to each other and with no clear identification of each site boundary.</p>	AS4412	R6 is a draft allocation and it is considered appropriate to allocate this site in isolation from R13. R6 is a well contained, small site on the edge of the settlement and given the allocation of the large brownfield Barracks sites, there is no need for any additional large scale allocations in this area to the West of Ripon. All previously rejected sites were re-considered as part of the selection of the additional sites consultation in Summer 2017.
<p><b>R6/R13</b></p> <p>Despite our previous objections our clients site has not been reassessed. The two sites should have been brought together as one site and brought forward as a draft allocation.</p>	AS4412	
<p><b>R6/R13</b></p> <p>Some of the areas within the SA where these sites received a low score are capable of mitigation.</p>	AS4412	The scoring for this site has been undertaken by the Consultancy team and a professional judgement has been taken.
<p><b>SH2</b></p> <p>The Council have failed to adequately assess the site and have failed to reassess it. There is no justification for why the site has not been reassessed despite additional information being submitted. It is apparent that whilst the Council have identified a clear need for additional housing sites, they have failed to reconsider sites previously discounted, where further evidence has been submitted, even when those sites were recommended as allocations through the Sustainability Appraisal assessment in October 2016. This demonstrates that the process utilised has failed to appropriately assess and identify suitable draft housing allocations and is considered to be unsound and contrary to national planning policy and guidance.</p>	AS4409	The scoring for this site has been undertaken by the Consultancy team and a professional judgement has been taken. All previously rejected sites were re-considered as part of the selection of the additional sites consultation in Summer 2017.

Table 16.2

## 17 Additional Draft Housing Allocations

### 17 Additional Draft Housing Allocations

#### Question 3: Do you have any general comments about the additional draft housing allocations?

Question 3: Do you have any general comments about the additional draft housing allocations?		
Comment	Comment Ref	HBC Response
General support for the pattern of development	AS2134	Noted
Encouraged that there is reference within the plan to public rights of way and cycling	AS4359	Noted
Disagree with number of additional houses proposed	AS4365, AS4866, AS1943, AS5086	Noted
Infrastructure cannot cope with the additional houses	AS124, AS1595, AS1944, AS1971, AS2478, AS3408, AS3828, AS4367, AS4485, AS4495, AS5150, AS5291, AS6207, AS6204, AS6190	It is not considered that the comments made have raised any new matters that would indicate the additional sites should not be taken forward into the Publication Local Plan as proposed allocations  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Traffic impacts of additional houses	AS124, AS514, AS894, AS1093, AS1529, AS1632, AS1944, AS2165, AS2247, AS2575, AS2579 (Knaresborough Town Council), AS2778, AS3454, AS4495, AS4866, AS5150, AS5284, AS5291, AS5738, AS5874, AS6207, AS6204, AS6190	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Additional housing allocations do not properly consider air quality	AS2575, AS2579 (Knaresborough Town Council), AS4866, AS6207, AS6204	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Environmental impact of the additional houses	AS2247, AS2021, AS6207, AS6204, AS6190	
Building on greenfield sites is detrimental to people's wellbeing	AS2454	
Concerns about amount of greenfield land being proposed for development	AS2478, AS811, AS5290	
Development needs to be supported with advanced infrastructure. This includes ensuring that bus services are running once the development is first occupied.	AS182, AS2778	
Developments fail to meet the stated objective of delivering a plan which is sustainable and enhances the built and natural environment.	AS4650	
Knaresborough needs additional allocations to make it work economically	AS182	
Number of houses proposed for Boroughbridge is unacceptable and the existing infrastructure cannot cope with the additional number of houses.	AS240, AS1945, AS2063, AS2514, AS3845, AS4739, AS2063, AS4650	

## Additional Draft Housing Allocations 17

Question 3: Do you have any general comments about the additional draft housing allocations?		
Comment	Comment Ref	HBC Response
East of Harrogate and Knaresborough should be developed	AS408, AS4453, AS4493	
Harrogate, Knaresborough and Killinghall will be merged into one big urban sprawl.	AS514	
The NYCC and HBC strategies and plans in relation to business growth are statements of intent but have no substance. There is no united view between the authorities about where harrogate will be in 2035. The Local Plan is therefore unsound.	AS5385	
The Local Plan is proposing major developments in the wrong areas, Harrogate is too expensive for new businesses and cramming housing into the more scenic areas will simply damage tourism.	AS5385	
Agricultural land should not be used for building houses as required for food production particularly after BREXIT	AS1944, AS2063, AS5874, AS2063, AS4650	
Individual sites should not be looked at in isolation and cumulative impact on settlements should be looked at	AS240, AS1595	Cumulative impacts have been addressed in the Publication Draft Sustainability Appraisal
New bypasses are necessary now	AS1072, AS182, AS4453, AS4493, AS5284	The traffic modelling work which is being undertaken alongside the Local Plan and examines what mitigation needs to be undertaken to accommodate the extra growth, concludes that a relief road is not needed.
Inner relief road would open up a large area of the Bilton triangle for future development.	AS4480	
The plan should take a wider strategic view of the total impact of traffic of all the proposed sites being developed	AS1529	
Need to improve the present road system	AS2021	
Huby should be excluded from the Green Belt to enable new sites to be included for development. The allocations themselves are not adequate to address the district's housing needs particularly in Secondary Service villages. The ability of Huby to perform the Secondary Service village role is severely constrained by being washed over by the Green belt and tightly drawn development limits.	AS2136	<p>The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
Concerned that too many houses are being provided over the minimum figure.	AS2247	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period
Too many sites have been allocated in Knaresborough and the environmental, infrastructure and social implications have not been given enough consideration	AS4335, AS4337, AS4338, AS4340, AS4509	Environmental, infrastructure and social implications have been addressed in the Publication Draft Sustainability Appraisal

## 17 Additional Draft Housing Allocations

Question 3: Do you have any general comments about the additional draft housing allocations?		
Comment	Comment Ref	HBC Response
A larger new settlement should be allocated so that the sites to the West of Harrogate are no longer needed	AS4453	Such an approach could result in too much focus being taken away from other locations (Harrogate) where essential infrastructure improvements are needed to ensure their long term sustainability.
Majority of the new houses should be in Harrogate and not the surrounding towns and villages	AS4606, AS4201	The majority of new housing is proposed in the District's main settlements in line with the Growth Strategy under Policy GS2. There is a need however to allocate land in the district's smaller market towns and larger villages to ensure that they continue to thrive and to support and enhance service provision .
Should look at brownfield sites first	AS5930	Brownfield sites have been looked at first however there are insufficient brownfield sites to meet the additional housing need.
Need to make sure that new housing are designed with high environmental credentials	AS811	Draft Policy CC4 : Sustainable Design will require all developments to be designed to reduce both the extent and the impacts of climate change. It will promote zero carbon development and encourage all developments to meet the highest technically feasible and financially viable environmental standards during construction and occupation:
Housebuilders should not be allowed to build the most expensive houses first	AS1079	The Local Plan contains policies relating to Housing Mix and provision of Affordable housing. These policies require a range of property types and sizes to be built. Schemes are also required to be tenure blind. The local authority do not place any additional requirements on developers with regards to the timing of delivery of high value properties.
Current allocations and committed housing exceeds the quota required to be contributed by the nine primary Service Villages. Some of the beautiful villages are to be sacrificed by overdevelopment to reduce expansion in the main settlements. Additional sites should not have been allocated in primary service villages where there is already a substantial oversupply.	AS1231	The cumulative environmental, economic and social impacts have been addressed in the Publication Draft Sustainability Appraisal. The Local Plan growth strategy directs the majority of new housing and employment growth to the District's main settlements. The Primary Service Villages represent the most sustainable in the district and in order to support and enhance service provision in them, allocations of land have been made.
Object to extent of allocations in Hampsthwaite which are an increase of 77% of existing number of houses in the village. Hampsthwaite should not be designated as a Primary Service Village	AS4201	Primary Service Villages act as local service hubs providing residents and people in surrounding villages with a range of basic services and facilities including a key public service, such as a primary school or a GP. Primary service villages are those villages which represent the most sustainable in the district and in order to support and enhance service provision allocations of land for new development will be made in these locations. It is considered appropriate for Hampsthwaite to be identified as a Primary Service Village.
Should be at least 40% affordable housing for every site	AS1330	Draft Policy HS2 : Affordable housing sets a target of 40% on all qualifying greenfield developments. The current affordable housing policy states that 40% of of homes built on qualifying sites should be affordable.
Concern that Affordable houses will not be genuinely affordable to young people within the area - can properties be made genuinely affordable?	AS2778	Social rented, affordable rented and intermediate housing, provided to eligible households  whose needs are not met by the market. Eligibility is determined with regard to local incomes  and local house prices. Affordable housing should include provisions to remain at an

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Question 3: Do you have any general comments about the additional draft housing allocations?		
Comment	Comment Ref	HBC Response
		<p>affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>A range of Affordable housing is available within Harrogate district.</p> <p>An owner-occupied or intermediate tenure property is unaffordable if it costs more than 3.5X gross household income. In practice this means that developers are required to make substantial discounts on the sale price of homes to ensure that they are affordable.</p> <p>The council continuously monitors local house prices and household levels within the borough.</p>
Welcome discussion with the Council about how funds may be secured through the proposed CIL to support employment and housing allocations	AS1490 (Network Rail)	Noted
Two new settlement should be provided to avoid development to the West of Harrogate.	AS1626	Such an approach could result in too much focus being taken away from other locations (Harrogate) where essential infrastructure improvements are needed to ensure their long term sustainability.
A buffer of sites over and above the residual requirement should be provided. This accords with NPPF requirements.	AS3004	It is considered that the sites proposed for allocation provide a sufficient degree of contingency and flexibility in maintaining housing supply over the plan period and there is no necessity to increase the size of the buffer provided.
Object to inclusion of the additional draft housing allocations without an accompanying updated Strategic Traffic Assessment of Development Growth in Harrogate and Knaresborough.	AS2664	The traffic modelling work which is being undertaken alongside the Local Plan assesses the impact of the allocated growth both housing and employment and proposes mitigation measures where necessary.
At least 1000 of the additional homes are allocated on sites that are unlikely to be deliverable for a number of reasons including sensitivity and limited developer interest. Maltkiln village should be allocated to make up this shortfall.	AS3750	All sites allocated within the plan have been assessed as being suitable, available and developable.
No evidence that the scale of new housing is required	AS4650	The justification for the scale of new housing is found within the HEDNA
Do not agree with the Council's suggestion that there is general support for a new settlement	AS3155	Noted
Not convinced that a new settlement is required.	AS3155	Noted
Approach to allocating land seems to lack a coordinated and strategic plan linked to job opportunities, services and existing infrastructure.	AS3836, AS1598	The Councils Economic Strategy sets the context for job growth over the plan period. The growth strategy set out within the Local Plan takes account of where the districts key services and strategic transport corridors are located. A full Infrastructure Capacity Assessment has been prepared to inform the development of the plan.
Surface water runoff rate from previously developed land should be established prior to redevelopment and runoff restricted to 70% of this rate or to greenfield rates. Would welcome inclusion of incorporating local knowledge into assessments on land drainage and flooding.	AS4353	Noted
If Yorkshire Water's assessment of the plan identifies allocations that may not have a connection	AS4185 (Natural England)	Noted

## 17 Additional Draft Housing Allocations

Question 3: Do you have any general comments about the additional draft housing allocations?		
Comment	Comment Ref	HBC Response
to the main sewer , Natural England will need re-consulting as there may be an impact on a designated site.		
The proposals are likely to generate additional nitrogen emissions as a result of increased traffic generation which can be damaging to the natural environment. We consider that the designated sites at risk from local impacts are those within 200m of a road with increased traffic, which feature habitats that are vulnerable to nitrogen deposition/acidification. Using the 'Harrogate district transport model', we recommend your authority assesses the impact of increased traffic (including construction/upgrades) on North Pennines SAC/SPA (West Nidderdale, Barden and Blubberhouses Moors SSSI), Kirk Deighton SAC/SSSI, Aubert Ings SSSI and Birkham Wood SSSI. If the increases are significant, local air quality modeling may be required to determine the impacts on the designated sites. We recommend you consult Highway's Agency's DMRB air quality guidance to completed this assessment.	AS4185 (Natural England)	Noted
The Local Plan provides for new business - additional affordable houses will be required to support workers is businesses are to come.	AS2778	Noted

Table 17.1 Question 3: Do you have any general comments about the additional draft housing allocations?

### Sites not identified as preferred allocations

Question 3: Do you have any general comments about the additional draft housing allocations?		
Comment	Comment Ref	HBC Response
<b>H38 : Land at Willow Bank, Harrogate</b>  Should be allocated for housing as it is surrounded by new development and has access off the A59 and B6161	AS456	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>Land north of Minskip Road, Boroughbridge</b>  Should be allocated for housing	AS465	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>K14: Trelleborg factory, Knaresborough</b>  Should be allocated for housing as it is a brownfield site and all the sites allocated in Knaresborough are greenfield sites.	AS537	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<b>H1 : Land at Penny Pot Lane, Harrogate</b>  Should be allocated for housing  ● Conclusions on the site were made in advance of now consented scheme for 600 dwellings directly to the north	AS2239	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.



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Question 3: Do you have any general comments about the additional draft housing allocations?		
Comment	Comment Ref	HBC Response
<ul style="list-style-type: none"> <li>This consent would extend built-up edge of Harrogate which should trigger a reassessment of the site</li> <li>Site could be accommodated within the wider landscape</li> <li>Harrogate should be the focus for new development</li> </ul>		
Disforth airfield should be considered for development	AS3253, AS4606	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>M14: Masham Auction Mart</b></p> <p>Should be allocated for housing because the site has been derelict for many years.</p>	AS4228, AS4229, AS4231, AS4233, AS4236, AS4238	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>SC4 : Main Street, Scotton</b></p> <p>Should be allocated for housing as the site has potential as a deliverable and developable site which would contribute towards the future rural vitality of Scotton.</p>	AS5097	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>B3: Land at Roecliffe Lane, Boroughbridge</b></p> <p>Should be allocated for the following reasons:</p> <ul style="list-style-type: none"> <li>Logical extension to built form of Boroughbridge</li> <li>Permission granted on land to immediate south</li> <li>Yield has been reduced to address sensitivity concerns</li> <li>Site is deliverable</li> </ul>	AS4248	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>R17: Land at Bellwood Farm, Ripon</b></p> <p>Should be allocated for the following reasons:</p> <ul style="list-style-type: none"> <li>More sustainable than R5 and R27</li> <li>All development will be in in Gypsum Zone A</li> </ul>	AS4249	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>H34: Land at Oakdale Farm, Harrogate</b></p> <p>Should be allocated for the following reasons:</p> <ul style="list-style-type: none"> <li>Masterplan demonstrates that site can be developed taking account of key sensitivities</li> <li>Available now as in hands of housebuilder</li> </ul>	AS4250	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>HM4: Land south of Brookfield and HM5: Land to east of Rowden Lane, Hampsthwaite</b></p> <p>Should be allocated for housing for the following reasons:</p> <ul style="list-style-type: none"> <li>Outline application recently submitted</li> </ul>	AS4260	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.

## 17 Additional Draft Housing Allocations

Question 3: Do you have any general comments about the additional draft housing allocations?		
Comment	Comment Ref	HBC Response
<ul style="list-style-type: none"> <li>Development will not affect setting of Conservation Area</li> <li>Logical extension to built form</li> <li>Provide for a holistic and comprehensive planning opportunity with draft allocation HM7</li> </ul>		
<p><b>H19: Land South West of Cornwall Road, Harrogate</b></p> <p>Should be allocated for the following reasons:</p> <ul style="list-style-type: none"> <li>Decision not supported by the evidence base or SA</li> <li>Not supported by the site selection process</li> <li>Other sites in the SLA are allocated</li> <li>H19 should score more highly than other sites which have been selected</li> <li>Sites have been selected which will lead to coalescence</li> <li>Proper assessment of the cycling accessibility of the site should be undertaken</li> <li>An independent review of the site assessment work should be undertaken to ensure objectivity of the Council</li> <li>Failure to consider the cumulative impact of sites being proposed in West Harrogate - the response to H19 is unjustified in this context. The cumulative scale of this growth contrasts starkly with the modest scale of growth proposed at H19.</li> <li>H19 would be a natural extension to the existing Duchy Estate</li> </ul>	AS4343	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>BT1: Former primary school and land at Colber Lane, Bishop Thornton</b></p> <p>Should be allocated for the following reasons:</p> <ul style="list-style-type: none"> <li>Site enlarged to include vacant school - this should have triggered reassessment</li> <li>Site now includes previously developed land</li> <li>Site now large enough to deliver affordable housing</li> </ul>	AS4392	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>Land at Holgate Bank Grange, Arkendale</b></p> <p>Should be located for housing for the following reasons:</p> <ul style="list-style-type: none"> <li>Adjacent to the development limit</li> <li>No constraints to development</li> <li>Site is available</li> </ul>	AS5101	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>CW2: Land adjacent to Manor Farm, Cowthorpe</b></p> <p>Should be allocated for housing fro the following reasons:</p> <ul style="list-style-type: none"> <li>Outline application has been submitted</li> <li>No constraints to development</li> <li>Site is available</li> </ul>	AS5100	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>PN2: Walton Head, Pannal</b></p> <p>Should be allocated for housing</p>	AS4416	The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it

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Question 3: Do you have any general comments about the additional draft housing allocations?		
Comment	Comment Ref	HBC Response
		<p>does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
<p><b>KL3 : Land at Ripon Road, Killinghall</b></p> <p>Should be allocated for housing for the following reasons:</p> <ul style="list-style-type: none"> <li>● sustainable location</li> <li>● adequate access</li> <li>● no identified constraints</li> <li>● no flood risk</li> </ul>	AS2546	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>K20 : Land east of Knaresborough at Hall Farm, Knaresborough</b></p> <p>Should be allocated for housing for the following reasons:</p> <ul style="list-style-type: none"> <li>● sustainable location</li> <li>● adequate access</li> <li>● no identified constraints</li> <li>● no flood risk</li> </ul>	AS2609	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>Land at Hopewell Farm, Knaresborough</b></p> <p>Should be allocated for housing for the following reasons:</p> <ul style="list-style-type: none"> <li>● sustainable location</li> <li>● adequate access</li> <li>● no identified constraints</li> <li>● no flood risk</li> </ul>	AS2616	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>Land at Oakwood Farm, Knaresborough</b></p> <p>Should be allocated for housing for the following reasons:</p> <ul style="list-style-type: none"> <li>● sustainable location</li> <li>● adequate access</li> <li>● no identified constraints</li> <li>● no flood risk</li> </ul>	AS2618	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>WB1: Land at Spofforth Hill, Wetherby</b></p> <p>Should be allocated for housing for the following reasons:</p> <ul style="list-style-type: none"> <li>● sustainable site</li> <li>● available for development</li> <li>● natural extension to Wetherby</li> </ul>		The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.

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Question 3: Do you have any general comments about the additional draft housing allocations?		
Comment	Comment Ref	HBC Response
<p><b>P2: Land south of Ashfield Court, Pateley Bridge</b></p> <p>Should be allocated for housing for the following reasons:</p> <ul style="list-style-type: none"> <li>sustainable site</li> <li>logical extension to existing P1 allocation</li> </ul>	AS4269	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>OC5: New Settlement at Deighton Grange Farm, near Kirk Deighton</b></p> <p>Should be allocated for housing for the following reasons:</p> <ul style="list-style-type: none"> <li>Normal considerations do not apply and all options need to be considered.</li> </ul>	AS2778	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>H79: Land between Maple Close and Fairway View, Harrogate</b></p> <p>Should be allocated for housing for the following reasons:</p> <ul style="list-style-type: none"> <li>It is now proposed to reduce the developable area to enable an important vista to be retained.</li> <li>The proposed number of dwellings is reduced from 250 to 100.</li> <li>Re-provision of existing golf course holes has been accommodated within the existing boundaries of the course.</li> <li>The proposed housing allocation would have no material impact on sensitive elements that have been raised by the Council in relation to biodiversity, protecting the natural environment and landscape sensitivity.</li> <li>We consider that the revised site area should be reassessed against the SA criteria and the Built and Natural Environment site assessment work as this would lead to an improved score.</li> </ul> <p>Irrespective of the above, a number of additional sites that have been chosen by the Council in preference to H79 do not score as favourably.</p>	AS4176	<p>The site is located within the Green Belt.</p> <p>The NPPF is clear that Green Belt boundaries should only be altered in exceptional circumstances. The Green Belt Background Paper 2016 sets out the reasons why the council has concluded that it does not need to undertake a Green Belt review in order to meet the emerging plan requirements in a way that represents sustainable development. The government has re-iterated its commitment to the protection of the Green Belt in the Housing White Paper. In this they make clear that Green Belt boundaries should only be amended where exceptional circumstances can be demonstrated having explored all other reasonable options.</p> <p>The council's position remains, therefore, that as there are other options for meeting development needs in the district, exceptional circumstances to trigger a Green Belt review cannot be demonstrated.</p>
<p><b>Sites PN3, PN4, and PN5</b></p> <p>Should be allocated for housing for the following reasons:</p> <ul style="list-style-type: none"> <li>These sites are more sustainable than the Councils own land (PN17, PN18, PN19 and PN20)</li> <li>There are exceptional circumstances to justify a review of the Green Belt</li> <li>Sites PN3/PN4/PN5 can provide growth in Pannal without preserving the Crimple Valley</li> <li>Crimple valley land could be gifted to the community and protected similarly to the Stray.</li> <li>Development would include a new primary school.</li> </ul>	AS4394	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.

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Question 3: Do you have any general comments about the additional draft housing allocations?		
Comment	Comment Ref	HBC Response
<ul style="list-style-type: none"> <li>The landscape performs a less important role in protecting the setting of Pannal than the draft allocation sites within the Crimple Valley.</li> <li>Enhancement of local biodiversity</li> <li>Dedicated pedestrian access to the train and rail station</li> </ul>		
<p><b>SH2:</b></p> <p>Should be allocated for housing for the following reasons:</p> <ul style="list-style-type: none"> <li>The sites are sustainably located and are suitable for residential development over the plan period.</li> <li>They are within the area identified for growth within the growth strategy</li> <li>When compared to BL9, GB4, MK8, MG8 it remains unclear why both Burton Leonard and Markington have progressed as draft housing allocations whilst Sharow has not, despite all three sites initially not being recommended and Sharow out performing Markington on a number of objectives. Our own assessment of sites suggests that SH2 should be included as an additional draft housing allocation in advance of sites at Goldsborough and Markington.</li> <li>The scores for SH2 could be improved further should the mitigation measures identified in chapter 3 be applied.</li> <li>Other sites which have scored higher than SH2 are less sustainable</li> </ul>	AS4412	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.
<p><b>R3</b></p> <p>Should be allocated for housing for the following reasons:</p> <ul style="list-style-type: none"> <li>The site did not receive red scores in the Council's Built and Natural Environment Site Assessment 2016 (unclear why it received red scores in the SA).</li> <li>It is unclear what methodology the Council has used to decide which sites should be allocated within the plan.</li> <li>The SA for R3 contains errors and we dispute some scores.</li> </ul>	AS4412	The council has allocated sufficient deliverable and developable housing sites to meet the housing requirement and an additional buffer to provide flexibility over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.

Table 17.2

## Harrogate Sites

## H2: Land north of Knox Lane, Harrogate

Site H2: Land north of Knox Lane, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons to support allocation of site:</b>		
This site lies outside an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the	AS4537 (NYCC)	Noted.

## 17 Additional Draft Housing Allocations

Site H2: Land north of Knox Lane, Harrogate		
Comment	Comment Ref	HBC Response
mineral resource and hence it is not considered that any minerals safeguarding issues are likely to arise.		
<b>Reasons to support allocation of site (with conditions):</b>		
Support allocation but only if new road developed	AS1116, AS1676	
<b>Reasons to not support allocation of site:</b>		
The site is too big.	AS74, AS82, AS159, AS218, AS262, AS288, AS354, AS417, AS562, AS592, AS750, AS759, AS1058, AS1147, AS1196, AS1239, AS1251, AS1334, AS1375, AS1503, AS1521, AS1532, AS1644, AS1726, AS1957, AS2156, AS2178, AS2209, AS2373, AS2593, AS2594, AS2947, AS3023, AS3052, AS3078, AS3245, AS3439, AS3513, AS3696, AS5092	<p>It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation. However the boundary is being revised to remove the northern portion in order to protect ecological interest and protected trees.</p> <p>It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.</p> <p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.</p> <p><b>Site boundary revised to protect ecological interest and trees.</b></p>
A large amount of development has already been granted in the local area.	AS9, AS42, AS46, AS50, AS74, AS82, AS147, AS159, AS288, AS592, AS837, AS1196, AS1239, AS1251, AS1295, AS1334, AS1375, AS1503, AS1521, AS1530, AS1844, AS1957, AS2156, AS2159, AS2185, AS2736, AS2921, AS2947, AS3052, AS3291, AS3513, AS3607	
The site is outside the current development limit.	AS262, AS288, AS664, AS665, AS666, AS944, AS1196, AS1239, AS1251, AS1334, AS1375, AS1503, AS1521, AS1644, AS1726, AS1844, AS1957, AS2156, AS2178, AS2373, AS2593, AS2594, AS3078, AS3248, AS3439, AS3513, AS3529, AS3696, AS4454, AS4494	
Previous applications to develop the site have been refused.	AS15, AS46, AS50, AS288, AS592, AS664, AS665, AS666, AS750, AS759, AS837, AS838, AS1147, AS1196, AS1239, AS1251, AS1334, AS1375, AS1503, AS1530, AS1726, AS1844, AS1957, AS2156, AS2178, AS2185, AS2736, AS2809, AS2949, AS3018, AS3023, AS3078, AS3079, AS3110, AS3245, AS3248, AS3439, AS3513, AS3529, AS3581, AS3696, AS4802, AS4963, AS4969	
No local need for additional housing.	AS42, AS46, AS50, AS74, AS147, AS159, AS288, AS414, AS562, AS664, AS665, AS666, AS750, AS759, AS1196,	

## Additional Draft Housing Allocations 17

Site H2: Land north of Knox Lane, Harrogate		
Comment	Comment Ref	HBC Response
	AS1239, AS1251, AS1334, AS1375, AS1503, AS1521, AS1726, AS1840, AS1957, AS2156, AS2178, AS2947, AS2949, AS3023, AS3052, AS3078, AS3079, AS3110, AS3248, AS3439, AS3513, AS3529, AS3581, AS5429	
Local infrastructure cannot cope.	AS7, AS9, AS15, AS42, AS46, AS50, AS74, AS82, AS147, AS159, AS218, AS262, AS288, AS354, AS414, AS417, AS515, AS562, AS570, AS592, AS632, AS664, AS665, AS666, AS750, AS759, AS837, AS838, AS944, AS1015, AS1058, AS1147, AS1196, AS1239, AS1251, AS1334, AS1375, AS1503, AS1521, AS1530, AS1532, AS1538, AS1539, AS1541, AS1644, AS1726, AS1840, AS1844, AS1957, AS2156, AS2159, AS2173, AS2178, AS2185, AS2209, AS2593, AS2594, AS2736, AS2809, AS2857, AS2921, AS2947, AS2949, AS2950, AS3023, AS3052, AS3078, AS3079, AS3102, AS3110, AS3245, AS3248, AS3291, AS3439, AS3513, AS3529, AS3581, AS3607, AS3651, AS3696, AS3758, AS4674, AS4707, AS4797, AS4802, AS4969, AS5019, AS5022, AS5031, AS5032, AS5037, AS5281, AS5293, AS5315, AS5429, AS5433, AS5438	
Negative impact on local roads/traffic.	AS7, AS9, AS15, AS42, AS46, AS50, AS74, AS82, AS147, AS159, AS218, AS262, AS288, AS354, AS400, AS414, AS417, AS515, AS562, AS570, AS592, AS626, AS632, AS664, AS665, AS666, AS750, AS759, AS837, AS838, AS944, AS1015, AS1058, AS1075, AS1144, AS1147, AS1196, AS1239, AS1251, AS1295, AS1334, AS1375, AS1503, AS1521, AS1530, AS1538, AS1539, AS1541, AS1613, AS1644, AS1726, AS1840, AS1844, AS1957, AS2156, AS2159, AS2173, AS2178, AS2185, AS2209, AS2373, AS2593, AS2594, AS2736, AS2809, AS2857, AS2921, AS2947, AS2949, AS2950, AS3018, AS3023, AS3052, AS3078, AS3079, AS3102, AS3110, AS3206, AS3207, AS3245, AS3248, AS3291, AS3439, AS3513, AS3529, AS3581, AS3607, AS3651, AS3696, AS4454, AS4494, AS4674, AS4691, AS4707, AS4715,	

## 17 Additional Draft Housing Allocations

Site H2: Land north of Knox Lane, Harrogate		
Comment	Comment Ref	HBC Response
	AS4797, AS4802, AS4963, AS4969, AS5019, AS5022, AS5031, AS5032, AS5037, AS5281, AS5285, AS5293, AS5305, AS5308, AS5315, AS5318, AS5349, AS5353, AS5429, AS5438	
No or poor access to public transport.	AS7, AS9, AS15, AS42, AS46, AS50, AS74, AS82, AS147, AS159, AS218, AS262, AS288, AS354, AS400, AS414, AS417, AS515, AS562, AS570, AS592, AS626, AS632, AS664, AS665, AS666, AS750, AS759, AS837, AS838, AS944, AS1015, AS1058, AS1075, AS1144, AS1147, AS1196, AS1239, AS1251, AS1295, AS1334, AS1375, AS1503, AS1521, AS1530, AS1538, AS1539, AS1541, AS1613, AS1644, AS1726, AS1840, AS1844, AS1957, AS2156, AS2159, AS2173, AS2178, AS2185, AS2209, AS2373, AS2593, AS2594, AS2736, AS2809, AS2857, AS2921, AS2947, AS2949, AS2950, AS3018, AS3023, AS3052, AS3078, AS3079, AS3102, AS3110, AS3206, AS3207, AS3245, AS3248, AS3291, AS3439, AS3513, AS3529, AS3581, AS3607, AS3651, AS3696, AS4454, AS4494, AS4674, AS4691, AS4707, AS4715, AS4797, AS4802, AS4963, AS4969, AS5019, AS5022, AS5031, AS5032, AS5037, AS5281, AS5285, AS5293, AS5305, AS5308, AS5315, AS5318, AS5349, AS5353, AS5429, AS5438	
Local schools are full.	AS74, AS147, AS218, AS288, AS414, AS515, AS562, AS570, AS592, AS664, AS665, AS666, AS759, AS838, AS1015, AS1058, AS1147, AS1196, AS1239, AS1251, AS1295, AS1334, AS1375, AS1503, AS1530, AS1539, AS1541, AS1726, AS1840, AS1844, AS1957, AS2156, AS2159, AS2173, AS2178, AS2185, AS2209, AS2373, AS2593, AS2594, AS2736, AS2809, AS2857, AS2947, AS2949, AS2950, AS3023, AS3052, AS3078, AS3079, AS3110, AS3245, AS3248, AS3439, AS3513, AS3529, AS3581, AS3651, AS3696, AS4617, AS4707, AS4802, AS4963, AS4969, AS5019, AS5022, AS5031, AS5032, AS5037, AS5308, AS5322, AS5433, AS5438, AS5606	



## Additional Draft Housing Allocations 17

Site H2: Land north of Knox Lane, Harrogate		
Comment	Comment Ref	HBC Response
No or poor access to shops and services.	AS82, AS159, AS288, AS354, AS417, AS570, AS592, AS632, AS664, AS665, AS666, AS838, AS944, AS1196, AS1239, AS1251, AS1295, AS1334, AS1375, AS1503, AS1521, AS1530, AS1532, AS1726, AS1840, AS1844, AS1957, AS2156, AS2173, AS2178, AS2185, AS2373, AS2949, AS3018, AS3052, AS3074, AS3078, AS3110, AS3245, AS3248, AS3439, AS3513, AS3529, AS3581, AS4617, AS4963, AS5019, AS5031, AS5032, AS5281	
Risk of flooding.	AS9, AS15, AS42, AS46, AS74, AS147, AS288, AS570, AS592, AS632, AS664, AS665, AS666, AS750, AS759, AS837, AS838, AS1147, AS1196, AS1239, AS1251, AS1295, AS1334, AS1375, AS1503, AS1538, AS1726, AS1840, AS1844, AS1957, AS2156, AS2178, AS2185, AS2373, AS2593, AS2594, AS2736, AS2809, AS2949, AS3078, AS3110, AS3245, AS3248, AS3439, AS3513, AS3529, AS3581, AS3696, AS4963, AS5019, AS5315, AS5322	
Negative impact on the landscape.	AS15, AS42, AS46, AS50, AS74, AS82, AS147, AS159, AS218, AS262, AS288, AS354, AS417, AS562, AS570, AS592, AS632, AS664, AS665, AS666, AS759, AS837, AS838, AS944, AS1058, AS1147, AS1196, AS1239, AS1251, AS1295, AS1334, AS1375, AS1503, AS1521, AS1530, AS1532, AS1538, AS1539, AS1726, AS1840, AS1844, AS1957, AS2156, AS2159, AS2173, AS2178, AS2185, AS2209, AS2373, AS2593, AS2594, AS2736, AS2809, AS2947, AS2949, AS2950, AS3018, AS3023, AS3052, AS3074, AS3078, AS3079, AS3102, AS3110, AS3245, AS3248, AS3439, AS3513, AS3529, AS3581, AS3607, AS3651, AS3696, AS3758, AS4516, AS4674, AS4797, AS4963, AS5019, AS5022, AS5031, AS5032, AS5092, AS5281, AS5305, AS5308, AS5322, AS5433, AS5438	
It is a greenfield site.	AS9, AS15, AS42, AS46, AS50, AS147, AS262, AS288, AS515, AS570, AS592, AS626, AS664, AS665, AS666, AS837, AS838, AS944, AS1144, AS1147, AS1196, AS1239, AS1251,	

## 17 Additional Draft Housing Allocations

Site H2: Land north of Knox Lane, Harrogate		
Comment	Comment Ref	HBC Response
	AS1295, AS1334, AS1375, AS1503, AS1521, AS1644, AS1726, AS1840, AS1844, AS1957, AS2156, AS2159, AS2173, AS2178, AS2185, AS2373, AS2593, AS2594, AS2736, AS2949, AS3052, AS3110, AS3248, AS3291, AS3439, AS3513, AS3529, AS3581, AS3607, AS3651, AS3696, AS5019, AS5022, AS5031, AS5032, AS5037	
The site is the Green Belt.	AS288, AS592, AS664, AS665, AS666, AS944, AS1196, AS1239, AS1334, AS1375, AS1503, AS1521, AS1726, AS1957, AS2156, AS2178, AS2185, AS2736, AS3513, AS3607	
The site is in the Nidderdale Area of Outstanding Natural Beauty.	AS288, AS570, AS1196, AS1375, AS1503, AS1530, AS1957, AS2156, AS2178, AS3052, AS3513	
Loss of public open space/sports pitches.	AS147, AS288, AS400, AS562, AS1144, AS1196, AS1239, AS1295, AS1375, AS1503, AS1521, AS1530, AS1538, AS1840, AS1957, AS2156, AS2178, AS3023, AS3052, AS3079, AS3110, AS3245, AS3607, AS5019, AS5022, AS5031, AS5032, AS5037	
Negative impact on the local community.	AS9, AS15, AS42, AS46, AS50, AS74, AS82, AS147, AS159, AS218, AS262, AS288, AS562, AS570, AS592, AS632, AS664, AS665, AS666, AS750, AS759, AS837, AS838, AS944, AS1058, AS1147, AS1196, AS1239, AS1251, AS1295, AS1334, AS1375, AS1503, AS1521, AS1530, AS1538, AS1539, AS1541, AS1644, AS1726, AS1840, AS1844, AS1957, AS2156, AS2159, AS2173, AS2178, AS2185, AS2593, AS2594, AS2736, AS2809, AS2857, AS2947, AS2949, AS2950, AS3023, AS3052, AS3078, AS3079, AS3102, AS3110, AS3207, AS3245, AS3248, AS3439, AS3513, AS3529, AS3581, AS3607, AS3651, AS3696, AS3758, AS4797, AS5019, AS5022, AS5031, AS5032, AS5037, AS5281, AS5433, AS5438	
Negative impact on local wildlife and biodiversity.	AS9, AS15, AS42, AS46, AS74, AS82, AS147, AS159, AS218, AS262, AS288, AS354, AS414, AS417, AS562, AS570, AS592, AS626, AS632, AS664, AS665, AS666, AS750, AS759, AS837,	

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Site H2: Land north of Knox Lane, Harrogate		
Comment	Comment Ref	HBC Response
	AS838, AS944, AS1058, AS1144, AS1147, AS1196, AS1239, AS1251, AS1295, AS1334, AS1375, AS1503, AS1521, AS1530, AS1532, AS1538, AS1539, AS1541, AS1644, AS1726, AS1840, AS1844, AS1957, AS2156, AS2159, AS2173, AS2178, AS2185, AS2209, AS2373, AS2593, AS2594, AS2736, AS2809, AS2857, AS2921, AS2947, AS2949, AS2950, AS3018, AS3023, AS3052, AS3074, AS3078, AS3079, AS3102, AS3110, AS3245, AS3248, AS3439, AS3513, AS3529, AS3581, AS3607, AS3651, AS3696, AS4516, AS4620, AS4691, AS4715, AS4802, AS4963, AS4969, AS5022, AS5031, AS5032, AS5037, AS5305, AS5308, AS5322, AS5433, AS5438	
Negative impact on the conservation area.	AS74, AS147, AS159, AS218, AS288, AS570, AS592, AS664, AS665, AS666, AS1196, AS1239, AS1251, AS1334, AS1375, AS1503, AS1532, AS1538, AS1539, AS1541, AS1726, AS1840, AS1844, AS1957, AS2156, AS2159, AS2178, AS2185, AS3023, AS3052, AS3245, AS3513	
Negative impact on a listed building(s).	AS288, AS354, AS1196, AS1251, AS1295, AS1539, AS1541, AS1840, AS1957, AS2156, AS2593, AS2594, AS2736, AS3248, AS3529, AS3581	
Negative impact on designated heritage assets.	AS46, AS82, AS147, AS159, AS262, AS288, AS664, AS665, AS666, AS837, AS838, AS1147, AS1196, AS1239, AS1251, AS1334, AS1503, AS1539, AS1541, AS1726, AS1844, AS1957, AS2156, AS3439, AS3513, AS3529, AS4454, AS4494, AS2250	
Loss of employment land.	AS288, AS1196, AS1726, AS1957	
Overhead power cables	AS159, AS50, AS1239, AS1251, AS1503, AS2185, AS3172, AS3439, AS3529, AS3248, AS5022, AS5031, AS5032, AS5322,	
Site contains part of the old Barber Railway line	AS1251, AS1327, AS3439, AS837, AS1239, AS3581, AS2178,	
<b>Comments</b>		

## 17 Additional Draft Housing Allocations

Site H2: Land north of Knox Lane, Harrogate		
Comment	Comment Ref	HBC Response
Adjoins the community of Knox Mill and are characterised by small stone-built cottages. Would wish to see development on these sites come forward in a sympathetic manner to the existing buildings and would hope that no development would conflict with the vehicular restrictions already in place or impact on the Grade II Listed Spruisty Packhorse Bridge.	AS2250	Noted

Table 17.3 Site H2 : Land north of Knox Lane, Harrogate

### H22: Land at Granby Farm, Harrogate

Site H22: Land at Granby Farm, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons to support allocation of site:</b>		
Development will help meet the council's objectively assessed housing need.	AS4387	Noted.
Impact on local roads/traffic can be mitigated.	AS1122	
Minimal impact on the landscape.	AS5103	
Support with conditions - inner relief road built / infrastructure improvements	AS1677, AS4455, AS4496.	
Support with conditions - site used for new community primary school	AS2148	
Support with conditions - include affordable housing	AS3297	
<b>Reasons to not support allocation of site:</b>		
The site is too big.	AS71, AS83, AS155, AS158, AS168, AS795, AS1115, AS1181, AS1240, AS1345, AS1404, AS2362, AS2790, AS3596, AS3662, AS3665, AS3668, AS3820, AS3840, AS4800, AS4823, AS4886, AS4961, AS4974, AS5001, AS5013, AS5021, AS5040, AS5089,	It is considered that the comments made have not raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed housing allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.  The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
A large amount of development has already been granted in the local area.	AS43, AS71, AS83, AS153, AS168, AS795, AS1115, AS1181, AS1240, AS1404, AS1654, AS2040, AS2110, AS2279, AS2415, AS2790, AS3240, AS3410, AS3596, AS3662, AS3665, AS3695, AS3820, AS3830, AS3840, AS4863, AS4936, AS5013, AS5051,	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.

## Additional Draft Housing Allocations 17

Site H22: Land at Granby Farm, Harrogate		
Comment	Comment Ref	HBC Response
	AS5085, AS5094, AS5498, AS5529,	
The site is outside the current development limit.	AS71, AS168, AS795, AS899, AS1181, AS3240, AS3596, AS3662,	
Previous applications to develop the site have been refused.	AS153, AS158, AS168, AS795, AS1181, AS1240, AS1404, AS2237, AS2279, AS2415, AS2790, AS3596, AS3662, AS3665, AS3820, AS3840, AS4800,	
No local need for additional housing.	AS23, AS153, AS158, AS168, AS561, AS627, AS795, AS830, AS899, AS1115, AS1240, AS1404, AS2237, AS2790, AS3240, AS3596, AS3695, AS4886, AS4936, AS5480,	
Local infrastructure cannot cope.	AS5, AS16, AS23, AS43, AS71, AS83, AS153, AS155, AS158, AS168, AS179, AS389, AS438, AS491, AS516, AS532, AS561, AS795, AS899, AS958, AS1115, AS1181, AS1240, AS1345, AS1404, AS1654, AS1792, AS2040, AS2110, AS2237, AS2279, AS2362, AS2415, AS2490, AS2790, AS3240, AS3410, AS3463, AS3596, AS3662, AS3665, AS3668, AS3695, AS3820, AS3830, AS3840, AS4387, AS4528, AS4647, AS4706, AS4712, AS4843, AS4862, AS4863, AS4887, AS4890, AS4924, AS4926, AS4927, AS4930, AS4936, AS4943, AS4945, AS4959, AS4961, AS4966, AS4974, AS4987, AS4990, AS4992, AS5001, AS5008, AS5013, AS5021, AS5048, AS5051, AS5052, AS5094, AS5099, AS5111, AS5113, AS5129, AS5300, AS5363, AS5388, AS5492, AS5498, AS5508, AS5511,	

## 17 Additional Draft Housing Allocations

Site H22: Land at Granby Farm, Harrogate		
Comment	Comment Ref	HBC Response
	AS5529, AS5537, AS5553,	
Negative impact on local roads/traffic.	AS5, AS16, AS23, AS43, AS71, AS83, AS153, AS155, AS158, AS168, AS179, AS382, AS389, AS403, AS438, AS491, AS516, AS532, AS561, AS627, AS795, AS800, AS830, AS881, AS899, AS958, AS986, AS1115, AS1181, AS1240, AS1345, AS1404, AS1619, AS1654, AS1792, AS2040, AS2110, AS2237, AS2279, AS2362, AS2415, AS2490, AS2790, AS3240, AS3303, AS3410, AS3463, AS3596, AS3662, AS3665, AS3668, AS3695, AS3820, AS3830, AS3840, AS4647, AS4706, AS4712, AS4791, AS4793, AS4795, AS4800, AS4804, AS4818, AS4823, AS4825, AS4831, AS4835, AS4840, AS4843, AS4850, AS4862, AS4863, AS4890, AS4893, AS4920, AS4926, AS4930, AS4935, AS4936, AS4943, AS4945, AS4949, AS4952, AS4959, AS4960, AS4966, AS4974, AS4987, AS4989, AS4990, AS4992, AS4994, AS5001, AS5003, AS5004, AS5008, AS5010, AS5013, AS5040, AS5048, AS5051, AS5052, AS5066, AS5090, AS5094, AS5113, AS5099, AS5107, AS5109, AS5111, AS5118, AS5119, AS5125, AS5127, AS5129, AS5131, AS5286, AS5300, AS5363, AS5365, AS5388, AS5446, AS5477, AS5480, AS5492, AS5495, AS5498, AS5506, AS5508, AS5511, AS5521, AS5529, AS5531, AS5535, AS5537, AS5539, AS5541, AS5543, AS5547, AS5553,	

## Additional Draft Housing Allocations 17

Site H22: Land at Granby Farm, Harrogate		
Comment	Comment Ref	HBC Response
	AS5556, AS5558, AS5560, AS5777.	
No or poor access to public transport.	AS5, AS23, AS71, AS83, AS153, AS155, AS168, AS491, AS561, AS795, AS899, AS1115, AS1181, AS1654, AS2110, AS2237, AS2279, AS2362, AS2415, AS2490, AS3240, AS3463, AS3665, AS3820, AS3830, AS3840, AS4795, AS4843, AS4862, AS4930, AS4974, AS4994, AS5008, AS5388, AS5535,	
Local schools are full.	AS5, AS16, AS23, AS43, AS71, AS83, AS153, AS158, AS168, AS491, AS516, AS561, AS795, AS899, AS958, AS986, AS1181, AS1240, AS1345, AS1654, AS2110, AS2237, AS2279, AS2415, AS2490, AS2790, AS3240, AS3410, AS3596, AS3695, AS3830, AS3840, AS4647, AS4706, AS4863, AS4926, AS4936, AS4974, AS5052, AS5129, AS5300, AS5363, AS5508, AS5511, AS5531, AS5537, AS5547, AS5553,	
No or poor access to shops and services.	AS71, AS83, AS153, AS168, AS179, AS491, AS795, AS1115, AS1181, AS1654, AS2110, AS2237, AS2279, AS2362, AS2415, AS2490, AS3463, AS3830, AS3840, AS4706, AS4863, AS4890, AS4966,	
Risk of flooding.	AS16, AS153, AS158, AS168, AS179, AS491, AS795, AS986, AS1181, AS1240, AS2040, AS2415, AS2490, AS3240, AS3820, AS3830, AS3840, AS4825, AS4920, AS4927, AS5013, AS5511, AS5535,	
Risk of noise / light pollution.	AS179, AS516, AS532, AS795, AS800, AS830, AS1181, AS3240,	

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Site H22: Land at Granby Farm, Harrogate		
Comment	Comment Ref	HBC Response
	AS4712, AS4818, AS4850, AS4863, AS4868, AS4952, AS4959, AS4961, AS4989, AS4992, AS4994, AS5048, AS5365, AS5556,	
Negative impact on air quality.	AS16, AS153, AS382, AS403, AS532, AS438, AS516, AS561, AS800, AS830, AS1115, AS1181, AS1654, AS2040, AS2362, AS2415, AS2490, AS3240, AS3410, AS3662, AS3665, AS3820, AS4706, AS4795, AS4818, AS4843, AS4850, AS4930, AS4952, AS4959, AS4961, AS4966, AS4989, AS4992, AS4994, AS5010, AS5013, AS5048, AS5556,	
Negative impact on the landscape.	AS5, AS23, AS30, AS71, AS83, AS153, AS155, AS158, AS168, AS179, AS389, AS438, AS491, AS532,, AS561, AS795, AS1115, AS1181, AS1240, AS1345, AS1404, AS1654, AS2040, AS2110, AS2362, AS2415, AS2490, AS2790, AS3240, AS3410, AS3596, AS3665, AS3668, AS3695, AS3840, AS4804, AS4943, AS4960, AS4989, AS4992, AS4994, AS5051, AS5089, AS5511, AS5547, AS5551,	
It is a greenfield site.	AS30, AS153, AS168, AS389, AS491, AS516, AS561, AS627, AS795, AS899, AS1115, AS1181, AS1240, AS1404, AS2040, AS2237, AS2279, AS2415, AS2490, AS2790, AS3463, AS3596, AS3662, AS3665, AS3668, AS3840, AS4927, AS4936, AS4945, AS4949, AS4960, AS4974, AS4989, AS4992, AS4994, AS5021, AS5040, AS5045, AS5052, AS5066, AS5090, AS5096, AS5105, AS5118, AS5127,	



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Site H22: Land at Granby Farm, Harrogate		
Comment	Comment Ref	HBC Response
	AS5511, AS5523, AS5543, AS5549, AS5551, AS5558, AS5560,	
The site is the Green Belt.	AS30, AS71, AS153, AS168, AS795, AS899, AS958, AS1181, AS2040, AS3240, AS4959,	
The site is in the Nidderdale Area of Outstanding Natural Beauty.	AS168, AS1654, AS4989,	
Loss of public open space/sports pitches.	AS5, AS16, AS83, AS153, AS168, AS438, AS491, AS532, AS561, AS795, AS830, AS1115, AS1181, AS1240, AS1404, AS1654, AS2040, AS2237, AS2362, AS2790, AS3240, AS3303, AS3596, AS3662, AS3665, AS3840, AS4621, AS4712, AS4804, AS4825, AS4831, AS4840, AS4843, AS4868, AS4887, AS4893, AS4936, AS4943, AS4949, AS4960, AS4974, AS4989, AS4992, AS5040, AS5045, AS5048, AS5105, AS5109, AS5118, AS5365,	
Negative impact on the local community.	AS5, AS16, AS23, AS71, AS83, AS153, AS155, AS158, AS168, AS179, AS532, AS561, AS795, AS800, AS830, AS881, AS899, AS958, AS1115, AS1181, AS1240, AS1404, AS1654, AS2040, AS2110, AS2237, AS2279, AS2362, AS2490, AS2790, AS3240, AS3303, AS3410, AS3463, AS3596, AS3662, AS3665, AS3668, AS3695, AS3820, AS3830, AS3840, AS4647, AS4823, AS4840, AS4863, AS4924, AS4930, AS4936, AS4952, AS4961, AS4974, AS4989, AS4990, AS4992, AS5013, AS5021, AS5040, AS5045, AS5048, AS5051, AS5090, AS5096, AS5099, AS5105, AS5118, AS5131,	

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Site H22: Land at Granby Farm, Harrogate		
Comment	Comment Ref	HBC Response
	AS5363, AS5508,AS5551,	
Negative impact on local wildlife and biodiversity.	AS5, AS16, AS30, AS71, AS83, AS153, AS158, AS168, AS179, AS389, AS438, AS491, AS532, AS561, AS795, AS830, AS899, AS958, AS986, AS1115, AS1181, AS1240, AS1345, AS1404, AS1654, AS1792, AS2040, AS2110, AS2237, AS2362, AS2415, AS2490, AS2790, AS3240, AS3410, AS3463, AS3596, AS3662, AS3665, AS3668, AS3695, AS3820, AS3830, AS3840, AS4621, AS4706, AS4712, AS4795, AS4825, AS4831, AS4843, AS4850, AS4893, AS4920, AS4927, AS4930, AS4936, AS4949, AS4952, AS4959, AS4966, AS4974, AS4989, AS4992, AS5013, AS5021, AS5045, AS5052, AS5096, AS5107, AS5388, AS5498, AS5508, AS5531, AS5535, AS5539, AS5547, AS5551, AS5556, AS5560,	
Negative impact on the conservation area.	AS16, AS30, AS153, AS158, AS168, AS389, AS491, AS561, AS795, AS1181, AS2237, AS2279, AS2415, AS2790, AS3240, AS3596, AS3662, AS3665, AS3840, AS4795, AS4959, AS5051, AS5066, AS5388, AS5498, AS5547,	
Negative impact on a listed building(s).	AS153, AS158, AS168, AS179, AS491, AS2237, AS2415, AS2790, AS3240, AS3596, AS4936, AS5388,	
Negative impact on designated heritage assets.	AS158, AS168, AS389, AS491, AS4936,	
Loss of employment land.	AS168, AS561, AS795, AS1345, AS3240,	
Merging of settlements (Bilton Triangle Green Wedge)	AS16, AS30, AS438, AS389, AS491, AS830,	

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Site H22: Land at Granby Farm, Harrogate		
Comment	Comment Ref	HBC Response
	AS1792, AS2415, AS2490, AS3240, AS4960, AS4989,	
Alternative site proposed	AS83, AS2237, AS5300,	
Negative impact on tourism	AS153,	
Negative impact on house prices	AS83, AS532, AS795, AS830, AS1181, AS5125,	
No access to local employment	AS438, AS627, AS1115, AS2415, AS3463, AS4974, AS5537	
Loss of agricultural land	AS516, AS627, AS5094, AS5523,	
Breach of human rights	AS3240,	
No comment	AS5079.	
<b>Comments</b>		
This site lies outside an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource and hence it is considered that there would not be any minerals safeguarding issues likely to arise from H22.	AS4538 (NYCC)	Noted
The site adjoins the boundary of the Harrogate Conservation Area. The Council's Conservation and Design Site Assessment considered that the site would be likely to harm elements which contribute to the significance of heritage assets in this area. The assessment set out a number of detailed measures considered necessary to reduce harm to an acceptable level. It is considered that it is not sufficient to rely on general, non-site specific policies as the basis for ensuring this allocation is developed in a manner which will safeguard the significance of various heritage assets in the vicinity. If the site is allocated, key considerations that need to be taken into account in the development of the site including mitigation measures set out in Conservation and Design Site Assessment need to be set out in the Local Plan.	AS2608 (Historic England)	Measures are included in the site requirements designed to protect heritage assets. In addition a requirement for a Heritage Statement to accompany a planning application is also to be included in the site specific requirements for this site.
Key considerations that need to be taken into account in development of the site including mitigation measures set out in Conservation and Design Site Assessment need to be also set out in Local Plan.	AS1480	

Table 17.4 Site H22: Land at Granby Farm, Harrogate

**H23: Land north of Granby Farm, Harrogate**

Site H23: Land north of Granby Farm, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons to support allocation of site:</b>		
Development will help meet the council's objectively assessed housing need.	AS4384	Noted.
Site is sustainable/ general support	AS4384, AS5059	

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Site H23: Land north of Granby Farm, Harrogate		
Comment	Comment Ref	HBC Response
Site is deliverable	AS4384	
This site lies outside an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource and hence it is not considered that any minerals safeguarding issues are likely to arise.	AS4539 (NYCC)	
<b>Reasons to not support allocation of site:</b>		
The site is too big.	AS24, AS84, AS86, AS563, AS1346, AS1533, AS1553, AS1554, AS1693, AS1695, AS1842, AS2111, AS2202, AS2623, AS2913, AS3461, AS3598, AS5029, AS5044, AS5050, AS5055, AS5069, AS5091, AS6273	It is considered that the comments made have not raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed housing allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
A large amount of development has already been granted in the local area.	AS84, AS86, AS1119, AS1353, AS1464, AS1533, AS1553, AS1554, AS1693, AS1695, AS1789, AS1790, AS1842, AS2039, AS2111, AS2202, AS2360, AS2623, AS2913, AS3118, AS3598, AS3727, AS4864, AS4940, AS5044, AS5095, AS5500, AS5528, AS5530	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
The site is outside the current development limit.	AS1695, AS2623, AS3598	
Previous applications to develop the site have been refused.	AS1119, AS1841, AS3598	
No local need for additional housing.	AS24, AS84, AS86, AS563, AS1119, AS1554, AS1841, AS1842, AS2623, AS3598, AS3698, AS4940, AS5490	
Local infrastructure cannot cope.	AS24, AS84, AS86, AS391, AS517, AS563, AS1119, AS1346, AS1464, AS1531, AS1533, AS1553, AS1554, AS1693, AS1695, AS1789, AS1790, AS1841, AS1842, AS2039, AS2111, AS2202, AS2360, AS2623, AS2913, AS2944, AS3118, AS3209, AS3461, AS3598, AS3670, AS3698, AS3727, AS4530, AS4648, AS4864, AS4939, AS4940, AS4942, AS4944,	

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Site H23: Land north of Granby Farm, Harrogate		
Comment	Comment Ref	HBC Response
	AS4946, AS4979, AS4988, AS4997, AS5029, AS5043, AS5044, AS5049, AS5054, AS5055, AS5060, AS5061, AS5069, AS5073, AS5095, AS5102, AS5112, AS5117, AS5130, AS5303, AS5364, AS5392, AS5493, AS5500, AS5509, AS5516, AS5530, AS5534, AS5538, AS5555, AS6273, AS4396	
Negative impact on local roads/traffic.	AS24, AS84, AS86, AS391, AS404, AS517, AS563, AS628, AS1119, AS1346, AS1464, AS1531, AS1533, AS1553, AS1554, AS1693, AS1695, AS1789, AS1790, AS1841, AS1842, AS2039, AS2111, AS2202, AS2360, AS2623, AS2913, AS2944, AS3118, AS3209, AS3461, AS3598, AS3670, AS3698, AS3727, AS4648, AS4792, AS4794, AS4796, AS4845, AS4864, AS4939, AS4940, AS4946, AS4957, AS4979, AS4982, AS4988, AS4991, AS4997, AS5006, AS5012, AS5043, AS5044, AS5049, AS5050, AS5053, AS5054, AS5055, AS5058, AS5060, AS5061, AS5064, AS5073, AS5074, AS5093, AS5095, AS5102, AS5108, AS5110, AS5112, AS5114, AS5115, AS5117, AS5121, AS5122, AS5126, AS5128, AS5130, AS5132, AS5287, AS5303, AS5313, AS5364, AS5392, AS5447, AS5479, AS5490, AS5493, AS5496, AS5500, AS5507, AS5509, AS5516, AS5522, AS5528, AS5530, AS5532, AS5534, AS5536, AS5538, AS5540, AS5542, AS5544, AS5548, AS5555, AS5557,	

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Site H23: Land north of Granby Farm, Harrogate		
Comment	Comment Ref	HBC Response
	AS5559, AS5561, AS6273, AS4371, AS4456	
No or poor access to public transport.	AS24, AS84, AS1119, AS1464, AS1533, AS1553, AS1554, AS1693, AS1695, AS1841, AS1842, AS2039, AS2111, AS2202, AS2360, AS2623, AS2913, AS3461, AS3727, AS4796, AS4979, AS5058, AS5392, AS5536	
Local schools are full.	AS24, AS84, AS86, AS517, AS563, AS1346, AS1353, AS1464, AS1533, AS1553, AS1554, AS1693, AS1695, AS1841, AS1842, AS2111, AS2360, AS2623, AS3118, AS3598, AS3698, AS3727, AS4648, AS4864, AS4940, AS4979, AS5043, AS5060, AS5130, AS5303, AS5364, AS5509, AS5516, AS5532, AS5534, AS5538, AS5548, AS5555	
No or poor access to shops and services.	AS84, AS86, AS1119, AS1346, AS1533, AS1553, AS1554, AS1693, AS1695, AS1841, AS1842, AS2111, AS2623, AS3461, AS4864, AS5043, AS5049, AS5064	
Risk of flooding.	AS1841, AS1842, AS2039, AS4942, AS5044, AS5054, AS5516, AS5536	
Negative impact on air quality.	AS404, AS1693, AS2039, AS4796, AS4939, AS5012, AS5058, AS5069	
Negative impact on the landscape.	AS24, AS84, AS86, AS391, AS563, AS1119, AS1346, AS1464, AS1531, AS1533, AS1553, AS1554, AS1693, AS1841, AS1842, AS2111, AS2202, AS2360, AS2524, AS2623, AS2944, AS3118, AS3598, AS3670, AS3698, AS3727, AS4946, AS4957,	

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Site H23: Land north of Granby Farm, Harrogate		
Comment	Comment Ref	HBC Response
	AS4979, AS4982, AS4991, AS5043, AS5054, AS5058, AS5091, AS5104, AS5516, AS5548, AS5552	
It is a greenfield site.	AS24, AS517, AS628, AS1119, AS1346, AS1464, AS1693, AS1695, AS1841, AS1842, AS2039, AS2202, AS2623, AS2913, AS2944, AS3461, AS3598, AS3670, AS4940, AS4942, AS4957, AS4979, AS4982, AS4991, AS4997, AS5029, AS5043, AS5050, AS5054, AS5058, AS5060, AS5093, AS5104, AS5106, AS5114, AS5122, AS5128, AS5516, AS5526, AS5534, AS5544, AS5550, AS5552, AS5559, AS5561	
The site is the Green Belt.	AS2039, AS5054, AS5073	
The site is in the Nidderdale Area of Outstanding Natural Beauty.	AS1533, AS1554	
Loss of public open space/sports pitches.	AS24, AS84, AS86, AS563, AS1119, AS1346, AS1553, AS1554, AS1695, AS1841, AS1842, AS2039, AS2202, AS2360, AS2524, AS2623, AS2944, AS3461, AS3598, AS4940, AS4946, AS4957, AS4979, AS4982, AS4991, AS5043, AS5050, AS5054, AS5114, AS4498, AS4622, AS5091	
Negative impact on the local community.	AS24, AS84, AS86, AS563, AS1119, AS1346, AS1353, AS1464, AS1553, AS1554, AS1693, AS1695, AS1841, AS1842, AS2039, AS2111, AS2202, AS2360, AS2524, AS2623, AS2913, AS2944, AS3118, AS3461, AS3598, AS3670, AS3698, AS3727, AS4648, AS4864, AS4939, AS4944, AS4957,	

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Site H23: Land north of Granby Farm, Harrogate		
Comment	Comment Ref	HBC Response
	AS4982, AS5029, AS5043, AS5044, AS5050, AS5054, AS5061, AS5069, AS5074, AS5081, AS5093, AS5106, AS5110, AS5122, AS5132, AS5313, AS5364, AS5509, AS5552	
Negative impact on local wildlife and biodiversity.	AS24, AS84, AS86, AS563, AS1119, AS1346, AS1353, AS1464, AS1531, AS1533, AS1553, AS1554, AS1693, AS1695, AS1789, AS1790, AS1841, AS1842, AS2039, AS2111, AS2202, AS2360, AS2524, AS2623, AS2944, AS3118, AS3461, AS3598, AS3670, AS3698, AS3727, AS4622, AS4796, AS4939, AS4940, AS4982, AS4991, AS4997, AS5029, AS5043, AS5044, AS5064, AS5073, AS5108, AS5114, AS5313, AS5392, AS5500, AS5509, AS5532, AS5536, AS5540, AS5548, AS5552, AS5557, AS5561	
Negative impact on the conservation area.	AS1553, AS1554, AS1841, AS1842, AS2202, AS3118, AS3598, AS4796, AS5392, AS5500, AS5548	
Negative impact on a listed building(s).	AS1531, AS1841, AS1842, AS3598, AS4940, AS5392	
Negative impact on designated heritage assets.	AS4940	
Loss of employment land.	AS1346	
Land forms part of Green Wedge as identified within Policy C10	AS391	
Agricultural land required for food production	AS517, AS628, AS5095, AS5526	
Poor access to police services	AS1353	
A relief road is required	AS1678, AS3209	
There is a PROW running through the site - recreational enjoyment of this path would be adversely impacted	AS2524	
Concerns regrading pedestrian safety	AS4864, AS5313	



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Site H23: Land north of Granby Farm, Harrogate		
Comment	Comment Ref	HBC Response
<b>Comments</b>		
Allocations are close to Starbeck Level Crossing. Cumulatively, and individually, these sites have the potential to increase traffic at the level crossing. A transport assessment should consider the likely impact of the developments on the level crossing. The assessment should also consider how alternative access routes and measures that could avoid or reduce the attractiveness of the level crossing as an access to the sites. Increase in traffic over the crossing should be ameliorated through appropriate funding by the developers.	AS1482 (Network Rail)	Noted
It is considered that site H23 should be accessed either via site H47 or H48. For reasons of highway safety, the most logical access to additional site H23 is through either site H47 or H48 to the immediate south east. Provision of an additional access on Kingsley Road to serve H23 would be considered excessive and unnecessary considering the approved new accesses to serve H3 (Barratt Homes) and H47 (Stonebridge Homes). There are a series of bends on Kingsley Road and it is considered inappropriate and unnecessary to serve H23 independently.	AS4267	Noted. This is reflected in the site requirements that will be in the Publication Draft Local Plan.

Table 17.5 Site H23: Land north of Granby Farm, Harrogate

**H69: Land to the east of Knox Hill, Harrogate**

Site H69: Land to the east of Knox Hill, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons to support allocation of site:</b>		
Support the allocation of the site	AS3874 (site promoter)	Noted.
Support with conditions - a new road should be built so the site can be accessed without the use of Knox Lane	AS1117, AS1451	
Support with conditions - a Harrogate inner relief road should be built.	AS1679	
<b>Reasons not to support allocation of site:</b>		
The site is too big.	AS31, AS33, AS160, AS217, AS419, AS564, AS593, AS671, AS678, AS730, AS752, AS760, AS840, AS1148, AS1249, AS1253, AS1296, AS1347, AS1370, AS1504, AS1727, AS2210, AS2356, AS2409, AS2946, AS3028, AS3029, AS3443, AS3514, AS4457, AS4499, AS6271	It is considered that the comments made have not raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed housing allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
A large amount of development has already been granted in the local area.	AS31, AS33, AS160, AS217, AS671, AS869, AS1249, AS1253, AS1296, AS1370, AS1504, AS1727, AS2409,	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the

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Site H69: Land to the east of Knox Hill, Harrogate		
Comment	Comment Ref	HBC Response
	AS2946, AS3029, AS3080, AS3090, AS3514, AS3530, AS3609, AS4457, AS4499, AS6271	allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
The site is outside the current development limit.	AS40, AS730, AS1249, AS1253, AS1296, AS1504, AS1727, AS2356, AS2409, AS3088, AS3090, AS3262, AS3443, AS3514, AS3530, AS3700, AS6271	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Previous applications to develop the site have been refused.	AS593, AS671, AS730, AS840, AS943, AS1249, AS1253, AS1504, AS1727, AS2409, AS2737, AS2946, AS2952, AS3059, AS3090, AS3514, AS3700, AS4805, AS4967, AS4970, AS5307,	
No local need for additional housing.	AS31, AS75, AS160, AS415, AS564, AS671, AS678, AS730, AS752, AS760, AS840, AS1249, AS1253, AS1370, AS1504, AS1727, AS2409, AS2737, AS2946, AS2952, AS3029, AS3080, AS3088, AS3090, AS3262, AS3443, AS3514, AS3530, AS5431,	
Local infrastructure cannot cope.	AS31, AS40, AS75, AS160, AS217, AS415, AS518, AS564, AS593, AS633, AS671, AS678, AS730, AS752, AS760, AS840, AS869, AS943, AS1148, AS1249, AS1253, AS1296, AS1347, AS1370, AS1504, AS1727, AS2169, AS2210, AS2356, AS2409, AS2737, AS2946, AS2952, AS3028, AS3029, AS3088, AS3090, AS3104, AS3134, AS3214, AS3216, AS3262, AS3443, AS3514, AS3530, AS3609, AS3700, AS4457, AS4499, AS4697, AS4708, AS4798, AS4805, AS4837, AS4967, AS4970, AS5018, AS5026, AS5030, AS5033, AS5038, AS5056, AS5316, AS5431, AS5434, AS5437, AS5761, AS6271	
Negative impact on local roads/traffic.	AS31, AS33, AS40, AS75, AS160, AS217, AS401, AS415, AS419, AS518, AS564, AS593, AS629, AS633, AS671, AS678, AS730, AS752, AS760, AS840, AS869, AS943, AS1077, AS1145, AS1148, AS1249, AS1253, AS1296, AS1347, AS1370, AS1504, AS1614, AS1727, AS2169, AS2210, AS2356, AS2409, AS2737, AS2946, AS2952, AS3028, AS3029, AS3059, AS3080, AS3088, AS3090, AS3104, AS3134, AS3212, AS3214, AS3216, AS3262, AS3443,	

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Site H69: Land to the east of Knox Hill, Harrogate		
Comment	Comment Ref	HBC Response
	AS3514, AS3530, AS3609, AS3700, AS4457, AS4499, AS4697, AS4702, AS4708, AS4716, AS4805, AS4837, AS4967, AS4970, AS5018, AS5026, AS5030, AS5033, AS5038, AS5056, AS5288, AS5294, AS5299, AS5307, AS5309, AS5310, AS5316, AS5319, AS5350, AS5431, AS5437, AS5444, AS5609, AS5761, AS6271	
No or poor access to public transport.	AS31, AS33, AS40, AS160, AS217, AS419, AS564, AS593, AS633, AS671, AS678, AS730, AS840, AS943, AS1148, AS1249, AS1253, AS1296, AS1370, AS1504, AS1727, AS2169, AS2210, AS2409, AS2946, AS3029, AS3088, AS3090, AS3134, AS3262, AS3443, AS3514, AS3530, AS3609, AS4457, AS4499, AS4618, AS4708, AS4805, AS4967, AS5018, AS5026, AS5030, AS5033, AS5038, AS5309, AS5310, AS6271	
Local schools are full.	AS40, AS75, AS217, AS415, AS518, AS564, AS593, AS671, AS678, AS730, AS760, AS840, AS1148, AS1249, AS1253, AS1296, AS1347, AS1370, AS1504, AS1727, AS2169, AS2210, AS2356, AS2409, AS2737, AS2946, AS2952, AS3028, AS3029, AS3080, AS3084, AS3088, AS3090, AS3134, AS3216, AS3262, AS3443, AS3514, AS3530, AS3700, AS4618, AS4708, AS4805, AS4967, AS4970, AS5018, AS5026, AS5030, AS5033, AS5038, AS5299, AS5309, AS5310, AS5434, AS5437, AS5609, AS6271	
No or poor access to shops and services.	AS31, AS33, AS40, AS160, AS217, AS419, AS564, AS593, AS633, AS671, AS678, AS730, AS840, AS943, AS1148, AS1249, AS1253, AS1296, AS1370, AS1504, AS1727, AS2169, AS2210, AS2409, AS2946, AS3029, AS3088, AS3090, AS3134, AS3262, AS3443, AS3514, AS3530, AS3609, AS4457, AS4499, AS4618, AS4708, AS4805, AS4967, AS5018, AS5026, AS5030, AS5033, AS5038, AS5309, AS5310, AS6271	
Risk of flooding.	AS75, AS593, AS633, AS671, AS678, AS730, AS752, AS760, AS840, AS869, AS943, AS1148, AS1249, AS1253, AS1370, AS1504, AS1727,	

## 17 Additional Draft Housing Allocations

Site H69: Land to the east of Knox Hill, Harrogate		
Comment	Comment Ref	HBC Response
	AS2356, AS2409, AS2737, AS2952, AS3028, AS3090, AS3134, AS3443, AS3514, AS4967, AS5018, AS5299, AS5316,	
Risk of noise / light pollution.	AS518, AS671, AS4618	
Negative impact on air quality.	AS518, AS593, AS671, AS1249, AS1253, AS4618, AS5307, AS5431	
Negative impact on the landscape, including Special Landscape Area.	AS31, AS33, AS40, AS75, AS160, AS217, AS419, AS564, AS593, AS633, AS671, AS678, AS730, AS752, AS760, AS840, AS869, AS943, AS1148, AS1249, AS1253, AS1296, AS1347, AS1370, AS1504, AS1727, AS2169, AS2210, AS2356, AS2409, AS2525, AS2737, AS2946, AS2952, AS3028, AS3029, AS3059, AS3080, AS3084, AS3088, AS3090, AS3104, AS3134, AS3216, AS3262, AS3443, AS3514, AS3530, AS3609, AS3700, AS4457, AS4499, AS4519, AS4697, AS4798, AS4967, AS5018, AS5026, AS5030, AS5033, AS5038, AS5056, AS5299, AS5307, AS5309, AS5310, AS5434, AS5437, AS5761, AS6271	
It is a greenfield site.	AS31, AS33, AS40, AS518, AS593, AS629, AS730, AS840, AS869, AS943, AS1145, AS1148, AS1249, AS1253, AS1504, AS1727, AS2169, AS2356, AS2409, AS2737, AS2952, AS3028, AS3029, AS3134, AS3216, AS3262, AS3443, AS3514, AS3530, AS3609, AS3700, AS5018, AS5030, AS5033, AS5038, AS5056,	
The site is the Green Belt.	AS31, AS33, AS40, AS730, AS943, AS1296, AS1504, AS1727, AS2409, AS3216, AS3514, AS3609, AS5056, AS6271	
The site is in the Nidderdale Area of Outstanding Natural Beauty.	AS1504, AS2409, AS3514	
Loss of public open space/sports pitches.	AS217, AS401, AS564, AS840, AS1145, AS1347, AS1370, AS1504, AS2409, AS2525, AS3029, AS3262, AS3514, AS3530, AS3609, AS4457, AS4499, AS5018, AS5030, AS5056,	
Negative impact on the local community.	AS33, AS40, AS75, AS160, AS217, AS419, AS564, AS593, AS633, AS671, AS678, AS730, AS752, AS760, AS840, AS869,	

## Additional Draft Housing Allocations 17

Site H69: Land to the east of Knox Hill, Harrogate		
Comment	Comment Ref	HBC Response
	AS943, AS1148, AS1249, AS1253, AS1296, AS1370, AS1504, AS1727, AS2169, AS2409, AS2737, AS2946, AS2952, AS3028, AS3029, AS3080, AS3088, AS3090, AS3104, AS3134, AS3212, AS3216, AS3262, AS3443, AS3514, AS3530, AS3609, AS3700, AS4457, AS4499, AS5018, AS5026, AS5030, AS5033, AS5038, AS5056, AS5434, AS5437, AS5761, AS6271	
Negative impact on local wildlife and biodiversity, including loss of mature trees and hedgerows.	AS31, AS33, AS40, AS75, AS160, AS217, AS415, AS419, AS564, AS593, AS629, AS633, AS671, AS678, AS730, AS752, AS760, AS840, AS869, AS943, AS1145, AS1148, AS1249, AS1253, AS1296, AS1347, AS1370, AS1504, AS1727, AS2169, AS2210, AS2356, AS2409, AS2737, AS2946, AS2952, AS3028, AS3029, AS3059, AS3080, AS3084, AS3088, AS3090, AS3104, AS3134, AS3216, AS3262, AS3443, AS3514, AS3530, AS3609, AS3700, AS4623, AS4702, AS4716, AS4798, AS4805, AS4967, AS4970, AS5018, AS5026, AS5030, AS5033, AS5038, AS5056, AS5307, AS5309, AS5310, AS5434, AS5437, AS6271	
Negative impact on the conservation area.	AS31, AS33, AS217, AS593, AS678, AS730, AS1249, AS1253, AS1504, AS1727, AS2409, AS3029, AS3134, AS3514, AS4457, AS4499,	
Negative impact on a listed building(s).	AS943, AS2409, AS3028, AS3262, AS3530,	
Negative impact on designated heritage assets.	AS160, AS730, AS869, AS1148, AS1249, AS1253, AS1504, AS1727, AS2356, AS2409, AS3262, AS3443, AS3514, AS3530, AS4716,	
Loss of employment land.	AS564, AS1347, AS1727	
Overhead power line crosses the site	AS160, AS1249, AS1253, AS1504, AS2356, AS3088, AS3178, AS3530, AS3700, AS5030, AS5033, AS5299, AS5309, AS5310	
Mobile phone mast close to the site	AS160, AS1249, AS1253, AS1504	
Negative impact on recreational amenity, including when using the Harrogate Ringway footpath, public footpaths and Knox Lane	AS75, AS160, AS217, AS419, AS593, AS671, AS730, AS760, AS869, AS943, AS1145, AS1249, AS1253, AS1504, AS2169, AS2356, AS2525, AS2946, AS3530	

## 17 Additional Draft Housing Allocations

Site H69: Land to the east of Knox Hill, Harrogate		
Comment	Comment Ref	HBC Response
There are better sites in southern Harrogate/ southern Harrogate is a more sustainable location	AS31, AS160, AS629	
Harrogate Borough Council previously considered the site unsuitable/ late addition to the plan	AS730, AS760, AS1727, AS2356, AS3059, AS3088, AS3090, AS3514, AS3700, AS4702	
Site contains part of the old Barber Railway line	AS1249, AS1253	
A new primary school facility should be built on the site	AS2151	
<b>Comments</b>		
The site adjoins the community of Knox Mill, which is characterised by small stone-built cottages. They would wish to see development on the site come forward in a sympathetic manner to the existing buildings and hope that no development would conflict with the vehicular restrictions already in place or impact on the Grade II Listed Spruisty Packhorse Bridge.	AS2252	Noted
The site lies partially within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4540	Noted

Table 17.6 Site H69: Land to the east of Knox Hill, Harrogate

### H87: Land adjacent to Knox Saw Mills, Knox Lane, Harrogate

Site H87: Land adjacent to Knox Saw Mills, Knox Lane, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons to support allocation of site:</b>		
It is a brownfield site.	AS5062	Key issues for this site have been noted however the landowner has indicated that the land is not available therefore the site is deleted from the plan.  <b>Delete site H87</b>
Development could provide a new school, or expansion of an existing one.	AS2152	
Minimal impact on the landscape.	AS5062	
The site is not in the Green Belt or the Nidderdale Area of Outstanding Natural Beauty.	AS5062	
Development would not result in the loss of public open space/sport pitches.	AS5062	

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Site H87: Land adjacent to Knox Saw Mills, Knox Lane, Harrogate		
Comment	Comment Ref	HBC Response
Minimal impact on local wildlife and biodiversity.	AS5062	
Minimal impact on the conservation area.	AS5062	
Minimal impact on a listed building(s).	AS5062	
Minimal impact on designated heritage assets.	AS5062	
General Support	AS306	
<b>Reasons to support allocation of site with conditions:</b>		
Support development if a new road/inner relief road is provided	AS1118, AS1680	
It must be for 2/2 affordable homes	AS306	
<b>Reasons not to support allocation of site:</b>		
The site is too big.	AS32, AS41, AS161, AS565, AS594, AS670, AS753, AS761, AS841, AS1095, AS1149, AS1297, AS1414, AS1505, AS1728, AS2211, AS2945, AS3024, AS3026, AS3033, AS3447, AS3512, AS3708, AS4458, AS4500, AS6272	
A large amount of development has already been granted in the local area.	AS670, AS731, AS841, AS867, AS1297, AS1414, AS1505, AS1728, AS2794, AS2945, AS3024, AS3026, AS3082, AS3512, AS3531, AS3612, AS4522,	
The site is outside the current development limit.	AS32, AS41, AS161, AS402, AS416, AS519, AS565, AS594, AS630, AS634, AS670, AS679, AS731, AS753, AS761, AS841, AS867, AS945, AS1017, AS1078, AS1095, AS1118, AS1124, AS1125, AS1146, AS1149, AS1297, AS1348, AS1414, AS1455, AS1505, AS1615, AS1680, AS1728, AS2152, AS2171, AS2211, AS2254, AS2723, AS2794, AS2945, AS2955, AS3024, AS3026, AS3033, AS3046, AS3058, AS3082, AS3085, AS3106, AS3213, AS3215, AS3219, AS3272, AS3447, AS3512, AS3531, AS3612, AS3663, AS3664, AS3666, AS3708,	

## 17 Additional Draft Housing Allocations

Site H87: Land adjacent to Knox Saw Mills, Knox Lane, Harrogate		
Comment	Comment Ref	HBC Response
	AS3875, AS4458, AS4500, AS4522, AS4541, AS4619, AS4624, AS4692, AS4704, AS4709, AS4717, AS4799, AS4806, AS4839, AS4968, AS4973, AS4978, AS5017, AS5027, AS5028, AS5035, AS5039, AS5062, AS5289, AS5295, AS5298, AS5306, AS5317, AS5320, AS5351, AS5432, AS5435, AS5436, AS5445, AS5610, AS5762, AS6272	
Previous applications to develop the site have been refused.	AS670, AS731, AS841, AS867, AS945, AS1297, AS1505, AS1728, AS2794, AS2955, AS3024, AS3026, AS3058, AS3272, AS3708, AS4806, AS4968, AS4973	
No local need for additional housing.	AS416, AS565, AS670, AS679, AS731, AS753, AS761, AS841, AS1095, AS1505, AS1728, AS2794, AS2945, AS2955, AS3024, AS3026, AS3033, AS3082, AS3219, AS3272, AS3447, AS3512, AS3531, AS5432,	
Local infrastructure cannot cope.	AS41, AS161, AS416, AS519, AS565, AS594, AS634, AS670, AS679, AS731, AS753, AS761, AS841, AS867, AS945, AS1017, AS1095, AS1149, AS1297, AS1348, AS1414, AS1505, AS1728, AS2171, AS2211, AS2794, AS2945, AS2955, AS3024, AS3026, AS3033, AS3082, AS3106, AS3215, AS3219, AS3272, AS3447, AS3512, AS3531, AS3612, AS3663, AS3664, AS3666, AS3708, AS4458, AS4500, AS4692, AS4704, AS4709, AS4799, AS4806, AS4839, AS4968, AS4973, AS4978, AS5017, AS5027, AS5028, AS5035, AS5039, AS5317,	



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Site H87: Land adjacent to Knox Saw Mills, Knox Lane, Harrogate		
Comment	Comment Ref	HBC Response
	AS5432, AS5435, AS5436, AS5762, AS6272	
Negative impact on local roads/traffic.	AS41, AS161, AS402, AS416, AS519, AS565, AS594, AS630, AS634, AS670, AS679, AS731, AS753, AS761, AS841, AS867, AS945, AS1017, AS1078, AS1095, AS1146, AS1149, AS1297, AS1348, AS1414, AS1505, AS1615, AS1728, AS2171, AS2211, AS2794, AS2945, AS2955, AS3024, AS3026, AS3033, AS3058, AS3082, AS3106, AS3213, AS3215, AS3219, AS3272, AS3447, AS3512, AS3531, AS3612, AS3663, AS3664, AS3666, AS3708, AS4458, AS4500, AS4522, AS4692, AS4704, AS4709, AS4717, AS4799, AS4806, AS4839, AS4968, AS4973, AS4978, AS5017, AS5027, AS5028, AS5035, AS5039, AS5289, AS5295, AS5298, AS5306, AS5317, AS5320, AS5351, AS5432, AS5436, AS5445, AS5762, AS1455, AS3046, AS5610	
No or poor access to public transport.	AS41, AS594, AS634, AS670, AS679, AS731, AS841, AS945, AS1095, AS1149, AS1297, AS1505, AS1728, AS2171, AS2211, AS2794, AS2945, AS3024, AS3026, AS3033, AS3272, AS3447, AS3512, AS3531, AS3612, AS4619, AS4709, AS4806, AS4968, AS5027, AS5028, AS5035, AS5039, AS6272	
Local schools are full.	AS416, AS519, AS565, AS594, AS670, AS679, AS731, AS761, AS841, AS1095, AS1149, AS1297, AS1348, AS1414, AS1505, AS1728, AS2171, AS2211, AS2945,	

## 17 Additional Draft Housing Allocations

Site H87: Land adjacent to Knox Saw Mills, Knox Lane, Harrogate		
Comment	Comment Ref	HBC Response
	AS2955, AS3024, AS3026, AS3033, AS3082, AS3085, AS3219, AS3272, AS3447, AS3512, AS3531, AS3663, AS3664, AS3666, AS3708, AS4522, AS4619, AS4709, AS4806, AS4968, AS4973, AS4978, AS5017, AS5027, AS5028, AS5035, AS5039, AS5298, AS5435, AS5436, AS5610, AS6272, AS3046	
No or poor access to shops and services.	AS41, AS594, AS634, AS670, AS679, AS731, AS841, AS945, AS1095, AS1297, AS1505, AS1728, AS2171, AS2794, AS2955, AS3024, AS3026, AS3033, AS3058, AS3085, AS3272, AS3447, AS3512, AS3531, AS4522, AS4619, AS4968, AS5017, AS5027, AS5028, AS5035, AS5762, AS6272	
Risk of flooding.	AS594, AS634, AS670, AS679, AS731, AS753, AS761, AS867, AS945, AS1149, AS1505, AS1728, AS3024, AS3447, AS4968, AS5017, AS5298, AS5317,	
Risk of noise / light pollution.	AS161, AS416	
Negative impact on air quality.	AS416, AS1095, AS1095, AS3106, AS3213, AS4619, AS5432	
Negative impact on the landscape.	AS32, AS41, AS565, AS594, AS634, AS670, AS679, AS731, AS753, AS761, AS841, AS867, AS945, AS1095, AS1149, AS1297, AS1348, AS1414, AS1505, AS1728, AS2171, AS2211, AS2794, AS2945, AS2955, AS3024, AS3026, AS3033, AS3058, AS3082, AS3085, AS3106, AS3219, AS3272, AS3447, AS3512, AS3531, AS3612, AS3663, AS3664, AS3666, AS3708,	

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Site H87: Land adjacent to Knox Saw Mills, Knox Lane, Harrogate		
Comment	Comment Ref	HBC Response
	AS4692, AS4799, AS4968, AS4978, AS5017, AS5027, AS5028, AS5035, AS5039, AS5298, AS5435, AS5436, AS5762, AS6272	
It is a greenfield site.	AS32, AS519, AS630, AS731, AS841, AS867, AS1146, AS1149, AS1414, AS1505, AS1728, AS2171, AS2955, AS3033, AS3219, AS3272, AS3447, AS3512, AS3531, AS3612, AS3663, AS3664, AS3666, AS3708, AS5017, AS5027, AS5028, AS5035, AS5039	
The site is the Green Belt.	AS32, AS731, AS1095, AS1297, AS1414, AS1505, AS1728, AS3219, AS3512, AS3612, AS6272	
The site is in the Nidderdale Area of Outstanding Natural Beauty.	AS1414, AS1505, AS3512	
Loss of public open space/sports pitches.	AS402, AS565, AS841, AS1017, AS1146, AS1505, AS3024, AS3026, AS3033, AS3082, AS3272, AS3512, AS3612, AS5039	
Negative impact on the local community.	AS41, AS161, AS565, AS594, AS634, AS670, AS679, AS731, AS753, AS761, AS841, AS867, AS945, AS1095, AS1149, AS1297, AS1348, AS1414, AS1505, AS1728, AS2171, AS2794, AS2945, AS2955, AS3024, AS3026, AS3033, AS3082, AS3106, AS3213, AS3219, AS3272, AS3447, AS3512, AS3531, AS3612, AS3663, AS3664, AS3666, AS3708, AS4458, AS4500, AS4973, AS4978, AS5028, AS5035, AS5039, AS5435, AS5436, AS5762, AS6272	
Negative impact on local wildlife and biodiversity.	AS161, AS416, AS565, AS594, AS630, AS634, AS670, AS679, AS731, AS753, AS761, AS841,	

## 17 Additional Draft Housing Allocations

Site H87: Land adjacent to Knox Saw Mills, Knox Lane, Harrogate		
Comment	Comment Ref	HBC Response
	AS867, AS945, AS1095, AS1146, AS1149, AS1297, AS1414, AS1505, AS1728, AS2171, AS2211, AS2945, AS2955, AS3024, AS3026, AS3033, AS3058, AS3082, AS3085, AS3106, AS3219, AS3272, AS3447, AS3512, AS3531, AS3612, AS3663, AS3664, AS3666, AS3708, AS4522, AS4624, AS4704, AS4717, AS4799, AS4806, AS4968, AS4978, AS5017, AS5027, AS5028, AS5035, AS5039, AS5435, AS5436, AS6272	
Negative impact on the conservation area.	AS594, AS670, AS679, AS1095, AS1297, AS1505, AS1728, AS3024, AS3033, AS3272, AS3512, AS3612,	
Negative impact on a listed building(s).	AS2794, AS3026, AS3272, AS3531	
Negative impact on designated heritage assets.	AS731, AS867, AS1505, AS1728, AS3272, AS3447, AS3512, AS3531, AS4717,	
Loss of employment land.	AS41, AS565, AS1348, AS1414, AS1728	
Concern would result in coalescence with Killinghall	AS161, AS867	
Agricultural land required for food production	AS519, AS630	
Area is popular with tourists	AS594	
Development would affect the viability of this local farm	AS594	
Not sites near to major employment which is on the northern side of Harrogate	AS630	
Adverse impact on character of small Hamlet	AS634, AS945, AS1728, AS2152, AS4799	
The access to this site beyond the Knox Saw mills is a quiet, single track road in regular use by pedestrians, cyclists, horse riders, runners, young families, the elderly.	AS731	
Knox Lane is part of the Nidd Gorge footpath which also crosses the H69 site and is recognised by the local council as an "important amenity and recreational asset"	AS731	
Concern that there is no capacity at the Northern Outfall sewerage works	AS867	

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Site H87: Land adjacent to Knox Saw Mills, Knox Lane, Harrogate		
Comment	Comment Ref	HBC Response
Impact on the Old Barber Line	AS1505	
Site only supported if an inner relief road was built	AS1680	
As owners of the land we do not wish to see it sold or built on	AS2723	
Loss of trees	AS4692, AS4968	
Not viable	AS4704	
Concern regarding overhead power lines	AS5028, AS5035	
<b>Comments</b>		
The site adjoins the community of Knox Mill, which is characterised by small stone-built cottages. They would wish to see development on the site come forward in a sympathetic manner to the existing buildings and hope that no development would conflict with the vehicular restrictions already in place or impact on the Grade II Listed Spruisty Packhorse Bridge.	AS2254	Noted
The site lies partially within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4541	Noted

Table 17.7 Site H87: Land adjacent to Knox Saw Mills, Knox Lane, Harrogate

## Knaresborough Sites

## K23: Land north of Bar Lane and east of Boroughbridge Road, Knaresborough

Site :K23 Land north of Bar Lane and east of Boroughbridge road, Knaresborough		
Comment	Comment Ref	HBC Response
<b>Reasons to support allocation of site:</b>		
Development will help to meet the Council's objectively assessed housing need	AS1949	Noted.
Minimal impact on local roads/traffic	AS1949	
Impact on local roads/traffic can be mitigated	AS1949	
Good access to public transport	AS1949	
Development would help support local shops/services	AS1949	
No flood risk	AS1949	
Minimal impact on the landscape	AS1949	
The site is not within the Green Belt or the Nidderdale Area of Outstanding Natural Beauty	AS1949	
Minimal Impact on local wildlife and biodiversity	AS1949	
Minimal impact on the conservation area	AS1949	
Minimal impact on designated heritage assets	AS1949	

## 17 Additional Draft Housing Allocations

Site :K23 Land north of Bar Lane and east of Boroughbridge road, Knaresborough		
Comment	Comment Ref	HBC Response
Minimal impact on a listed building	AS1949	
Knaresborough is a main settlement as defined within the Draft Local Plan settlement hierarchy	AS1949	
Developer interest in the site is significant	AS1949	
Housing on this site would be contiguous with this built area	AS1949	
Site benefits from strong tree belt on northern and eastern boundaries	AS1949	
The appropriateness of this part of Knaresborough for residential development in accessibility terms has been proven by the approval (on appeal) of the David Wilson Homes scheme and the full application (on appeal) for Site K21	AS1949	
It is considered that the benefits of helping to provide for essential housing needs, including affordable housing provision, far outweighs the very limited harm to agricultural land supply	AS1949	
The SA raises a concern about air quality, which relates to traffic through the Bond End AQMA. However, the capacity of the site in the SHELAA is stated as 18 no. dwellings, which will give rise to very modest amounts of additional traffic. This can be mitigated by way of a financial contribution towards local air quality action plan objectives and/or the provision of electric car charging points within the proposed new homes.	AS1949	
The site could provide opportunities for a community land trust to deliver homes.	AS3601	
<b>Reasons not to support allocation of site:</b>	AS1949	
The site is too big	AS342, AS446, AS1775, AS1947, AS2484, AS2628, AS2803, AS3627	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
A large amount of development has already been granted in the local area	AS342, AS446, AS1337, AS1775, AS1947, AS2255, AS2484, AS2628, AS2803, AS2817, AS2831, AS3360, AS3627	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Previous applications to develop the site have been refused	AS446, AS1775	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
No Local Need for additional housing	AS342, AS1947, AS2762, AS2803, AS3627	
The site is outside the current development limit	AS1947, AS2484	
Local Infrastructure cannot cope	AS342, AS446, AS1337, AS1775, AS1947, AS2255, AS2484, AS2628, AS2762, AS2803, AS2817, AS2831, AS3360, AS3627	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Negative impact on local roads/traffic	AS122, AS342, AS446, AS1337, AS1947, AS2255, AS2484,	

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Site :K23 Land north of Bar Lane and east of Boroughbridge road, Knaresborough		
Comment	Comment Ref	HBC Response
	AS2526, AS2628, AS2803, AS2817, AS2831, AS3360, AS3627, AS5088	
No or poor access to public transport	AS342, AS446, AS1337, AS1775, AS1947, AS2255, AS2484, AS2526, AS2628, AS3627	
Local schools are full	AS342, AS446, AS1337, AS1775, AS1947, AS2255, AS2484, AS2628, AS2803, AS3360, AS3627	
No or poor access to local shops and services	AS342, AS446, AS1337, AS1775, AS1947, AS2255, AS2484, AS2526, AS2628, AS3627	
Risk of flooding	AS342, AS446, AS1337, AS1775, AS1947, AS2817	
Negative impact on the landscape	AS342, AS446, AS1337, AS1775, AS1947, AS2255, AS2484, AS2803, AS2817, AS5088	
Loss of public open space/sports pitches	AS342	
Negative impact on the local community	AS342, AS1947, AS2255, AS2484, AS2628, AS2803, AS2803, AS2831	
The site is a greenfield site	AS1337, AS1947, AS2484, AS5088	
The site is in Green Belt	AS1337, AS1775	
Negative impact on the conservation area	AS1947, AS2255, AS2484, AS3627	
Negative impact on the local community	AS1775	
Negative impact on local wildlife and biodiversity	AS342, AS446, AS1337, AS1775, AS1947, AS2255, AS2484, AS2762, AS2803, AS2817, AS3360, AS3627, AS4625	
Site is too small to be sustainable	AS122	
Open spaces should not be built on	AS4625	
Concerns regarding impact on air pollution	AS2526, AS2628, AS2581 (Knaresborough Town Council)	
A different site or a new settlement would be a better alternative to this site	AS3360, AS2581 (Knaresborough Town Council)	
Creating a characterless commuter belt with isolated communities	AS1775	

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Site :K23 Land north of Bar Lane and east of Boroughbridge road, Knaresborough		
Comment	Comment Ref	HBC Response
Not satisfied that impacts on the road network have been taken into account	AS1775	
Development will have an adverse impact on the adjacent SSSI which has already suffered as a consequence of nearby development	AS446	The site requirement is included for this site " <i>provide on-site open space that will contribute to creating a wider network of connected Green Infrastructure capable of providing recreational opportunities as mitigation against increased recreational disturbance on the nearby Hay a Park Site of Special Scientific Interest (SSSI); this should include fully investigating linking (in terms of public access and habitat connectivity) the on-site open space with off-site recreational routes and Green Infrastructure, including open space provision on the adjacent and nearby development sites: K2 1: Land south of Bar Lane and east of Boroughbridge Road, K32: Land at Boroughbridge Road, and K37 Land at Boroughbridge Road</i> "
Provision would need to be made for the expansion of Meadowside School - the adjacent field should be earmarked.	AS446, AS1337	NYCC Education have not suggested that Meadowside School needs to be expanded and therefore this site is available for housing development.
The site would impact on any northern relief road and as such shouldn't be decided until discussion around the possibility of a relief road have been finalised.	AS2803	There are no protected routes for relief roads in Harrogate District at present and therefore this isn't a consideration for assessment of the sites. NYCC are currently undertaking a study on options for relief roads and further information can be found on their website. Any relevant outcomes of his work will be considered as the Local Plan progresses.
<b>Comments</b>		
Hay-a-Park SSSI, is in close proximity with the notified feature for this site (Goosander as well as other wintering wildfowl and breeding birds) which is likely to be effected by recreational pressures from the proposed allocation. For allocation K23, it is recommended that the Council follow the advice given by Natural England in planning applications 15/01691/FULMAJ and 14/03849/OUTMAJ respectively.	AS4186 (Natural England)	The following site requirement has been included for this site " <i>provide on-site open space that will contribute to creating a wider network of connected Green Infrastructure capable of providing recreational opportunities as mitigation against increased recreational disturbance on the nearby Hay a Park Site of Special Scientific Interest (SSSI); this should include fully investigating linking (in terms of public access and habitat connectivity) the on-site open space with off-site recreational routes and Green Infrastructure, including open space provision on the adjacent and nearby development sites: K2 1: Land south of Bar Lane and east of Boroughbridge Road, K32: Land at Boroughbridge Road, and K37 Land at Boroughbridge Road</i> "
The site lies partially within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4542	Noted

Table 17.8 Site K23: Land north of Bar Lane and east of Boroughbridge road, Knaresborough

### K24: Land at Halfpenny Lane and south of Water Lane, Knaresborough

Site K24: Land at Halfpenny Lane and south of Water Lane, Knaresborough		
Comment	Comment Ref	HBC Response
Reasons do not support allocation of site:		



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Site K24: Land at Halfpenny Lane and south of Water Lane, Knaresborough		
Comment	Comment Ref	HBC Response
The site is too big	AS344, AS381, AS1339 (Scriven Parish Council), AS1351, AS1374, AS1946, AS1983, AS2486, AS2638, AS2819, AS2832, AS3012, AS3406, AS3629	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
A large amount of development has already been granted in the local area	AS166, AS183, AS234, AS280, AS299, AS344, AS381, AS937, AS1311, AS1339 (Scriven Parish Council), AS1374, AS1946, AS1983, AS2486, AS2638, AS2819, AS2832, AS2905, AS3012, AS3406, AS3629	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Previous applications to develop the site have been refused.	AS183, AS234, AS280, AS381, AS937	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
No Local Need for additional housing	AS344, AS1946, AS1983, AS2832, AS3406, AS3629	
The site is outside the current development limit	AS1946, AS1983, AS2486, AS3406	
Local Infrastructure cannot cope	AS183, AS234, AS280, AS299, AS344, AS381, AS937, AS1311, AS1339 (Scriven Parish Council), AS1374, AS1946, AS1983, AS2486, AS2638, AS2764, AS2819, AS2832, AS2905, AS3012, AS3217, AS3406, AS3629	
Negative impact on local roads/traffic	AS123, AS166, AS183, AS234, AS299, AS344, AS381, AS937, AS1311, AS1339 (Scriven Parish Council), AS1351, AS1374, AS1946, AS1983, AS2486, AS2527, AS2582, AS2638, AS2764, AS2819, AS2832, AS2905, AS3012, AS3217, AS3406, AS3629	
No or poor access to public transport	AS344, AS381, AS937, AS1339 (Scriven Parish Council), AS1374, AS1946, AS1983, AS2638, AS3406	
Local schools are full	AS234, AS280, AS299, AS344, AS381, AS937, AS1311, AS1339 (Scriven Parish Council), AS1351, AS1374, AS1946, AS1983, AS2486, AS2638,	

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Site K24: Land at Halfpenny Lane and south of Water Lane, Knaresborough		
Comment	Comment Ref	HBC Response
	AS2819, AS2905, AS3012, AS3406	
Risk of flooding	AS183, AS234, AS280, AS299, AS381, AS937, AS1311, AS1339 (Scriven Parish Council), AS1946, AS1983, AS2582, AS2638, AS2819, AS3012, AS3406, AS3629	
No or poor access to local shops and services	AS299, AS344, AS381, AS937, AS1339 (Scriven Parish Council), AS1374, AS1946, AS1983, AS2486, AS2527, AS2582, AS2638, AS3406, AS3629	
Negative impact on the landscape	AS166, AS234, AS280, AS299, AS937, AS1311, AS1339 (Scriven Parish Council), AS1946, AS1983, AS2486, AS2527, AS2638, AS2819, AS2905, AS3012, AS3406, AS3629	
The site is a greenfield site	AS183, AS280, AS1339 (Scriven Parish Council), AS1351, AS1946, AS2486, AS2638, AS2819, AS2905, AS3012, AS3406	
Loss of public open space/sports pitches	AS299, AS1351, AS2527, AS2638, AS3406	
Negative impact on the conservation area	AS280, AS299, AS937, AS1946, AS1983, AS3012	
Negative impact on the local community	AS280, AS344, AS937, AS1311, AS1351, AS1946, AS1983, AS2486, AS2638, AS3012, AS3406, AS3629	
Negative impact on local wildlife and biodiversity	AS234, AS280, AS299, AS381, AS937, AS1311, AS1339 (Scriven Parish Council), AS1351, AS1946, AS1983, AS2486, AS2638, AS2764, AS2905, AS3012, AS3406, AS3629	
Loss of employment land	AS1351	
Concerns regarding impact on air pollution	AS123, AS1339 (Scriven Parish Council), AS1374, AS2527, AS2582	
One of few local areas where residents can enjoy a rural walk	AS166	

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Site K24: Land at Halfpenny Lane and south of Water Lane, Knaresborough		
Comment	Comment Ref	HBC Response
Impact on SSSI	AS234, AS381, AS937, AS1311, AS1339 (Scriven Parish Council), AS1983, AS2527, AS2582, AS3012, AS3629	
Development of a new settlement would be more appropriate	AS2527, AS2638, AS2764	
Highway safety issues for families using Water Lane for leisure	AS299	
The site is landfill and being monitored for methane	AS381, AS1311	
Proposal should be deferred until a Northern bypass has been implemented	AS1374, AS2819, AS3217	
When permission was sought to build the Hay a Park estate, the developers came to an arrangement with the school that if the Governors did not object to the housing not only would be school be granted the embankment, but the land next to the school field would never be built on. The minutes will now be archived at County Hall but I understand can be accessed on request.	AS1946	
Adverse effect on the residential amenity of neighbours, by reason of disturbance, overlooking, loss of privacy, overshadowing	AS3012	
It would knock £10,000 of the value of neighbouring properties.	AS3012	
Open spaces shouldn't be built on	AS4626	
<b>Comments</b>		
<p>Hay-a-Park SSSI, is in close proximity with the notified feature for this site (Goosander as well as other wintering wildfowl and breeding birds) which is likely to be effected by recreational pressures from the proposed allocation. For allocation K24, it is recommended that the Council follow the advice given by Natural England in planning applications 15/01691/FULMAJ and 14/03849/OUTMAJ respectively.</p> <p>Natural England have stated that Hay-a-Park SSSI is in close proximity to this allocation (as well as allocations K21, K22 and K25); the notified feature for this site (Goosander as well as other wintering wildfowl and breeding birds) is likely to be effected by recreational pressures from the proposed allocations. Natural England advise that along with other housing development in the area, allocation K24 would add significant and cumulative recreational pressure impacts to Hay-a-Park SSSI. Their view is that previous and current planning applications have shown that it is not currently possible to secure mitigation on Hay-a-Park SSSI, which limits the number of effective mitigation measures that can be used to reduce impacts. Therefore, if the site was to be put forward, Natural England state that a substantial mitigation package would need to be put forward that blocks and/or reduces access to Hay-a-Park SSSI and provides a large and attractive green space that is a preferred alternative to Hay-a-Park SSSI. Natural England questions whether allocation K24 and the strategy</p>	AS4187 (Natural England), AS4355	<p>The following site requirement has been included for this site: "The design and layout of the site should ensure that on-site Green Infrastructure contributes to creating a wider network of connected Green Infrastructure that provides circular recreational routes and connections to mitigate against increased recreational disturbance on Hay a Park Site of Special Scientific Interest (SSSI). In discussion with neighbouring landowners and Natural England, fully investigate linking (in terms of public access and habitat connectivity) the on-site Green Infrastructure with off-site recreational routes and Green Infrastructure assets, including those planned on the nearby development site K22: Land at Orchard Close. In discussion with neighbouring landowners and Natural England, the development of the site should provide further measures as necessary to mitigate the potential for increased recreational pressure on Hay-a-Park Site of Special Scientific Interest (SSI); this should include the provision of signs, information boards and other measures, as necessary, to dissuade and prevent unauthorised access to the SSSI"</p>

## 17 Additional Draft Housing Allocations

Site K24: Land at Halfpenny Lane and south of Water Lane, Knaresborough		
Comment	Comment Ref	HBC Response
of locating high numbers of housing around Hay-a-Park SSSI can be considered sustainable and on land of least environmental value as per paras 110 and 118 of the NPPF.		
Planning permission for minerals extraction was granted on the land east of the former railway line. It is not known whether any extraction took place within the site during the period of the planning permission. Nonetheless, this site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4543 (NYCC)	Noted
Any development of this site would need to be mindful of AQMA at Bond End and where possible the encouragement of public transport.	AS2257	Noted

Table 17.9 Site K24: Land at Halfpenny Lane and south of Water Lane, Knaresborough

### K37: Land at Boroughbridge Road, Knaresborough

Site K37: Land at Boroughbridge Road, Knaresborough		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development will help to meet the Council's objectively assessed housing need	AS4114	Noted
No flood risk	AS4114	
The site is deliverable and available	AS4114	
It is adjacent to an existing residential development	AS4114	
Knaresborough is a sustainable location and on the top tier of the settlement hierarchy	AS4114	
Landscape and Visual Impact Assessment concluded that initial landscape effects for site and its immediate context will be moderate/major adverse at year 1 but that this would diminish over time as green infrastructure framework becomes established and matures.	AS4114	
Built Heritage Assessment submitted with planning application concludes proposed development would preserve significance of Church of Holy Trinity and where harm is identified, this is less than substantial harm	AS4114	
Ecological Appraisal accompanying planning application confirms proposal has sought to minimise impacts and subject to appropriate avoidance, mitigation and compensatory measures considered unlikely proposals would result in significant harm to biodiversity.	AS4114	
<b>Reasons not to support allocation of site:</b>		

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Site K37: Land at Boroughbridge Road, Knaresborough		
Comment	Comment Ref	HBC Response
The site is too big	AS311, AS1343, AS2277, AS2487, AS2578, AS2651, AS2833, AS3392, AS3631, AS3846, AS4333, AS4336, AS4339, AS4341, AS4510	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
A large amount of development has already been granted in the local area	AS311, AS1440, AS2277, AS2487, AS2578, AS2651, AS2815, AS2833, AS2910, AS3366, AS3392, AS3631, AS3846, AS4333, AS4336, AS4339, AS4341, AS4510, AS4585	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Previous applications to develop the site have been refused	AS311, AS4333, AS4336, AS4339, AS4341, AS4510	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
No Local Need for additional housing	AS311, AS1440, AS2578, AS2815, AS2833, AS3392, AS3631	
The site is outside the current development limit	AS311, AS1440, AS2487, AS2578, AS2910, AS3392, AS3631, AS3846, AS4333, AS4336, AS4339, AS4341, AS4510	
Local Infrastructure cannot cope	AS311, AS1343, AS1440, AS2277, AS2487, AS2578, AS2651, AS2766, AS2815, AS2833, AS2910, AS3224, AS3366, AS3392, AS3631, AS3846, AS4333, AS4336, AS4339, AS4341, AS4510, AS4585	
Negative impact on local roads/traffic	AS121, AS311, AS1343, AS1440, AS2277, AS2487, AS2528, AS2578, AS2583, AS2651, AS2766, AS2815, AS2833, AS2910, AS3224, AS3366, AS3392, AS3631, AS3846, AS4333, AS4336, AS4339, AS4341, AS4510, AS4585	
No or poor access to public transport	AS311, AS1440, AS2277, AS2487, AS2528, AS2578, AS2651, AS2766, AS2910, AS3392, AS3631, AS3846, AS4333, AS4336,	

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Site K37: Land at Boroughbridge Road, Knaresborough		
Comment	Comment Ref	HBC Response
	AS4339, AS4341, AS4510	
Local schools are full	AS311, AS1343, AS1440, AS2277, AS2487, AS2578, AS2651, AS2815, AS2910, AS3366, AS3392, AS3631, AS3846, AS4333, AS4336, AS4339, AS4341, AS4510	
No or poor access to local shops and services	AS311, AS1440, AS2277, AS2487, AS2528, AS2578, AS2583, AS2651, AS2766, AS2815, AS3366, AS3392, AS3631, AS4204, AS4333, AS4336, AS4339, AS4341, AS4510	
Negative impact on the landscape	AS311, AS1440, AS2277, AS2487, AS2578, AS2651, AS2815, AS3366, AS3392, AS3631, AS3846, AS4204, AS4333, AS4336, AS4339, AS4341, AS4510	
Risk of flooding	AS1440, AS2277, AS2815, AS3392, AS3631	
The site is a greenfield site	AS1343, AS1440, AS2487, AS2578, AS2651, AS3392, AS3631, AS3846, AS4333, AS4336, AS4339, AS4341, AS4510	
Negative impact on the conservation area	AS1440, AS2277, AS2487, AS4204, AS4333, AS4336, AS4339, AS4341, AS4510	
Negative impact on the local community	AS311, AS1343, AS1440, AS2277, AS2487, AS2578, AS2651, AS2910, AS3392, AS3631, AS3846, AS4333, AS4336, AS4339, AS4341, AS4510	
Negative impact on local wildlife and biodiversity	AS311, AS1343, AS1440, AS2277, AS2487, AS2578, AS2651, AS2766, AS2910, AS3366, AS3392, AS3631, AS3846, AS4333, AS4336, AS4339,	

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Site K37: Land at Boroughbridge Road, Knaresborough		
Comment	Comment Ref	HBC Response
	AS4341, AS4356, AS4510, AS4627	
Loss of employment land	AS1343	
Site is crossed by pylons - impact on health not understood	AS121	
Risk of flooding	AS311	
Open space should not be built on	AS4627	
Site comprises high quality agricultural land	AS4204	
Negative impact on the setting of Scriven	AS4204, AS4333, AS4339, AS4341, AS4510	
Additional housing in Knaresborough will detract form the tourism value of the area	AS2651	
Negative impact on air quality	AS121, AS311, AS2277, AS2528, AS2578, AS2583, AS2651, AS2815, AS3366, AS3631, AS3846, AS4336, AS4339, AS4341, AS4510, AS4585, AS2258 (CPRE North Yorkshire)	
Negative impact on SSSI	AS3631, AS4333, AS4336, AS4339, AS4341, AS4356, AS4510	The site requirement is included for this site "Provide on-site open space that will contribute to creating a wider network of connected Green Infrastructure capable of providing recreational opportunities as mitigation against increased recreational disturbance on the nearby Hay a Park Site of Special Scientific Interest (SSSI) and the adjacent Farnham South Lake Site of Importance for Nature Conservation (SINC); this should include fully investigating linking (in terms of public access and habitat connectivity) the on-site open space with off-site recreational routes and Green Infrastructure, including open space provision on the adjacent development sites: K23: Land north of Bar Lane and east of Boroughbridge Road, and K32: Land at Boroughbridge Road."
The site is on the route of the possible new relief road - if developed the relief road would be forced onto alternative inner routes, thus harming the much valued Nidd Gorge.	AS2528, AS2578, AS2583, AS2815	There are no protected routes for relief roads in Harrogate District at present and therefore this isn't a consideration for assessment of the sites. NYCC are currently undertaking a study on options for relief roads and further information can be found on their website. Any relevant outcomes of his work will be considered as the Local Plan progresses.
Strategic assessment of cumulative impacts of traffic growth is required before any sites can be allocated.	AS3224, AS241	The traffic modelling work being undertaken as part of the Local Plan preparation looks at the impacts and mitigation required to accommodate the additional housing and employment growth.
Cumulative impact of sites on the environmental, infrastructure, and social concerns is not assessed.	AS241	The Sustainability Appraisal examines all the economic, environmental and social impacts of the Local Plan and the housing and employment growth.
<b>Comments</b>		
Hay-a-Park SSSI, is in close proximity with the notified feature for this site (Goosander as well as other wintering wildfowl and breeding birds) which	AS4188 (Natural England),	The following site requirement has been included for this site: the following site requirement has been included for this site; "Provide on-site open space

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Site K37: Land at Boroughbridge Road, Knaresborough		
Comment	Comment Ref	HBC Response
<p>is likely to be effected by recreational pressures from the proposed allocation. For allocation K24, it is recommended that the Council follow the advice given by Natural England in planning applications 15/01691/FULMAJ and 14/03849/OUTMAJ respectively.</p> <p>Natural England have stated that Hay-a-Park SSSI is in close proximity to this allocation (as well as allocations K21, K22 and K25); the notified feature for this site (Goosander as well as other wintering wildfowl and breeding birds) is likely to be effected by recreational pressures from the proposed allocations. Natural England advise that along with other housing development in the area, allocation K24 would add significant and cumulative recreational pressure impacts to Hay-a-Park SSSI. Their view is that previous and current planning applications have shown that it is not currently possible to secure mitigation on Hay-a-Park SSSI, which limits the number of effective mitigation measures that can be used to reduce impacts. Therefore, if the site was to be put forward, Natural England state that a substantial mitigation package would need to be put forward that blocks and/or reduces access to Hay-a-Park SSSI and provides a large and attractive green space that is a preferred alternative to Hay-a-Park SSSI. Natural England questions whether allocation K24 and the strategy of locating high numbers of housing around Hay-a-Park SSSI can be considered sustainable and on land of least environmental value as per paras 110 and 118 of the NPPF.</p>		<p><i>that will contribute to creating a wider network of connected Green Infrastructure capable of providing recreational opportunities as mitigation against increased recreational disturbance on the nearby Hay a Park Site of Special Scientific Interest (SSSI) and the adjacent Farnham South Lake Site of Importance for Nature Conservation (SINC); this should include fully investigating linking (in terms of public access and habitat connectivity) the on-site open space with off-site recreational routes and Green Infrastructure, including open space provision on the adjacent development sites: K23: Land north of Bar Lane and east of Boroughbridge Road, and K32: Land at Boroughbridge Road."</i></p>
<p>This site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.</p>	AS4544 (NYCC)	Noted
<p>Historic England states that the site lies 240m from eastern edge of Scriven Conservation Area and that it will not be sufficient to rely on general, non-site specific policies as the basis for ensuring that the allocation is developed in a manner which will safeguard the significance of various heritage assets in vicinity. If the site is allocated, Historic England state that mitigation measures as set out in the Conservation and Design Site Assessment need to be set out in the Local Plan.</p>	AS2613 (Historic England)	<p>Measures are included in the site requirements designed to protect heritage assets. In addition</p> <p>a requirement for a Heritage Statement to accompany a planning application is also to be included in the site specific requirements for this site.</p>

Table 17.10 Site K37: Land at Boroughbridge Road, Knaresborough

## Ripon Sites

### R5: Land north of King's Mead, Ripon

Site R5: Land north of King's Mead, Ripon		
Comment	Comment Ref	HBC Response
Reasons support allocation of site:		



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Site R5: Land north of King's Mead, Ripon		
Comment	Comment Ref	HBC Response
Development will help meet the council's objectively assessed housing need.	AS4413 (site promoter)	Noted.
Impact on local roads/traffic can be mitigated.	AS4413 (site promoter)	
Good access to public transport.	AS4413 (site promoter)	
Primary, surface water and secondary flood risks, both on and around the site area, are all low. Surface water and foul water drainage can be achieved without increasing flood risk to the site or others.	AS4413 (site promoter)	
Minimal impact on the landscape.	AS4413 (site promoter)	
Minimal impact on local wildlife and biodiversity	AS4413 (site promoter)	
Recommended to retain hedgerow with trees and incorporate into development	AS4413 (site promoter)	
Minimal impact on designated heritage assets.	AS4413 (site promoter)	
Investigations to assess the extent of Gypsum risk can be undertaken prior to any prospective consent and appropriate mitigation measures can be incorporated	AS4413 (site promoter)	
Site has the potential to provide opportunities for a Community Land Trust development	AS3602	
<b>Reasons do not support allocation of site:</b>		
The site is too big.	AS76, AS89, AS739, AS1735, AS2227, AS2313, AS2456, AS2473, AS2592, AS2787, AS3841	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
A large amount of development has already been granted in the local area.	AS38, AS76, AS89, AS174, AS289, AS620, AS739, AS1386, AS1735, AS2227, AS2456, AS2580, AS2592, AS2789, AS3841, AS4291	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.  The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites.
The site is outside the current development limit.	AS38, AS174, AS289, AS620, AS1386, AS1559, AS1576, AS1600, AS1606, AS1735, AS1768, AS2227, AS2313, AS2473, AS2580, AS2787, AS2789, AS3238, AS3819, AS3841, AS4287, AS4291	The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Previous applications to develop the site have been refused.	AS174, AS1386, AS1576, AS1735, AS2227, AS2410, AS2580, AS2787, AS2789, AS3819	
No local need for additional housing.	AS38, AS76, AS289, AS1559, AS1576, AS1735, AS2227, AS2592, AS2787, AS2789, AS3238, AS3841, AS4309	

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Site R5: Land north of King's Mead, Ripon		
Comment	Comment Ref	HBC Response
Local infrastructure cannot cope.	AS38, AS76, AS89, AS174, AS289, AS739, AS1386, AS1576, AS1600, AS1606, AS1735, AS1768, AS2227, AS2313, AS2456, AS2473, AS2580, AS2592, AS2627, AS2787, AS3841, AS4288, AS4303, AS4316, AS4594	
Negative impact on local roads/traffic.	AS38, AS76, AS89, AS174, AS289, AS620, AS739, AS1386, AS1559, AS1576, AS1600, AS1606, AS1735, AS1768, AS2227, AS2313, AS2408, AS2410, AS2456, AS2473, AS2580, AS2592, AS2787, AS2789, AS3238, AS3841, AS4265, AS4268, AS4287, AS4291, AS4296, AS4309, AS4316, AS4318, AS4594	
No or poor access to public transport.	AS38, AS76, AS89, AS174, AS289, AS620, AS739, AS1386, AS1576, AS1600, AS1606, AS1735, AS1768, AS2227, AS2313, AS2456, AS2473, AS2580, AS2787, AS2789, AS3819, AS3841, AS4268	
Local schools are full.	AS38, AS76, AS89, AS289, AS620, AS739, AS1386, AS1576, AS1600, AS1606, AS1735, AS2227, AS2313	
No or poor access to shops and services.	AS38, AS76, AS174, AS289, AS620, AS739, AS1386, AS1576, AS1606, AS1735, AS1768, AS2227, AS2313, AS2456, AS2473, AS2580, AS2789, AS3841	
Risk of flooding.	AS38, AS76, AS174, AS289, AS1386, AS1576, AS1600, AS1606, AS1735, AS1768, AS2227, AS2313, AS2473, AS2580, AS2592, AS2787, AS2789, AS3238, AS3841,	

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Site R5: Land north of King's Mead, Ripon		
Comment	Comment Ref	HBC Response
	AS4288, AS4291, AS4318	
Risk of noise / light pollution.	AS1735	
Negative impact on air quality.	AS1735, AS2227	
Negative impact on the landscape.	AS38, AS76, AS89, AS174, AS289, AS620, AS739, AS1386, AS1576, AS1600, AS1606, AS1735, AS1891, AS2227, AS2313, AS2456, AS2473, AS2580, AS2592, AS2787, AS3238, AS3841	
It is a greenfield site.	AS76, AS89, AS174, AS289, AS620, AS739, AS1386, AS1559, AS1576, AS1600, AS1606, AS1735, AS1768, AS2227, AS2313, AS2408, AS2410, AS2473, AS2580, AS2592, AS2787, AS2789, AS3238, AS3819, AS3841, AS4265, AS4287, AS4303, AS4309, AS4628	
The site is the Green Belt.	AS2456, AS2787	
Loss of public open space/sports pitches; lack of sports pitches	AS89, AS1386, AS1735	
Negative impact on the local community.	AS38, AS89, AS174, AS289, AS739, AS1386, AS1735, AS2227, AS2408, AS2473, AS2580, AS2592, AS2787, AS3841	
Negative impact on local wildlife and biodiversity (including nearby SINC and SSSI).	AS38, AS76, AS89, AS174, AS289, AS620, AS739, AS1386, AS1576, AS1600, AS1606, AS1735, AS1891, AS2227, AS2313, AS2410, AS2456, AS2473, AS2580, AS2592, AS2627, AS2787, AS2789, AS3841, AS4287, AS4288, AS4303, AS4318, AS4628	
Negative impact on the conservation area.	AS89, AS174, AS289, AS739, AS2456, AS2473, AS2787	
Negative impact on designated heritage assets.	AS1735, AS2227	
Loss of employment land.	AS2456, AS2473	
Loss of mature trees and/or historic hedge	AS38, AS89, AS174, AS289, AS620, AS1386,	

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Site R5: Land north of King's Mead, Ripon		
Comment	Comment Ref	HBC Response
	AS1576, AS1606, AS1735, AS2227, AS2627, AS2787, AS2789, AS4318	
Overhead power line crosses the site	AS38, AS289, AS2227, AS4287, AS4303	
Will lead to surface water drainage problems	AS38, AS289, AS1386, AS1576, AS1600, AS1735, AS2227, AS2580, AS2787, AS4288, AS4291, AS4303	
Negative impact on visual amenity of existing residents (loss of views)	AS38, AS289	
Landscape: adjacent to Special Landscape Area	AS76, AS1735	
Lack of cycle routes	AS1735	
High development costs will undermine delivery of affordable housing	AS2456, AS2473, AS2787	
Harrogate Borough Council previously considered the site unsuitable/ late addition to the plan	AS1386, AS1576, AS1735, AS2410, AS2580	
Site at risk of subsidence due to the presence of gypsum	AS38, AS76, AS89, AS174, AS289, AS739, AS1386, AS1559, AS1600, AS1606, AS1735, AS1768, AS1891, AS2227, AS2313, AS2410, AS2456, AS2580, AS2627, AS2787, AS2789, AS3238, AS3841, AS4268, AS4287, AS4291, AS4303	
Addressing gypsum may destabilise existing properties	AS38, AS174, AS289, AS1386, AS1576, AS2227, AS2313, AS2456, AS2473, AS2473	
Does not accord with the Ripon City Plan Neighbourhood Plan	AS1386, AS1559, AS1576, AS1735, AS1768, AS2227, AS2410, AS2789, AS3819, AS4291	Both plans are presently draft and the Ripon City Plan does not make any allocations for housing.
The use of the site is limited to its existing use as 'pasture' (Section 52 agreement dated 26th November 1984)	AS38, AS52, AS76, AS174, AS289, AS739, AS1386, AS1559, AS1576, AS1600, AS1735, AS1768, AS2227, AS2313, AS2408, AS2456, AS2473, AS2580, AS2787, AS2789, AS4287	The Section 52 agreement is between the site owner and the Council who can agree to remove the restrictive covenant if considered necessary. This is not a constraint to the allocation of the site in the Local Plan.
<b>Comments</b>		
This site lies outside an area identified under Policy S01 of the Minerals and Waste Joint Plan for	AS4545 (NYCC)	Noted

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Site R5: Land north of King's Mead, Ripon		
Comment	Comment Ref	HBC Response
safeguarding of the mineral resource and hence it is not considered that any minerals safeguarding issues are likely to arise.		
The site is relatively close to number of known locations for Great Crested Newt, a European Protected Species, e.g. Little Studley Meadows and Ripon Golf Course. The potential occurrence of this species in terrestrial habitats would need to be considered.	AS4349 (NYCC)	Noted

Table 17.11 Site R5: Land north of King's Mead, Ripon

## R27: Laver Banks, Clotherholme Road, Ripon

Site R27: Laver Banks, Clotherholme Road, Ripon		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
General Support	AS4330 (Defence Infrastructure Organisation Secretary of State for Defence), AS1546 ( Ripon Civic Society), AS3810 (Ripon City Council)	Noted.
The Ripon City Plan team support regeneration in the Clotherholme area and welcome the adoption of the approach proposed in the Ripon City Plan and inclusion of this site.	AS3810	
Comments from Ripon Civic Society support the allocation of this site. It forms an integral part of the military estate as defined by the Clotherholme Village regeneration area in the Draft Ripon City Plan. It is, given its military history, brownfield.	AS1546	
<b>Reasons do not support allocation of site:</b>		
Negative impact on the landscape	AS577, AS1635	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Negative impact on local wildlife and biodiversity	AS577, AS1635, AS4629	
Loss of employment land	AS577	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
A large amount of development has already been granted in the local area	AS1635	
Negative impact on local roads/traffic	AS1635, AS2329, AS4595	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
No or poor access to public transport	AS1635	
No local need for additional housing	AS2329	
Local infrastructure cannot cope.	AS2329, AS4595	
The site is a greenfield site	AS577	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Low density development does not reflect an effective use of land.	AS577	
Negative impact on the landscape	AS577	
Other sites are more appropriate	AS577	

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Site R27: Laver Banks, Clothholme Road, Ripon		
Comment	Comment Ref	HBC Response
<b>Comments</b>		
Comments from NYCC state that this site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4547 (NYCC)	Noted
Need to evaluate the degree to which development will impact elements that contribute to the Outstanding Universal Value of the World Heritage Site and other designated heritage assets in the vicinity in order to identify and ensure mitigation of potential impacts on these sites.	AS2630 (NYCC)	An assessment has been undertaken by the Council's Conservation and Design Officer. In addition there is requirement for a Heritage Statement which includes an assessment of impacts on the World Heritage Site and Buffer Zone to accompany a planning application included in site specific requirements for this site.
Supports this proposed development but recognise that there may be some limited scope for mixed use in this area; but feels that the predominant land use would be most appropriately focused on the provision of housing.	AS4330 ( Defence Infrastructure Organisation Secretary of State for Defence)	Noted.

Table 17.12 Site R27: Laver Banks, Clothholme Road, Ripon

## Boroughbridge Sites

### B10: Old Hall Caravan Park, Langthorpe

Site B10: Old Hall Caravan Park, Langthorpe		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development will help to meet the Council's objectively assessed housing need	AS1255	Noted.
The site could provide opportunities for a CLT to develop housing.	AS3603	
Affordable housing is needed	AS1255	
The site is deliverable	AS4314	
General support	AS1320, AS1903, AS1997, AS4314	
<b>Reasons do not support allocation of site:</b>		
The site is too big	AS245, AS672, AS1189, AS1371, AS1641, AS1725, AS1966, AS1978, AS2006, AS2179, AS2663, AS2683, AS2893, AS3109, AS3246, AS3305, AS3353, AS3500, AS3522, AS3645, AS3720, AS3792, AS3801, AS4605, AS4677,	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.

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Site B10: Old Hall Caravan Park, Langthorpe		
Comment	Comment Ref	HBC Response
	AS4693, AS4722, AS2807	<p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.</p>
A large amount of development has already been granted in the local area	AS245, AS672, AS1189, AS1294, AS1371, AS1641, AS1725, AS1749, AS1978, AS2018, AS2179, AS2371, AS2428, AS2649, AS2909, AS3109, AS3126, AS3143, AS3154, AS3229, AS3246, AS3305, AS3315, AS3353, AS3368, AS3500, AS3522, AS3645, AS3720, AS3792, AS3801, AS4597, AS4677, AS4685, AS4703, AS4729, AS2807	
Previous applications to develop the site have been refused	AS245, AS672, AS1189, AS1641, AS2371, AS3154, AS2807	
No Local Need for additional housing	AS245, AS672, AS1189, AS1641, AS1958, AS1978, AS2179, AS2371, AS2428, AS2649, AS3109, AS3126, AS3143, AS3154, AS3305, AS3315, AS3353, AS3368, AS3720, AS3792, AS4677, AS2807	
The site is outside the current development limit	AS1641, AS1978, AS2371, AS3109, AS3154, AS3246, AS3522, AS3645, AS2807	
Local Infrastructure cannot cope	AS245, AS672, AS1189, AS1294, AS1371, AS1378, AS1641, AS1725, AS1749, AS1958, AS1966, AS1978, AS1994, AS2001, AS2006, AS2012, AS2018, AS2179, AS2371, AS2428, AS2545, AS2559, AS2561, AS2559, AS2561, AS2565, AS2643, AS2649, AS2655, AS2663, AS2673, AS2683, AS2893, AS2909, AS3109, AS3126, AS3143, AS3154, AS3229, AS3246, AS3305, AS3315, AS3353, AS3368, AS3500, AS3522, AS3645, AS3720, AS3792, AS3801, AS4430,	

## 17 Additional Draft Housing Allocations

Site B10: Old Hall Caravan Park, Langthorpe		
Comment	Comment Ref	HBC Response
	AS4590, AS4605, AS4677, AS4685, AS4693, AS4703, AS4722, AS4729, AS4921, AS1320, AS1903, AS1997, AS1322, AS2807	
Negative impact on local roads/traffic	AS245, AS672, AS1189, AS1371, AS1378, AS1537, AS1641, AS1725, AS1749, AS1958, AS1966, AS1994, AS2001, AS2018, AS2179, AS2371, AS2428, AS2545, AS2561, AS2561, AS2565, AS2649, AS2655, AS2673, AS2683, AS2893, AS2909, AS3109, AS3126, AS3143, AS3154, AS3229, AS3246, AS3305, AS3315, AS3353, AS3368, AS3522, AS3645, AS3720, AS3792, AS3801, AS4430, AS4590, AS4597, AS4677, AS4693, AS4722, AS4729, AS4921, AS1322, AS2807	
No or poor access to public transport	AS245, AS672, AS1189, AS1371, AS1537, AS1641, AS1749, AS1958, AS1978, AS2001, AS2006, AS2179, AS2371, AS2428, AS2545, AS2559, AS2561, AS2559, AS2561, AS2649, AS2663, AS2893, AS2909, AS3109, AS3143, AS3154, AS3229, AS3246, AS3305, AS3315, AS3353, AS3500, AS3720, AS3792, AS3801, AS4597, AS4605, AS4677, AS2228, AS2807	
Local schools are full	AS245, AS672, AS1189, AS1371, AS1641, AS1749, AS1978, AS2179, AS2371, AS2428, AS2545, AS2559, AS2561, AS2559, AS2561, AS2565, AS2649, AS2663, AS3109, AS3126, AS3143, AS3154, AS3246, AS3305, AS3315, AS3353, AS3368,	



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Site B10: Old Hall Caravan Park, Langthorpe		
Comment	Comment Ref	HBC Response
	AS3500, AS3792, AS3801, AS4597, AS4605, AS4677, AS4693, AS4722, AS4729, AS4921, AS1322, AS2228, AS2807	
No or poor access to local shops and services	AS245, AS672, AS1725, AS1978, AS2371, AS2428, AS2559, AS2559, AS2663, AS2893, AS2909, AS3109, AS3801	
Negative impact on the landscape	AS245, AS672, AS1189, AS1641, AS1725, AS1994, AS2371, AS2428, AS2565, AS2649, AS2655, AS2893, AS2909, AS3109, AS3246, AS3353, AS3368, AS3522, AS3792, AS4677, AS2807	
Risk of flooding	AS245, AS672, AS1189, AS1371, AS1749, AS1749, AS1978, AS1994, AS2012, AS2643, AS2673, AS3126, AS3229, AS3246, AS3500, AS3645, AS3792, AS4605, AS4677, AS4693	
The site is a greenfield site	AS1641, AS1978, AS2371, AS2561, AS3109, AS3368, AS3522, AS2807	
The site is in Green Belt	AS1725, AS1978, AS3801	
Negative impact on the conservation area	AS672, AS1189, AS2018, AS2371, AS3109	
Negative impact on a listed building(s)		
Negative impact on designated heritage assets	AS1641, AS2018, AS2371, AS4590, AS2807	
Negative impact on the local community	AS245, AS672, AS1189, AS1537, AS1641, AS1725, AS1749, AS1749, AS1966, AS1994, AS2371, AS2428, AS2559, AS2559, AS2565, AS2649, AS2655, AS2683, AS2909, AS3109, AS3126, AS3154, AS3305, AS3353, AS3368, AS3500, AS3522, AS3645, AS3720, AS3792, AS4677,	

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Site B10: Old Hall Caravan Park, Langthorpe		
Comment	Comment Ref	HBC Response
	AS4685, AS4735, AS2807	
Negative impact on local wildlife and biodiversity	AS672, AS1189, AS1641, AS2371, AS2649, AS3126, AS3229, AS3353, AS3368, AS3792, AS4630, AS4677, AS2807	
Loss of employment land	AS1978, AS2371, AS2807	
Impact of the site upon the environment, infrastructure and society when taken cumulatively with other sites cannot be dismissed	AS672, AS242	
Will increase pollution	AS1378, AS2655, AS3645, AS3792, AS1322	
Construction of these houses would lead to residents of the caravan park being required to leave and causing homelessness	AS1537, AS1749, AS1994, AS2643, AS2673, AS3792, AS4735	
It will alter the outlook and amenity of neighbouring residents	AS1537	
Speed of development too much too fast	AS1749	
No provision within plan for improved infrastructure	AS1958	
No employment land provided	AS1958	
Will lead to the coalescence of Langthorpe, Milby, Kirby Hill and Aldborough	AS1994, AS2018, AS2371, AS2565, AS2673, AS3792, AS4597, AS4703	
Concerns regarding provision of affordable housing	AS1994, AS4729	
Inadequate sports and leisure facilities for local children	AS2001, AS2545, AS2371, AS2561, AS2663, AS3720, AS4605, AS4685	
Insufficient employment in Boroughbridge to support residents of new housing	AS2006, AS3305, AS3792, AS4685	
Level of housing proposed too great for size of town and will change its character	AS2179, AS2371, AS2683, AS2909, AS3109, AS3154, AS3229, AS3315, AS3353, AS3368, AS3522, AS3720, AS4430, AS4605, AS4677, AS4693, AS4722, AS1997, AS1322, AS2228	
More car parking required in town to support housing expansion	AS2545, AS2561, AS3109, AS4722	
Concern regarding the location and capacity of emergency services (police, fire and ambulance)	AS1371, AS2371, AS2559, AS2561, AS2559	
Loss of agricultural land	AS2565, AS3229	

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Site B10: Old Hall Caravan Park, Langthorpe		
Comment	Comment Ref	HBC Response
Footpaths and cycleway network must be provided	AS2663, AS1903	
Development must provide access to green spaces	AS2663	
Houses should be Eco homes with low energy consumption	AS2663	
Concern that the bridge is not strong enough for increased traffic	AS3246, AS4590	
<b>Comments</b>		
This site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4549 (NYCC)	Noted
The strategic level Agricultural Land Classification data indicates that this area may have grade 1 and 2 best and most versatile land. They advise that this is taken into account in the Sustainability Appraisal.	AS4189 (Natural England)	Noted. The SA takes this matter into account.
Support the site allocation provided that it does not prejudice the delivery of preferred allocation site B2. Site B2 also presents opportunity to provide vehicular and pedestrian access to site B10 Suggest policy associated with B10 is amended to reflect this	AS4263	Noted
Considered requirement to gain access through site B18 is somewhat onerous and unnecessary and may well create a ransom situation. Landowner is exploring the option to secure vehicular access into B10 via the Skelton Road entrance at the front of the Old Hall which is in their ownership. Whilst pedestrian linkage may be of benefit through proposed Site B18 for permeability, the owners of the Old Hall B10 site do not want to be held in a ransom situation by the owner/developers of that site. Highway and access study has been commissioned to inform this position and will be submitted to the Council during September so as to inform the next stage of the plan preparation. Landowner confident potential yield identified for the site is appropriate and can be achieved over the Plan period. In delivering the site the needs and status of existing occupants upon the site will need to be considered.	AS4263	Noted
Number of factual errors in Sustainability Appraisal Addendum (SAA) regarding site. Whilst not likely to alter outcome, demonstrate lack of consistency. Example of this is SAA notes site comprises Grade 1 and 2 agricultural land but it is existing caravan site with concrete pads, tarmac roads and swathes of well-tended lawn.	AS4263	Noted

Table 17.13 Site B10: Old Hall Caravan Park, Langthorpe

**B12: Land at Stump Cross, Boroughbridge**

Site B12: Land at Stump Cross, Boroughbridge		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		

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Site B12: Land at Stump Cross, Boroughbridge		
Comment	Comment Ref	HBC Response
Development will help to meet the Council's objectively assessed housing need	AS1256, AS4113	Noted.
Site is within/adjacent to the current development limit	AS4113	
Development could provide a new school or expansion of an existing one	AS1256, AS4733	
Impact on local roads/traffic can be mitigated	AS1256, AS1544	
Development would help support local shops/services	AS1256, AS4733	
No flood risk	AS4113	
Development would not result in the loss of public open space/sport pitches	AS1256	
Development could provide new/improved open space/sport pitches	AS1256	
Development will create new/improved employment sites/opportunities	AS1256	
More 2 and 3 bedroom houses and apartments needed	AS1256	
Site is available and deliverable within 5 years	AS4113	
Site promoter has a proven track record of bringing development forward	AS4113	
Boroughbridge is a sustainable location	AS4113, AS4733	
Site will have less visual impact than other sites being promoted in Boroughbridge	AS1544	
Site has the potential to provide opportunities for a Community Land Trust development	AS3604	
<b>Reasons support allocation of site with conditions:</b>		
Support development of site subject to provision of green spaces, foot and cycle paths and suitable infrastructure.	AS1903	
<b>Reasons do not support allocation of site:</b>		
The site is too big	AS115, AS244, AS589, AS638, AS673, AS689, AS1035, AS1099, AS1110, AS1191, AS1199, AS1272, AS1323, AS1379, AS1473, AS1516, AS1561, AS1604, AS1604, AS1652, AS1663, AS1668, AS1709, AS1717, AS1737, AS1750, AS1760, AS1800, AS1806, AS1827, AS1828, AS1967, AS1974, AS1976, AS1976, AS1990, AS2008, AS2048, AS2054, AS2229, AS2248, AS2366, AS2426, AS2455,	<p>It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.</p> <p>It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.</p> <p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p>

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Site B12: Land at Stump Cross, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS2457, AS2542, AS2576, AS2585, AS2640, AS2656, AS2667, AS2676, AS2680, AS2688, AS2797, AS2799, AS2810, AS2838, AS2976, AS2997, AS3010, AS3050, AS3112, AS3148, AS3193, AS3223, AS3251, AS3295, AS3299, AS3301, AS3323, AS3356, AS3371, AS3379, AS3518, AS3559, AS3649, AS3701, AS3702, AS3732, AS3736, AS3807, AS4202, AS4557, AS4603, AS4607, AS4612, AS4641, AS4644, AS4671, AS4675, AS4678, AS4680, AS4694, AS4713, AS4723, AS4727	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
A large amount of development has already been granted in the local area	AS115, AS244, AS575, AS673, AS689, AS1035, AS1099, AS1110, AS1191, AS1199, AS1272, AS1323, AS1516, AS1604, AS1652, AS1663, AS1668, AS1717, AS1737, AS1750, AS1760, AS1800, AS1806, AS1974, AS1976, AS1976, AS1986, AS1990, AS1991, AS2019, AS2048, AS2054, AS2229, AS2248, AS2366, AS2426, AS2455, AS2542, AS2576, AS2585, AS2656, AS2680, AS2797, AS2799, AS2810, AS2838, AS2911, AS2976, AS2997, AS3010, AS3112, AS3148, AS3193, AS3223, AS3251, AS3295, AS3299, AS3301, AS3313, AS3323, AS3356, AS3371, AS3379, AS3559, AS3649, AS3702, AS3732, AS3736, AS3807, AS4557, AS4612, AS4644, AS4651, AS4671, AS4675, AS4678, AS4686, AS4713, AS4730, AS4917	

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Site B12: Land at Stump Cross, Boroughbridge		
Comment	Comment Ref	HBC Response
Previous applications to develop the site have been refused	AS244, AS1035, AS1191, AS1516, AS2048, AS2455, AS2810, AS3148, AS3193, AS3301, AS3379, AS3559	
No Local Need for additional housing	AS244, AS589, AS638, AS673, AS689, AS1035, AS1191, AS1272, AS1604, AS1652, AS1663, AS1668, AS1709, AS1717, AS1737, AS1750, AS1760, AS1800, AS1806, AS1959, AS1974, AS1976, AS1990, AS2048, AS2455, AS2542, AS2585, AS2656, AS2680, AS2799, AS2810, AS2838, AS2911, AS2976, AS3010, AS3050, AS3193, AS3301, AS3313, AS3323, AS3356, AS3371, AS3379, AS3518, AS3732, AS4603, AS4678, AS4680	
The site is outside the current development limit	AS589, AS673, AS689, AS1035, AS1110, AS1604, AS1652, AS1668, AS1737, AS1760, AS1800, AS1806, AS1990, AS2048, AS2248, AS2576, AS2640, AS2656, AS2797, AS2810, AS2976, AS2997, AS3112, AS3148, AS3193, AS3301, AS3323, AS3371, AS3379, AS3518, AS3528, AS3559, AS3701, AS3702, AS4557, AS4603, AS4612, AS4641, AS4644, AS4671, AS4675	
Local Infrastructure cannot cope	AS115, AS244, AS575, AS638, AS673, AS689, AS1035, AS1099, AS1110, AS1191, AS1199, AS1272, AS1323, AS1372, AS1379, AS1473, AS1516, AS1561, AS1604, AS1604, AS1652, AS1663, AS1668, AS1709, AS1717, AS1737, AS1760, AS1800, AS1806, AS1827, AS1828, AS1959, AS1974, AS1976, AS1976, AS1986,	

## Additional Draft Housing Allocations 17

Site B12: Land at Stump Cross, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS1990, AS1991, AS2002, AS2008, AS2019, AS2048, AS2054, AS2229, AS2248, AS2366, AS2426, AS2455, AS2457, AS2542, AS2547, AS2557, AS2562, AS2566, AS2576, AS2585, AS2640, AS2650, AS2656, AS2657, AS2667, AS2676, AS2680, AS2688, AS2797, AS2799, AS2810, AS2838, AS2911, AS2976, AS3010, AS3050, AS3112, AS3146, AS3148, AS3193, AS3223, AS3251, AS3295, AS3299, AS3301, AS3313, AS3323, AS3356, AS3371, AS3379, AS3559, AS3649, AS3701, AS3702, AS3732, AS3736, AS3807, AS4202, AS4433, AS4557, AS4591, AS4607, AS4612, AS4614, AS4641, AS4644, AS4651, AS4671, AS4675, AS4678, AS4680, AS4686, AS4694, AS4699, AS4713, AS4723, AS4727, AS4730, AS4917, AS1544	
Negative impact on local roads/traffic	AS115, AS244, AS575, AS638, AS673, AS689, AS1035, AS1099, AS1110, AS1191, AS1272, AS1323, AS1372, AS1379, AS1473, AS1516, AS1561, AS1604, AS1604, AS1652, AS1663, AS1668, AS1709, AS1717, AS1737, AS1750, AS1760, AS1800, AS1806, AS1827, AS1828, AS1959, AS1967, AS1974, AS1976, AS1976, AS1990, AS1991, AS2002, AS2019, AS2048, AS2054, AS2229, AS2248, AS2455, AS2457, AS2542, AS2547, AS2562, AS2566, AS2576, AS2585, AS2640, AS2650, AS2656, AS2657, AS2676, AS2680,	

## 17 Additional Draft Housing Allocations

Site B12: Land at Stump Cross, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS2688, AS2797, AS2799, AS2810, AS2838, AS2911, AS2976, AS3010, AS3112, AS3148, AS3193, AS3223, AS3251, AS3295, AS3301, AS3313, AS3323, AS3356, AS3371, AS3379, AS3518, AS3559, AS3649, AS3701, AS3702, AS3732, AS3736, AS3807, AS4433, AS4557, AS4591, AS4600, AS4603, AS4612, AS4614, AS4644, AS4651, AS4671, AS4675, AS4678, AS4694, AS4699, AS4727, AS4730	
No or poor access to public transport	AS244, AS638, AS673, AS689, AS1099, AS1110, AS1272, AS1323, AS1372, AS1516, AS1652, AS1663, AS1668, AS1737, AS1750, AS1760, AS1800, AS1806, AS1959, AS1974, AS1976, AS1986, AS1990, AS2002, AS2008, AS2048, AS2229, AS2248, AS2426, AS2455, AS2457, AS2542, AS2547, AS2557, AS2562, AS2576, AS2585, AS2656, AS2667, AS2680, AS2797, AS2799, AS2810, AS2911, AS2976, AS3010, AS3050, AS3148, AS3193, AS3223, AS3251, AS3295, AS3301, AS3313, AS3356, AS3379, AS3559, AS3701, AS3732, AS3736, AS3807, AS4557, AS4600, AS4607, AS4612, AS4644, AS4671, AS4675, AS4678, AS4727	
Local schools are full	AS115, AS244, AS589, AS638, AS673, AS689, AS1035, AS1099, AS1110, AS1191, AS1199, AS1323, AS1372, AS1473, AS1516, AS1561, AS1604, AS1604, AS1652, AS1663, AS1668, AS1709,	



## Additional Draft Housing Allocations 17

Site B12: Land at Stump Cross, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS1737, AS1750, AS1760, AS1800, AS1806, AS1974, AS1976, AS1990, AS1991, AS2048, AS2054, AS2229, AS2248, AS2426, AS2455, AS2457, AS2542, AS2547, AS2557, AS2562, AS2576, AS2585, AS2650, AS2656, AS2657, AS2667, AS2680, AS2810, AS2911, AS2976, AS3010, AS3050, AS3112, AS3193, AS3251, AS3295, AS3301, AS3313, AS3323, AS3356, AS3371, AS3379, AS3559, AS3701, AS3702, AS3732, AS3736, AS3807, AS4600, AS4607, AS4614, AS4641, AS4678, AS4694, AS4699, AS4713, AS4723, AS4727	
No or poor access to local shops and services	AS673, AS1663, AS1668, AS1827, AS1990, AS2048, AS2054, AS2248, AS2426, AS2455, AS2542, AS2557, AS2585, AS2656, AS2667, AS2680, AS2810, AS2911, AS2976, AS3193, AS3251, AS3295, AS3301, AS3313, AS3371, AS3379, AS3379, AS3518, AS3559, AS3701, AS4603	
Negative impact on the landscape	AS673, AS689, AS1035, AS1099, AS1110, AS1191, AS1272, AS1323, AS1473, AS1516, AS1561, AS1604, AS1652, AS1663, AS1668, AS1709, AS1737, AS1750, AS1760, AS1800, AS1806, AS1827, AS1828, AS1974, AS1976, AS1990, AS2048, AS2248, AS2426, AS2455, AS2457, AS2542, AS2566, AS2576, AS2585, AS2680, AS2799, AS2810, AS2838, AS2911, AS2976, AS2997, AS3010, AS3050, AS3112,	

## 17 Additional Draft Housing Allocations

Site B12: Land at Stump Cross, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS3193, AS3223, AS3251, AS3295, AS3301, AS3313, AS3323, AS3356, AS3371, AS3379, AS3518, AS3559, AS3649, AS3701, AS3732, AS3736, AS3807, AS4202, AS4603, AS4612, AS4671, AS4675, AS4678, AS4680, AS4713, AS4727	
Risk of flooding	AS244, AS638, AS673, AS689, AS1035, AS1099, AS1272, AS1372, AS1516, AS1652, AS1663, AS1668, AS1717, AS1737, AS1750, AS1760, AS1800, AS1806, AS1974, AS1976, AS1991, AS2014, AS2048, AS2054, AS2426, AS2542, AS2576, AS2585, AS2640, AS2676, AS2799, AS2810, AS2911, AS2976, AS3010, AS3148, AS3193, AS3223, AS3251, AS3295, AS3313, AS3323, AS3371, AS3379, AS3518, AS3559, AS3649, AS3732, AS3807, AS4603, AS4607, AS4678, AS4694, AS4713, AS1080	
The site is a greenfield site	AS589, AS689, AS1110, AS1272, AS1473, AS1604, AS1652, AS1663, AS1668, AS1709, AS1737, AS1760, AS1800, AS1806, AS1827, AS1828, AS1974, AS1976, AS1990, AS2048, AS2229, AS2248, AS2457, AS2542, AS2562, AS2576, AS2656, AS2797, AS2810, AS2838, AS2911, AS2976, AS2997, AS3010, AS3112, AS3193, AS3301, AS3313, AS3371, AS3379, AS3518, AS3528, AS3559, AS3649, AS3732, AS3736, AS4557, AS4603, AS4612, AS4644, AS4671, AS4675, AS4680, AS4727, AS4730	

## Additional Draft Housing Allocations 17

Site B12: Land at Stump Cross, Boroughbridge		
Comment	Comment Ref	HBC Response
The site is in Green Belt	AS689, AS1110, AS1473, AS1604, AS1668, AS1737, AS1760, AS1990, AS2048, AS2797, AS2810, AS2911, AS2976, AS3301, AS3371, AS3528, AS3559	
The site is within the Nidderdale Area of Outstanding Natural Beauty	AS1035, AS2048, AS2810, AS2976, AS3736	
Negative impact on the conservation area	AS689, AS1035, AS1099, AS1473, AS1516, AS1663, AS1800, AS2019, AS2048, AS2426, AS2810, AS2911, AS3050, AS3193, AS3371, AS3379, AS4557, AS4612, AS4614, AS4641, AS4644, AS4671, AS4675	
Negative impact on a listed building(s)	AS1035, AS1473, AS2054, AS2810, AS3193, AS3379, AS4557, AS4612, AS4644, AS4671, AS4675	
Negative impact on designated heritage assets	AS1035, AS1099, AS1473, AS1561, AS1604, AS2019, AS2048, AS2248, AS2650, AS2650, AS2810, AS2911, AS2976, AS3050, AS3193, AS3379, AS3528, AS3559, AS4557, AS4612, AS4641, AS4644, AS4671, AS4675	
Negative impact on the local community	AS638, AS673, AS1035, AS1110, AS1191, AS1323, AS1473, AS1516, AS1604, AS1652, AS1663, AS1668, AS1709, AS1737, AS1750, AS1760, AS1800, AS1806, AS1967, AS1990, AS2048, AS2054, AS2229, AS2248, AS2366, AS2426, AS2455, AS2457, AS2542, AS2557, AS2566, AS2576, AS2585, AS2650, AS2656, AS2680, AS2799, AS2810, AS2911, AS2976, AS2997, AS3010, AS3050, AS3112, AS3193,	

## 17 Additional Draft Housing Allocations

Site B12: Land at Stump Cross, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS3223, AS3251, AS3295, AS3299, AS3301, AS3313, AS3356, AS3371, AS3379, AS3518, AS3559, AS3649, AS3701, AS3702, AS3732, AS3807, AS4557, AS4603, AS4612, AS4644, AS4671, AS4675, AS4678, AS4686, AS4713	
Negative impact on local wildlife and biodiversity	AS673, AS689, AS1035, AS1099, AS1110, AS1191, AS1272, AS1516, AS1652, AS1663, AS1668, AS1717, AS1737, AS1760, AS1827, AS1828, AS1990, AS2048, AS2054, AS2248, AS2457, AS2542, AS2576, AS2585, AS2680, AS2799, AS2810, AS2911, AS2997, AS3010, AS3050, AS3112, AS3193, AS3223, AS3251, AS3295, AS3299, AS3301, AS3323, AS3356, AS3371, AS3379, AS3559, AS3649, AS3732, AS3736, AS3807, AS4202, AS4557, AS4612, AS4631, AS4641, AS4644, AS4671, AS4675, AS4678, AS4727	
Loss of public open space/sports pitches	AS1035, AS2810, AS3193, AS3379	
Loss of employment land	AS1035, AS2229, AS2810, AS2997, AS3371, AS3379	
Disruption and damage caused during the construction of the new homes	AS115	
Car Park within town centre is not large enough	AS575, AS1652, AS1663, AS1709, AS1990, AS2002, AS2547, AS3010, AS3223, AS4723, AS4727	
Employment within the area is limited	AS575, AS689, AS1099, AS1668, AS1717, AS1760, AS1959, AS2008, AS2048, AS2054, AS2229, AS2640, AS2680, AS2688, AS3050, AS4686	

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Site B12: Land at Stump Cross, Boroughbridge		
Comment	Comment Ref	HBC Response
Inadequate supporting evidence to support the allocation	AS589, AS673	
The level of housing planned for Boroughbridge is too great/far greater than other settlements within the District/growth will have negative impact on the character of the town	AS589, AS1110, AS1199, AS1516, AS1561, AS1604, AS1604, AS1652, AS1717, AS1750, AS1760, AS1760, AS1800, AS1806, AS2048, AS2054, AS2229, AS2248, AS2542, AS2566, AS2566, AS2576, AS2640, AS2657, AS2680, AS2688, AS2797, AS2799, AS3148, AS3559, AS3649, AS3732, AS4202, AS4557, AS4603, AS4607, AS4612, AS4644, AS4671, AS4675, AS4680, AS4694, AS4723, AS4730, AS1080	
Too close to Aldborough/risk of coalescence	AS638, AS1191, AS2019, AS2650, AS3528, AS4917	
Lack of suitable footpaths within the vicinity of the site	AS638, AS2248	
Will result in increased air pollution	AS689, AS1099, AS1191, AS2585, AS3518, AS4651	
Negative impact on environment for cycling and running	AS689, AS1652, AS2667, AS3736	
Inadequate leisure facilities for residents	AS1110, AS1663, AS1760, AS1986, AS2002, AS2542, AS2547, AS2557, AS2585, AS2667, AS2797, AS3010, AS4603, AS4607, AS4686	
There is no rail provision in Boroughbridge	AS1372, AS1990, AS2229, AS2248	
Poor proximity to emergency services/impact on public safety	AS1372, AS1516, AS2547, AS2557, AS3010	
Concern about how contributions will be secured from developers for necessary infrastructure to support development	AS1372, AS2797	
Concern regarding the amount of consultation with residents	AS1516, AS2048	
Sewerage system at/above capacity	AS1652, AS1668, AS1976, AS1991, AS2014, AS2054, AS2426, AS2656, AS2667, AS2688, AS2797, AS2810,	

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Site B12: Land at Stump Cross, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS3010, AS3146, AS3223, AS3223, AS3313, AS3356, AS3518, AS3528, AS3559, AS3649, AS3701	
Loss of agricultural land for food growing	AS1652, AS1717, AS1990, AS3701, AS3732, AS4202, AS4680	
Housing provided will not be affordable	AS1668, AS1760	
Extended/additional allotment required	AS1760	
Site will be physically segregated from the rest of the town	AS1800, AS1974, AS1976, AS2248, AS3732	
Opportunity to create a Neighbourhood plan which would ensure a more coherent and well planned solution should be taken	AS2248, AS2667	
Negative impact on the appearance of the entrance to the town	AS2576	
Negative impact on tourism	AS3010	
Loss of pond	AS3518	
Open space should not be built on	AS4631	
<b>Comments</b>		
Site lies 540m from south western edge of Aldborough Conservation Area and Aldborough Roman Town, a Scheduled Monument. Development could impact upon elements which contribute to significance of both of these assets.	AS2632 (Historic England)	The site specific requirements for the draft allocation includes the need for a Heritage Statement to accompany a planning application.
Natural England notes that the strategic level Agricultural Land Classification data indicates that this area may have grade 1 and 2 best and most versatile land. We advise that this is taken into account in the Sustainability Appraisal.	AS4190 (Natural England)	Agricultural land classification is addressed through the SA.
This site lies outside an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource and hence it is not considered that any minerals safeguarding issues are likely to arise.	AS4550 (NYCC)	Noted

Table 17.14 Site B12: Land at Stump Cross, Boroughbridge

### B18: Old Poultry Farm, Leeming Lane, Langthorpe

Site B18: Old Poultry Farm, Leeming Lane, Langthorpe		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development will help to meet the Council's objectively assessed housing need	AS17, AS1257, AS4372	Noted.
Site is within/adjacent to the current development limit	AS17	

## Additional Draft Housing Allocations 17

Site B18: Old Poultry Farm, Leeming Lane, Langthorpe		
Comment	Comment Ref	HBC Response
Development could provide a new school or expansion of an existing one	AS1257	
It is a brownfield site	AS17, AS2479, AS4372	
Impact on local roads/traffic can be mitigated	AS1257	
Development would help support local shops/services	AS1257	
Development would not result in the loss of public open space/sport pitches	AS17, AS1257	
Development could provide new/improved open space/sport pitches	AS1257	
Development will create new/improved employment sites/opportunities	AS1257	
General support	AS1904, AS2479, AS3166, AS4734	
More 2 and 3 bedroom houses and apartments needed	AS1257, AS3166	
Site is a suitable available and deliverable and will contribute to 5 year supply	AS4372	
The derelict chicken farm is an eyesore and in need of redevelopment	AS17	
The site is proportionate to the size of the town	AS2479	
Site should replicate nearby terraces and cottages and allow variation in design	AS3166	
Well related to Langthorpe	AS4372	
<b>Reasons do not support allocation of site:</b>		
The site is too big	AS243, AS674, AS1380, AS1380, AS1519, AS1845, AS1968, AS2009, AS2143, AS2231, AS2670, AS2690, AS2774, AS2808, AS2840, AS3308, AS4608, AS4695, AS4724	<p>It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.</p> <p>It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.</p>
A large amount of development has already been granted in the local area	AS243, AS674, AS1380, AS1519, AS1548, AS1845, AS2020, AS2143, AS2180, AS2231, AS2245, AS2658, AS2774, AS2808, AS2867, AS2912, AS3156, AS3231, AS3308, AS3350, AS3660, AS3704, AS3795, AS4599, AS4687, AS4731, AS4918	<p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.</p>
Previous applications to develop the site have been refused	AS243, AS674, AS2808, AS3156	
No Local Need for additional housing	AS243, AS674, AS1960, AS2180, AS2658, AS2774, AS2840,	

## 17 Additional Draft Housing Allocations

Site B18: Old Poultry Farm, Leeming Lane, Langthorpe		
Comment	Comment Ref	HBC Response
	AS2867, AS2912, AS3350, AS3795	
The site is outside the current development limit	AS1380, AS1519, AS1845, AS2245, AS2808, AS3156	
Local Infrastructure cannot cope	AS243, AS674, AS1380, AS1380, AS1519, AS1845, AS1960, AS2003, AS2009, AS2020, AS2143, AS2180, AS2231, AS2245, AS2548, AS2560, AS2658, AS2659, AS2670, AS2677, AS2690, AS2774, AS2867, AS2912, AS3153, AS3156, AS3231, AS3308, AS3350, AS3660, AS3704, AS3795, AS4435, AS4592, AS4608, AS4687, AS4695, AS4724, AS4731, AS4918, AS4922	
Negative impact on local roads/traffic	AS243, AS674, AS1380, AS1380, AS1519, AS1548, AS1845, AS1960, AS1968, AS1998, AS2003, AS2020, AS2143, AS2180, AS2231, AS2245, AS2548, AS2658, AS2659, AS2670, AS2677, AS2690, AS2774, AS2808, AS2840, AS2867, AS2912, AS3156, AS3231, AS3308, AS3350, AS3660, AS3704, AS3795, AS4435, AS4592, AS4599, AS4695, AS4731, AS4922	
No or poor access to public transport	AS243, AS674, AS1380, AS1519, AS1548, AS1845, AS2003, AS2009, AS2143, AS2180, AS2231, AS2245, AS2548, AS2560, AS2670, AS2808, AS2867, AS2912, AS3231, AS3308, AS3350, AS3704, AS3795, AS4599, AS4608	
Local schools are full	AS243, AS674, AS1519, AS1845, AS2180, AS2231, AS2548, AS2560, AS2658, AS2659, AS2670, AS2867, AS2912, AS3308, AS3350,	



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Site B18: Old Poultry Farm, Leeming Lane, Langthorpe		
Comment	Comment Ref	HBC Response
	AS3704, AS3795, AS4599, AS4608, AS4695, AS4724, AS4922	
No or poor access to local shops and services	AS674, AS2560, AS2658, AS2670, AS2808, AS2912	
Negative impact on the landscape	AS243, AS674, AS1845, AS1998, AS2003, AS2245, AS2774, AS2808, AS2840, AS3156, AS3231, AS3350, AS3660	
Risk of flooding	AS243, AS674, AS1845, AS1998, AS2003, AS2015, AS2677, AS2808, AS3231, AS3660, AS3795, AS4608, AS4695	
The site is a greenfield site	AS1845, AS2245, AS2808, AS2840, AS3660, AS4731	
The site is in Green Belt	AS2808	
The site is within the Nidderdale Area of Outstanding Natural Beauty	AS2808	
Negative impact on the conservation area	AS1380, AS1519, AS2020, AS2143, AS2808	
Negative impact on a listed building(s)	AS2808	
Negative impact on designated heritage assets	AS2020, AS2143, AS2808	
Negative impact on the local community	AS243, AS1380, AS1519, AS1548, AS1845, AS1968, AS1998, AS2003, AS2143, AS2231, AS2560, AS2658, AS2677, AS2690, AS2774, AS2808, AS2840, AS2867, AS2912, AS3231, AS3308, AS3350, AS3660, AS3795, AS4687	
Negative impact on local wildlife and biodiversity	AS674, AS1845, AS2774, AS2808, AS3231, AS3350, AS3660, AS3795, AS4634	
Loss of public open space/sports pitches	AS2808, AS3704	
Loss of employment land	AS2808, AS2808	
Car parking within the town is inadequate	AS2003, AS2548, AS3231, AS3307, AS3795, AS4695, AS4724	

## 17 Additional Draft Housing Allocations

Site B18: Old Poultry Farm, Leeming Lane, Langthorpe		
Comment	Comment Ref	HBC Response
Employment within the area is limited	AS1845, AS1960, AS2009, AS3308, AS3704, AS3795, AS4687	
The level of housing planned for Boroughbridge is too great/far greater than other settlements within the District/growth will have negative impact on the character of the town	AS1380, AS1845, AS2180, AS2231, AS2245, AS2658, AS2690, AS2840, AS2912, AS3231, AS3307, AS3350, AS3660, AS4435, AS4592, AS4687, AS4724	
Risk of coalescence with other settlements	AS1904, AS1998, AS2003, AS2020, AS2245, AS2677, AS2840, AS3704, AS3795, AS4599, AS4918	
Will result in increased air pollution	AS2659, AS3660	
Will result in residents of the caravan Park being evicted	AS1998, AS2677	
Inadequate leisure facilities for residents	AS2003, AS2548, AS2670, AS3307, AS4608, AS4687	
Poor proximity to emergency services/impact on public safety	AS2548, AS2560, AS4731	
Concern regarding the amount of consultation with residents	AS2231	
Sewerage system at/above capacity	AS1380, AS1845, AS2015, AS2658, AS2670, AS2677, AS2690, AS2808, AS3153, AS3231, AS3660, AS3795, AS4599	
Loss of agricultural land for food growing	AS4731	
Housing provided will not be affordable	AS3307	
Site will be physically segregated from the rest of the town	AS2245, AS3795	
Opportunity to create a Neighbourhood plan which would ensure a more coherent and well planned solution has been missed	AS2245	
Residents in existing homes repeatedly refused insurance on the grounds of a high risk of pluvial flooding	AS3795	
Increased traffic will result in structural damage to the stone bridge at Bridge Hewick	AS4592	
<b>Comments</b>		
Natural England notes that the strategic level Agricultural Land Classification data indicates that this area may have grade 1 and 2 best and most versatile land. We advise that this is taken into account in the Sustainability Appraisal.	AS4191 (Natural England)	Noted. This matter is addressed within the SA.

## Additional Draft Housing Allocations 17

Site B18: Old Poultry Farm, Leeming Lane, Langthorpe		
Comment	Comment Ref	HBC Response
This site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4551 (NYCC)	Noted
No issue with identification of site provided it does not prejudice delivery of preferred allocation site B2	AS4264	Noted

Table 17.15 Site B18: Old Poultry Farm, Leeming Lane, Langthorpe

**B21: Land at Aldborough Gate, Boroughbridge**

Site B21: Land at Aldborough Gate, Boroughbridge			
Comment	Comment Ref	HBC Response	
<b>Reasons support allocation of site:</b>			
Development will help to meet the Council's objectively assessed housing need	AS1258	Noted	
Site is within/adjacent to the current development limit	AS1258		
Development could provide a new school or expansion of an existing one	AS1258		
Impact on local roads/traffic can be mitigated	AS1258		
Development would help support local shops/services	AS1258		
Development would not result in the loss of public open space/sport pitches	AS1258		
Development could provide new/improved open space/sport pitches	AS1258		
Development will create new/improved employment sites/opportunities	AS1258		
The site is deliverable	AS4111		
The site is within a sustainable location	AS4111		
General support	AS3605		
<b>Reasons support allocation of site with conditions:</b>			
Support development of site subject to provision of green spaces, foot and cycle paths and suitable infrastructure.	AS1906		
<b>Reasons do not support allocation of site:</b>			
The site is too big	AS2573, AS18, AS118, AS154, AS246, AS569, AS675, AS690, AS1036, AS1111, AS1139, AS1200, AS1223, AS1277, AS1280, AS1305, AS1336, AS1381, AS1513, AS1517, AS1520, AS1555, AS1556,	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.	

## 17 Additional Draft Housing Allocations

Site B21: Land at Aldborough Gate, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS1564, AS1586, AS1591, AS1592, AS1601, AS1651, AS1656, AS1681, AS1711, AS1738, AS1753, AS1802, AS1807, AS1829, AS1830, AS1847, AS1969, AS1973, AS1984, AS1987, AS1996, AS2010, AS2049, AS2120, AS2232, AS2249, AS2427, AS2495, AS2544, AS2577, AS2634, AS2686, AS2691, AS2994, AS2937, AS2994, AS2994, AS3000, AS3047, AS3128, AS3142, AS3151, AS3201, AS3225, AS3261, AS3296, AS3302, AS3316, AS3339, AS3359, AS3381, AS3387, AS3520, AS3568, AS3654, AS3673, AS3703, AS3715, AS3728, AS3737, AS3814, AS4586, AS4604, AS4609, AS4610, AS4611, AS4613, AS4642, AS4645, AS4676, AS4679, AS4682, AS4696, AS4720, AS4725, AS4728	<p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.</p>
A large amount of development has already been granted in the local area	AS2573, AS18, AS118, AS154, AS246, AS569, AS576, AS675, AS690, AS1036, AS1101, AS1111, AS1139, AS1200, AS1223, AS1277, AS1280, AS1305, AS1336, AS1373, AS1513, AS1601, AS1651, AS1656, AS1661, AS1681, AS1738, AS1753, AS1802, AS1807, AS1847, AS1963, AS1973, AS1987, AS1988, AS1993, AS1996, AS2017, AS2049, AS2120, AS2232, AS2249, AS2427, AS2495, AS2544, AS2662, AS2686, AS2915, AS2917, AS2994, AS2937, AS2994, AS2994, AS3128, AS3142, AS3151, AS3225, AS3261, AS3296, AS3302, AS3316, AS3359, AS3381,	

## Additional Draft Housing Allocations 17

Site B21: Land at Aldborough Gate, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS3568, AS3654, AS3703, AS3715, AS3728, AS3737, AS4586, AS4601, AS4610, AS4613, AS4645, AS4676, AS4679, AS4688, AS4720, AS4732, AS4919, AS4928	
Previous applications to develop the site have been refused	AS246, AS1101, AS1280, AS1305, AS1336, AS1513, AS1517, AS1592, AS1601, AS1963, AS1982, AS2049, AS3151, AS3201, AS3381, AS3387, AS3568, AS4736	
No Local Need for additional housing	AS246, AS569, AS675, AS690, AS1036, AS1111, AS1139, AS1223, AS1277, AS1280, AS1305, AS1336, AS1513, AS1556, AS1586, AS1591, AS1601, AS1656, AS1661, AS1681, AS1711, AS1738, AS1753, AS1802, AS1807, AS1961, AS1963, AS1973, AS1982, AS1984, AS1987, AS1996, AS2049, AS2120, AS2427, AS2544, AS2570, AS2634, AS2662, AS2686, AS2994, AS2937, AS2994, AS2994, AS3047, AS3128, AS3201, AS3296, AS3302, AS3316, AS3339, AS3359, AS3381, AS3520, AS3568, AS3673, AS3703, AS3715, AS3728, AS3735, AS4604, AS4610, AS4679, AS4682	
The site is outside the current development limit	AS569, AS675, AS1111, AS1556, AS1601, AS1681, AS1738, AS1802, AS1807, AS1829, AS1847, AS1996, AS2049, AS2120, AS2249, AS2427, AS2495, AS2662, AS2994, AS2937, AS2994, AS3000, AS3128, AS3142, AS3151, AS3201, AS3381, AS3568, AS3654, AS3673, AS3735, AS4586, AS4613,	

## 17 Additional Draft Housing Allocations

Site B21: Land at Aldborough Gate, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS4642, AS4645, AS4676	
Local Infrastructure cannot cope	AS2573, AS18, AS118, AS154, AS246, AS569, AS576, AS675, AS690, AS1036, AS1101, AS1111, AS1139, AS1200, AS1223, AS1277, AS1280, AS1305, AS1336, AS1373, AS1381, AS1513, AS1517, AS1520, AS1555, AS1556, AS1564, AS1586, AS1592, AS1601, AS1656, AS1661, AS1681, AS1711, AS1738, AS1753, AS1802, AS1807, AS1829, AS1830, AS1847, AS1961, AS1963, AS1973, AS1987, AS1988, AS1993, AS1996, AS2004, AS2010, AS2017, AS2049, AS2120, AS2232, AS2249, AS2427, AS2495, AS2544, AS2550, AS2553, AS2564, AS2568, AS2570, AS2634, AS2636, AS2654, AS2661, AS2662, AS2679, AS2686, AS2691, AS2915, AS2917, AS2994, AS2994, AS2937, AS2994, AS2994, AS3047, AS3128, AS3142, AS3151, AS3165, AS3201, AS3225, AS3261, AS3296, AS3316, AS3339, AS3359, AS3381, AS3387, AS3520, AS3568, AS3654, AS3673, AS3703, AS3715, AS3728, AS3735, AS3737, AS4436, AS4586, AS4593, AS4609, AS4610, AS4611, AS4613, AS4633, AS4642, AS4645, AS4676, AS4679, AS4688, AS4696, AS4700, AS4720, AS4725, AS4728, AS4732, AS4919, AS4928	
Negative impact on local roads/traffic	AS2573, AS118, AS246, AS569, AS576, AS675, AS690, AS1036, AS1101, AS1111, AS1139, AS1200,	

## Additional Draft Housing Allocations 17

Site B21: Land at Aldborough Gate, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS1223, AS1277, AS1280, AS1336, AS1373, AS1381, AS1513, AS1520, AS1555, AS1556, AS1564, AS1586, AS1591, AS1592, AS1601, AS1656, AS1661, AS1681, AS1711, AS1738, AS1753, AS1802, AS1807, AS1829, AS1830, AS1830, AS1847, AS1961, AS1962, AS1963, AS1969, AS1973, AS1982, AS1987, AS1993, AS1996, AS2004, AS2017, AS2049, AS2120, AS2232, AS2249, AS2427, AS2495, AS2544, AS2550, AS2553, AS2564, AS2568, AS2634, AS2636, AS2654, AS2661, AS2662, AS2679, AS2686, AS2691, AS2915, AS2917, AS2937, AS2994, AS2994, AS3000, AS3047, AS3128, AS3142, AS3151, AS3201, AS3225, AS3261, AS3302, AS3316, AS3339, AS3359, AS3381, AS3387, AS3520, AS3568, AS3654, AS3673, AS3703, AS3715, AS3728, AS3735, AS3737, AS3814, AS4436, AS4586, AS4593, AS4601, AS4604, AS4610, AS4611, AS4613, AS4633, AS4645, AS4676, AS4679, AS4700, AS4732, AS4928	
No or poor access to public transport	AS2573, AS246, AS569, AS675, AS690, AS1036, AS1111, AS1139, AS1223, AS1277, AS1305, AS1336, AS1373, AS1517, AS1555, AS1556, AS1586, AS1591, AS1656, AS1661, AS1681, AS1738, AS1753, AS1802, AS1807, AS1847, AS1973, AS1987, AS1988, AS1996, AS2004, AS2010, AS2049, AS2120, AS2232, AS2249,	

## 17 Additional Draft Housing Allocations

Site B21: Land at Aldborough Gate, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS2427, AS2544, AS2550, AS2553, AS2564, AS2634, AS2662, AS2686, AS2937, AS2994, AS3128, AS3142, AS3201, AS3225, AS3261, AS3302, AS3316, AS3359, AS3381, AS3568, AS3703, AS3715, AS3728, AS3735, AS3814, AS4586, AS4601, AS4609, AS4613, AS4645, AS4676, AS4679, AS4728	
Local schools are full	AS2573, AS18, AS118, AS246, AS569, AS675, AS690, AS1036, AS1111, AS1139, AS1200, AS1223, AS1280, AS1305, AS1336, AS1373, AS1517, AS1556, AS1564, AS1586, AS1591, AS1592, AS1601, AS1656, AS1661, AS1681, AS1711, AS1738, AS1753, AS1802, AS1807, AS1847, AS1973, AS1987, AS1993, AS1996, AS2049, AS2249, AS2427, AS2544, AS2550, AS2553, AS2564, AS2654, AS2661, AS2662, AS2686, AS2937, AS2994, AS3128, AS3201, AS3261, AS3302, AS3316, AS3359, AS3381, AS3387, AS3568, AS3703, AS3715, AS3735, AS3737, AS3814, AS4601, AS4609, AS4610, AS4611, AS4633, AS4642, AS4679, AS4696, AS4700, AS4720, AS4725, AS4728	
No or poor access to local shops and services	AS2573, AS246, AS675, AS690, AS1036, AS1280, AS1681, AS1829, AS1996, AS2049, AS2249, AS2427, AS2544, AS2662, AS2686, AS2915, AS2917, AS2937, AS2994, AS3201, AS3225, AS3381, AS3387, AS3568, AS3673,	



## Additional Draft Housing Allocations 17

Site B21: Land at Aldborough Gate, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS3703, AS3735, AS3814	
Negative impact on the landscape	AS2573, AS246, AS569, AS675, AS690, AS1036, AS1101, AS1111, AS1139, AS1200, AS1223, AS1277, AS1280, AS1305, AS1336, AS1513, AS1517, AS1555, AS1556, AS1586, AS1591, AS1592, AS1601, AS1656, AS1661, AS1681, AS1711, AS1738, AS1753, AS1802, AS1807, AS1830, AS1973, AS1987, AS1996, AS2049, AS2120, AS2232, AS2249, AS2427, AS2495, AS2544, AS2568, AS2570, AS2634, AS2662, AS2686, AS2915, AS2937, AS2994, AS3000, AS3128, AS3142, AS3151, AS3201, AS3225, AS3261, AS3302, AS3316, AS3339, AS3359, AS3381, AS3387, AS3520, AS3568, AS3654, AS3673, AS3703, AS3735, AS3737, AS3814, AS4604, AS4613, AS4645, AS4676, AS4679, AS4682, AS4720, AS4728	
Risk of flooding	AS246, AS1139, AS1277, AS1280, AS1517, AS1661, AS1738, AS1753, AS1963, AS1982, AS1993, AS2016, AS2049, AS2636, AS2679, AS2686, AS2937, AS2937, AS2994, AS3151, AS3201, AS3225, AS3261, AS3339, AS3381, AS3568, AS3654, AS3703, AS3735, AS3814, AS4609, AS4679, AS4696, AS4720	
The site is a greenfield site	AS569, AS675, AS1036, AS1101, AS1111, AS1223, AS1277, AS1280, AS1305, AS1336, AS1513, AS1555, AS1601, AS1681, AS1711, AS1738, AS1802,	

## 17 Additional Draft Housing Allocations

Site B21: Land at Aldborough Gate, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS1807, AS1830, AS1847, AS1973, AS1996, AS2049, AS2249, AS2427, AS2495, AS2564, AS2570, AS2634, AS2662, AS2937, AS2994, AS2994, AS3000, AS3047, AS3128, AS3142, AS3201, AS3225, AS3296, AS3302, AS3316, AS3381, AS3520, AS3568, AS3654, AS3673, AS3715, AS3735, AS4586, AS4604, AS4613, AS4645, AS4676, AS4682, AS4684, AS4728, AS4732	
The site is in Green Belt	AS569, AS675, AS690, AS1101, AS1111, AS1520, AS1556, AS1601, AS1656, AS1681, AS1738, AS2049, AS2662, AS2937, AS2994, AS2994, AS3047, AS3568, AS3673,	
The site is within the Nidderdale Area of Outstanding Natural Beauty	AS690, AS1200	
Negative impact on the conservation area	AS2573, AS569, AS675, AS690, AS1036, AS1111, AS1200, AS1513, AS1517, AS1520, AS1556, AS1592, AS1601, AS1661, AS1738, AS1753, AS1802, AS1830, AS1847, AS1984, AS2017, AS2049, AS2120, AS2249, AS2634, AS2994, AS3047, AS3128, AS3142, AS3201, AS3381, AS3520, AS3673, AS4586, AS4604, AS4610, AS4613, AS4633, AS4642, AS4645, AS4676	
Negative impact on a listed building(s)	AS569, AS1036, AS1101, AS1830, AS1847, AS2937, AS2994, AS3142, AS3201, AS3381, AS3387, AS3520, AS4586, AS4604, AS4613, AS4645, AS4676	
Negative impact on designated heritage assets	AS569, AS690, AS1036, AS1111, AS1139, AS1200, AS1223,	

## Additional Draft Housing Allocations 17

Site B21: Land at Aldborough Gate, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS1280, AS1305, AS1336, AS1513, AS1517, AS1520, AS1564, AS1601, AS1656, AS1802, AS1807, AS1829, AS1830, AS1847, AS1963, AS1982, AS1984, AS1987, AS2017, AS2049, AS2120, AS2249, AS2553, AS2570, AS2577, AS2634, AS2636, AS2654, AS2937, AS2994, AS2994, AS3047, AS3142, AS3201, AS3387, AS3520, AS3568, AS3673, AS3703, AS3715, AS3735, AS4586, AS4604, AS4610, AS4613, AS4642, AS4645, AS4676, AS4684, AS4736	
Negative impact on the local community	AS18, AS246, AS569, AS675, AS690, AS1036, AS1111, AS1139, AS1223, AS1277, AS1280, AS1336, AS1513, AS1517, AS1520, AS1555, AS1556, AS1591, AS1601, AS1656, AS1661, AS1681, AS1711, AS1738, AS1753, AS1802, AS1807, AS1829, AS1830, AS1847, AS1969, AS1984, AS1987, AS1996, AS2049, AS2120, AS2232, AS2249, AS2427, AS2544, AS2553, AS2568, AS2634, AS2654, AS2662, AS2686, AS2691, AS2915, AS2917, AS2937, AS2994, AS3000, AS3047, AS3128, AS3142, AS3151, AS3201, AS3261, AS3302, AS3316, AS3339, AS3359, AS3381, AS3387, AS3520, AS3568, AS3654, AS3673, AS3703, AS3715, AS3735, AS3814, AS4586, AS4604, AS4610, AS4613, AS4645, AS4676, AS4679, AS4688, AS4720	
Negative impact on local wildlife and biodiversity	AS2573, AS569, AS675, AS690, AS1036,	

## 17 Additional Draft Housing Allocations

Site B21: Land at Aldborough Gate, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS1111, AS1139, AS1223, AS1277, AS1280, AS1305, AS1336, AS1517, AS1520, AS1555, AS1556, AS1586, AS1591, AS1592, AS1656, AS1661, AS1681, AS1738, AS1829, AS1830, AS1847, AS1982, AS1987, AS1996, AS2049, AS2249, AS2495, AS2544, AS2634, AS2662, AS2686, AS2937, AS2994, AS3000, AS3047, AS3128, AS3142, AS3151, AS3201, AS3225, AS3261, AS3296, AS3339, AS3359, AS3381, AS3387, AS3654, AS3673, AS3703, AS3735, AS3737, AS4586, AS4613, AS4636, AS4642, AS4645, AS4676, AS4679, AS4728	
Loss of public open space/sports pitches	AS154, AS569, AS1223, AS1586, AS1753, AS3201, AS3381, AS3673, AS3715, AS3814	
Loss of employment land	AS3000, AS3047, AS3201, AS3381, AS3673	
Car parking within the town is inadequate	AS576, AS1101, AS1513, AS1586, AS1591, AS1651, AS1661, AS2004, AS2550, AS3737, AS4696	
Employment within the area is limited	AS576, AS1280, AS1513, AS1681, AS1802, AS1847, AS1961, AS2010, AS2636, AS4688	
The level of housing planned for Boroughbridge is too great/far greater than other settlements within the District/growth will have negative impact on the character of the town	AS690, AS1111, AS1200, AS1223, AS1305, AS1336, AS1381, AS1517, AS1564, AS1681, AS1738, AS1847, AS1987, AS2049, AS2232, AS2249, AS2495, AS2568, AS2662, AS2686, AS2691, AS2915, AS2917, AS2994, AS3128, AS3151, AS3225, AS3316, AS3359, AS3654,	

## Additional Draft Housing Allocations 17

Site B21: Land at Aldborough Gate, Boroughbridge		
Comment	Comment Ref	HBC Response
	AS3735, AS4436, AS4609, AS4682, AS4725, AS4919, AS1082	
Too close to Aldborough/risk of coalescence	AS569, AS1101, AS1139, AS1200, AS1513, AS1555, AS1556, AS1586, AS1591, AS1592, AS1681, AS1802, AS1807, AS1829, AS1973, AS1984, AS1987, AS2017, AS2049, AS2249, AS2495, AS2636, AS2654, AS2937, AS2994, AS2994, AS3047, AS3142, AS3151, AS3201, AS3261, AS3339, AS3520, AS3654, AS3703, AS3715, AS4586, AS4642, AS4645, AS4676, AS4728	
Will result in increased air and noise pollution	AS2573, AS690, AS1139, AS1555, AS1591, AS2636, AS3339, AS3520, AS4604	
Inadequate leisure facilities for residents	AS154, AS1111, AS1277, AS1517, AS1651, AS1681, AS1988, AS2004, AS2249, AS2550, AS2553, AS3128, AS4688	
Poor proximity to emergency services/impact on public safety	AS1280, AS1373, AS1517, AS1656, AS1738, AS1982, AS1987, AS2550, AS2553, AS4720	
Concern regarding the amount of consultation with residents	AS1305, AS1651, AS1987, AS2049, AS2495	
Other sites would be more suitable for development	AS4689	
Sewerage system at/above capacity	AS1101, AS1280, AS1381, AS1513, AS1564, AS1651, AS1681, AS1802, AS1807, AS1807, AS1847, AS1987, AS1993, AS1996, AS2016, AS2427, AS2654, AS2691, AS3128, AS3165, AS3201, AS3261, AS3302, AS4611, AS4679	
Concern regarding the provision of new footpaths and cycleways	AS1651	

## 17 Additional Draft Housing Allocations

Site B21: Land at Aldborough Gate, Boroughbridge		
Comment	Comment Ref	HBC Response
Loss of agricultural land for food growing	AS1280, AS1305, AS1651, AS1681, AS1996, AS2568, AS2570, AS3703, AS4682	
Housing provided will not be affordable	AS1305, AS1651, AS1681, AS1963	
Site will be physically segregated from the rest of the town	AS1101, AS2249	
Concern that contributions towards essential infrastructure will not be captured from developers	AS1373	
Opportunity to create a Neighbourhood plan which would ensure a more coherent and well planned solution has been missed	AS2249	
Will make the town less attractive to tourism	AS1555, AS1802, AS3715	
Residents in existing homes repeatedly refused insurance on the grounds of a high risk of pluvial flooding	AS1681	
Increased traffic will result in structural damage to the stone bridge at Bridge Hewick	AS4593	
Open space should not be built on	AS1555	
Not enough provision for over 55's - demand for this section of the population is high, with waiting list on existing accommodation in the area	AS2573	
Disruption and damage caused during the construction of new homes	AS118	
The areas outside the Roman wall are of archeological interest and significance due to the Romans burying their dead outside the town. The Cemetery and that area has always been spiritual and archaeologically sensitive. Insufficient archaeological investigation has been undertaken.	AS1200, AS1280, AS1305, AS1513, AS1973, AS3520	
The Councils own Sustainability Appraisal shows the inherent unsuitability of this site on significant and relevant grounds: Protecting and enhancing the natural environment . Prudent and efficient use of energy and natural resources . Transport access . Pollution levels . Biodiversity and importance of the natural environment . Education and training needs . Local needs being met locally. These demonstrate, according to the Councils own objective criteria, the unsuitability of this site when compared to other sites under consideration.	AS1280	
Concern regarding impact on safety for cyclists/lack of safe cycling networks	AS3737	
Site lies adjacent to south western edge of Aldborough Conservation Area and 65m from boundary of Aldborough Roman Town, a Scheduled Monument. Through recent survey work now have much better understanding of Aldborough and its environs during the Romano-British period. Its building arrangement is highly unusual and not known in Britain so far (only known examples are in Italy). Previous interpretation of Aldborough underplayed its significance. Site B21 was one of	AS2687 (Historic England)	The site specific requirements for the draft allocation includes the need for a Heritage Statement to accompany a planning application. Historic England has provided the Council with additional information on potential archaeology in the area and the Council intends to have further discussions with Historic England on this matter.

## Additional Draft Housing Allocations 17

Site B21: Land at Aldborough Gate, Boroughbridge		
Comment	Comment Ref	HBC Response
areas specifically assessed as part of the survey work. This shows intense archaeological activity adjacent to B6265. Although this activity appears to diminish in scale going west, this is illusory due to topography. Archaeology is buried deeper and because less subject to agricultural activity also in better condition. Site contains significant amount of archaeological remains but also high probability that remains will be of national importance. NPPF makes clear non designated heritage assets that are demonstrably of equivalent importance to Scheduled Monument should be subject to same policies as for designated heritage assets of highest significance. Development would be likely to result in loss of heritage assets to which Government has made clear greatest weight should be given to their conservation. Disagree with conclusion in 2016 Built and Natural Environment Site Assessment that harm to historic environment is capable of mitigation and unless can be demonstrated there are substantial public benefits which would outweigh harm allocation should be deleted.		
<b>Comments</b>		
NYCC The majority of this site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4552 (NYCC)	Noted
New dwellings at this location would adversely impact upon the Conservation area and many historic sites and buildings contained within. The Council would need to be satisfied that the setting of this village would not be detrimentally impacted upon before allocating this site as a preferred option.	CPRE	Measures are included in the site requirements designed to protect heritage assets.

Table 17.16 Site B21: Land at Aldborough Gate, Boroughbridge

## Masham Site

### M11: Land at Westholme Road, Masham

Site M11: Land at Westholme Road, Masham		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development will help meet the council's objectively assessed housing need	AS51, AS63, AS935 (Masham Town Council), AS1259	Noted.
Site is within/adjacent to the current development limit	AS51, AS63, AS935 (Masham Town Council)	
It is a brownfield site	AS51	
Minimal impact on local roads/traffic	AS51, AS63, AS935 (Masham Town Council), AS1259	
Good access to public transport	AS51	

## 17 Additional Draft Housing Allocations

Site M11: Land at Westholme Road, Masham		
Comment	Comment Ref	HBC Response
Development could provide a new school, or expansion of an existing one	AS51, AS935 (Masham Town Council), AS1259	
Development would help support local shops/services	AS51, AS63, AS935 (Masham Town Council), AS1259	
Development will create new/improved employment sites/opportunities.	AS51, AS1259	
Minimal impact on the landscape.	AS51, AS63	
Development would not result in the loss of public open space/sport pitches	AS51, AS63, AS935 (Masham Town Council), AS1259	
Development could provide new/improved public open space/sport pitches	AS51, AS63, AS1259	
Minimal impact on local wildlife and biodiversity	AS51, AS935 (Masham Town Council)	
Minimal impact on the conservation area.	AS51, AS63, AS935 (Masham Town Council)	
Minimal impact on a listed building(s)	AS51, AS935 (Masham Town Council)	
Minimal impact on designated heritage assets	AS51, AS63, AS935 (Masham Town Council)	
Impact on local roads/traffic can be mitigated	AS63, AS935 (Masham Town Council), AS1259	
No flood risk	AS63, AS935 (Masham Town Council)	
General support with conditions	AS3613, AS63	
No impact on PROWs	AS63	
More 2 and 3 bed houses and apartments needed	AS1259	
<b>Reasons do not support allocation of site:</b>		
No local need for additional housing	AS3492	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Local infrastructure cannot cope	AS3492	
Negative impact on local roads/traffic	AS3492	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Negative impact on the landscape	AS3492	
The site is a greenfield site	AS3492	
The site is the Green Belt	AS3492	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
The site is in the Nidderdale Area of Outstanding Natural Beauty.	AS3492	
Negative impact on local wildlife and biodiversity	AS3492, AS4637	
Negative impact on the local community	AS3492	
Negative impact on the conservation area	AS3492	
Loss of employment land	AS3492	
General objection	AS4213	



## Additional Draft Housing Allocations 17

Site M11: Land at Westholme Road, Masham		
Comment	Comment Ref	HBC Response
Open spaces shouldn't be built on	A4637	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
<b>Comments</b>		
Need to take into the consideration of the local vernacular, layout, density of development in order to ensure mitigation of potential impacts on the AONB.	AS4192 (Natural England)	Noted
This site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4553 (NYCC)	Noted
Need to take into consideration the access to the potential development area, potential problems with the drainage of surface water in Swinney Beck and the need for infrastructure enhancements in the town, including schools and sewage.	AS935 (Masham Town Council)	Issues in regard to drainage and infrastructure provision are covered by policies in the plan and are matters that will need to be addressed as appropriate.

Table 17.17

## Pateley Bridge Site

## P12: The Coal Yard, Pateley Bridge

Site P12: The Coal Yard, Pateley Bridge		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development will help meet the council's objectively assessed housing need	AS126, AS1260	Key issues for this site have been noted however as a result of an update to the Strategic Flood Risk Assessment (SFRA) flood risk issues have been identified that impact in the access to the site, therefore it has been deleted from the Plan.
Site is within/adjacent to the current development limit.	AS126, AS4262	
It is a brownfield site	AS126, AS3176 (Pateley bridge Town Council), AS4262	<b>Delete site P12</b>
Minimal impact on local roads/traffic.	AS126, AS1260	
Impact on local roads/traffic can be mitigated	AS126, AS1260	
Good access to public transport	AS126	
Development would help support local shops/services	AS126	
Minimal impact on the landscape	AS126	
The site is not in the Green Belt or the Nidderdale Area of Outstanding Natural Beauty	AS126	
Development would not result in the loss of public open space/sport pitches	AS126, AS1260	
Development could provide a new school, or expansion of an existing one	AS1260	

## 17 Additional Draft Housing Allocations

Site P12: The Coal Yard, Pateley Bridge		
Comment	Comment Ref	HBC Response
Development will create new/improved employment sites/opportunities	AS1260	
Development would not result in the loss of public open space/sport pitches	AS1260	
Development could provide new/improved public open space/sport pitches	AS1260	
Minimal impact on local wildlife and biodiversity	AS126	
Minimal impact on the conservation area.	AS126	
Minimal impact on a listed building(s)	AS126	
Minimal impact on designated heritage assets	AS126	
General Support with conditions	AS126, AS3600	
More 2 and 3 bedroom houses and apartments needed	AS1260	
Site is deliverable and client committed to progressing planning application	AS4262	
<b>Reasons do not support allocation of site:</b>		
Negative impact on local roads/traffic	AS1571	
Negative impact on the landscape	AS1571	
Negative impact on local wildlife and biodiversity	AS1571, AS4638	
Impact on attractiveness of area to tourists	AS1571	
<b>Comments</b>		
Need to take into the consideration of the local vernacular, layout, density of development in order to ensure mitigation of potential impacts on the AONB.	AS4193 (Natural England)	
This site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4554 (NYCC)	

Table 17.18 Site P12: The Coal Yard, Pateley Bridge

## Burton Leonard Site

### BL9: Alfred Hymas site, Burton Leonard

Site BL9: Alfred Hymas site, Burton Leonard		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development will help to meet the Council's objectively assessed housing need	AS235, AS352, AS359, AS364, AS367, AS368, AS370, AS375, AS376, AS390, AS413, AS457, AS464, AS486, AS489, AS547, AS553, AS578,	Noted.

## Additional Draft Housing Allocations 17

Site BL9: Alfred Hymas site, Burton Leonard		
Comment	Comment Ref	HBC Response
	AS590, AS591, AS698, AS705, AS835, AS888, AS933, AS1233, AS936, AS1106, AS1254, AS1522, AS1928, AS2189, AS2213, AS2708, AS2711, AS2332, AS2648, AS2441, AS2485, AS2549, AS2652, AS2689, AS2712, AS2924, AS2927, AS3188	
Site is within/adjacent to the current development limit	AS235, AS352, AS359, AS364, AS367, AS368, AS375, AS376, AS390, AS413, AS457, AS464, AS474, AS547, AS591, AS705, AS733, AS835, AS1233, AS936, AS1106, AS1254, AS1522, AS1928, AS2189, AS2213, AS2708, AS2711, AS2648, AS2441, AS2485, AS2549, AS2689, AS2712, AS2924, AS2927,	
It is a brownfield site	AS235, AS352, AS359, AS364, AS367, AS368, AS370, AS375, AS376, AS390, AS413, AS457, AS464, AS474, AS486, AS489, AS547, AS553, AS578, AS590, AS591, AS698, AS733, AS765, AS835, AS888, AS1233, AS936, AS1106, AS1254, AS1522, AS1928, AS2263 (CPRE), AS2189, AS2213, AS2708, AS2711, AS2332, AS2648, AS2441, AS2485, AS2549, AS2652, AS2689, AS2712, AS2924, AS2927, AS3188,	
Minimal impact on local roads/traffic	AS235, AS352, AS359, AS364, AS367, AS368, AS370, AS375, AS376, AS390, AS413, AS457, AS464, AS474, AS486, AS489, AS547, AS553, AS578, AS590, AS698, AS705, AS733, AS835, AS888, AS1233, AS936, AS1106, AS1254, AS1522, AS1928, AS2189, AS2213, AS2711, AS2332, AS2648, AS2549, AS2689, AS2712, AS2924, AS2927, AS3188	

## 17 Additional Draft Housing Allocations

Site BL9: Alfred Hymas site, Burton Leonard		
Comment	Comment Ref	HBC Response
Development could provide a new school or expansion of an existing one	AS698, AS705, AS1254, AS2441, AS2689	
Impact on local roads/traffic can be mitigated	AS235, AS352, AS364, AS367, AS368, AS370, AS375, AS376, AS474, AS486, AS547, AS705, AS835, AS1233, AS1522, AS1928, AS2708, AS2441, AS2652, AS3188	
Good access to public transport	AS364, AS2549	
Development would help support local shops/services	AS235, AS352, AS364, AS367, AS368, AS370, AS375, AS376, AS390, AS413, AS457, AS464, AS474, AS486, AS489, AS547, AS590, AS698, AS705, AS733, AS835, AS1522, AS2213, AS2648, AS2441, AS2485, AS2689, AS2712, AS2924, AS2927	
No flood risk	AS235, AS352, AS359, AS364, AS367, AS368, AS370, AS375, AS376, AS457, AS464, AS474, AS547, AS578, AS698, AS705, AS835, AS1233, AS936, AS1106, AS1254, AS1522, AS1928, AS2213, AS2648, AS2441, AS2485, AS2549, AS2689, AS3188	
Development will create new/improved employment sites/opportunities	AS364, AS2648	
Minimal impact on the landscape	AS235, AS352, AS359, AS364, AS367, AS368, AS370, AS375, AS376, AS390, AS413, AS457, AS464, AS474, AS486, AS489, AS547, AS553, AS578, AS590, AS591, AS698, AS705, AS733, AS835, AS888, AS936, AS1106, AS1254, AS1522, AS1928, AS2189, AS2213, AS2332, AS2648, AS2485, AS2549, AS2652, AS2689, AS2712, AS2924, AS2927, AS3188	
The site is not within the Green Belt or the Nidderdale Area of Outstanding Natural Beauty	AS235, AS352, AS359, AS364, AS367, AS368, AS370, AS375, AS376, AS390, AS413, AS457, AS464, AS474, AS547, AS591, AS698, AS705, AS733, AS835, AS1233, AS936, AS, AS2213, AS2332, AS2648,	

## Additional Draft Housing Allocations 17

Site BL9: Alfred Hymas site, Burton Leonard		
Comment	Comment Ref	HBC Response
	AS2441, AS2689, AS2712, AS2924, AS2927, AS3188	
Development would not result in the loss of public open space/sport pitches	AS235, AS352, AS359, AS364, AS367, AS368, AS370, AS375, AS376, AS390, AS413, AS457, AS464, AS474, AS547, AS590, AS591, AS698, AS705, AS733, AS1233, AS1106, AS1254, AS1522, AS1928, AS2213, AS2648, AS2441, AS2485, AS2549, AS2689, AS2712, AS2924, AS2927, AS3188	
Development could provide new/improved open space/sport pitches	AS376, AS705, AS733, AS3188	
Minimal Impact on local wildlife and biodiversity	AS235, AS352, AS359, AS364, AS367, AS368, AS370, AS375, AS376, AS390, AS413, AS457, AS464, AS474, AS486, AS489, AS547, AS578, AS590, AS591, AS698, AS705, AS733, AS835, AS936, AS1106, AS1254, AS1522, AS1928, AS2189, AS2213, AS2332, AS2648, AS2441, AS2549, AS2652, AS2689, AS2712, AS2924, AS2927, AS3188, AS4357 (Conservation Officer Yorkshire Wildlife Trust)	
Minimal impact on the conservation area	AS235, AS352, AS359, AS364, AS367, AS368, AS370, AS375, AS376, AS390, AS413, AS457, AS464, AS474, AS486, AS489, AS547, AS578, AS591, AS698, AS705, AS733, AS835, AS936, AS1106, AS1254, AS1522, AS1928, AS2189, AS2213, AS2332, AS2648, AS2441, AS2549, AS2689, AS2712, AS2924, AS2927, AS3188	
Minimal impact on designated heritage assets	AS235, AS352, AS359, AS364, AS367, AS368, AS375, AS376, AS457, AS464, AS474, AS547, AS1106, AS1254, AS1522, AS1928, AS2213, AS2332, AS2648, AS2712, AS2924, AS2927, AS3188	

## 17 Additional Draft Housing Allocations

Site BL9: Alfred Hymas site, Burton Leonard		
Comment	Comment Ref	HBC Response
Minimal impact on a listed building	AS359, AS364, AS368, AS375, AS376, AS390, AS413, AS457, AS464, AS474, AS547, AS591, AS1522, AS1928, AS2213, AS2648, AS2712, AS2924, AS2927, AS3188	
The site is a more viable site than other site options within the village	AS235, AS413, AS1928	
The site has less impact on wildlife than other sites within the village	AS235, AS352, AS370, AS375, AS464	
This site has minimal visual impact on the setting or character of the village	AS235, AS352, AS370, AS375, AS464, AS486, AS489, AS547, AS591, AS698, AS835, AS933, AS1233, AS1106, AS1928, AS2189, AS2332, AS2648, AS2485, AS2652, AS2712, AS2924, AS2927	
The site has the support of the residents of Burton Leonard	AS235, AS464, AS1928, AS2332, AS3188	
The site will address affordable housing requirement	AS352, AS364, AS368, AS464, AS486, AS489, AS591, AS698, AS1928, AS2189, AS2652, AS2712, AS2927, AS4227	
Development of this site will remove HGV's from the village	AS359, AS364, AS370, AS375, AS390, AS413, AS457, AS486, AS489, AS553, AS578, AS590, AS591, AS698, AS733, AS888, AS933, AS1233, AS1106, AS1254, AS1522, AS2648, AS2485, AS2712	
Development of this site will allow the Council to maintain Station Lane	AS359, AS413	
The site is in a sustainable location	AS364, AS390, AS474, AS486, AS489, AS578, AS591, AS698, AS835, AS1928, AS2189, AS2213, AS2332, AS2652, AS2712, AS2924, AS3188, AS4357 (Conservation officer Yorkshire Wildlife Trust)	
Good access to the school	AS370	
He site will contribute to supply quickly as a planning application is already submitted	AS390, AS474, AS2712, AS2924, AS3188	
The site is partly within the conservation area and offers an opportunity to improve the appearance and landscape edge of this part of the conservation area	AS2693 (Historic England)	

## Additional Draft Housing Allocations 17

Site BL9: Alfred Hymas site, Burton Leonard		
Comment	Comment Ref	HBC Response
If site allocated it is not sufficient to rely on general, non-site specific policies as basis for ensuring allocation developed in manner which will safeguard significance of various heritage assets in vicinity. If site is allocated, key considerations that need to be taken into consideration in development of site including recommendations set out in Conservation and Design Site Assessment need to be set out in Local Plan	AS2693 (Historic England), AS2708	
Agree with the Council's assessment of the site.	AS933	
Support given however There should be no development beyond the existing village conservation area and built areas footprint.	AS1660, AS1143, AS1659, AS3188	
No loss of local jobs as very few employees live in the village	AS1928	
No impact on local infrastructure	AS1928, AS3188	
The site is located further away from the Yorkshire Wildlife Trusts reserve at Burton Leonard Quarry than other suggested allocations and as such will be far less damaging than othersites proposed.	AS4357 (Conservation officer Yorkshire Wildlife Trust)	
Site supported due to opportunity to provide opportunities for community led housing.	AS3599	
<b>Reasons do not support allocation of site:</b>		
Heritage asset issues represent a significant constraint to development. Setting includes buildings of local interest and a local landmark and the site frontage stone walls are important boundary features within the CA.	AS4283	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Doubt ability of site to yield 41 dwellings in a sensitive manner - the site is the subject of a planning application for 23 dwellings and this is considered more realistic.	AS4283	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Part of the site contains a number of buildings which are located within the CA area and as such would require conservation area consent for demolition - question whether 41 dwellings can be achieved on the site. Only 23 dwellings proposed within current application.	AS4417	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
An active farm lies to the south requires consideration in respect of environmental health impacts on any new dwellings.	AS4417	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Support for 23 dwellings but not for a greater number.	AS4252	
TPO's required on many of the mature trees around the site.	AS4252	
Open spaces shouldn't be built on, don't agree with the governments suggestion that houses must go somewhere		
Do not consider that allocation of this site is justified or based on a credible evidence base.	AS4417	
The site is not acknowledged as an employment site in the SA - the site should be awarded a red score under Objective SA15.	AS4417	The score has been changed to red "Loss of employment site"

## 17 Additional Draft Housing Allocations

Site BL9: Alfred Hymas site, Burton Leonard		
Comment	Comment Ref	HBC Response
No explanation provided within consultation document as to why the site is identified as a suitable draft allocation when it was previously recommended not to allocate the site for housing in the SA (October 2016). No explanation as to why it is considered to be preferable to alternative sites such as BL1.	AS4417	The site was not allocated due to uncertainty over availability. Due to the increase in the objectively assessed need for new homes and the subsequent need for additional sites, this site has been included, particularly as the owner is pursuing an application to relocate.
In response to a recent planning application for residential development on the site, HBC's Economic Development Team object to the loss of employment noting that whilst Hymas may wish to relocate that does not mean that the site could not meet the needs of another business.	AS4417	Whilst this is existing employment land, the owners of the business are looking to relocate and there is justification for planned releases of employment land through the plan making process.
Loss of employment land - no consideration given to this issue, which is contrary to existing and emerging development plan policy. Site is the main employment site in Burton Leonard and it is important that the potential for continued employment is properly explored.	AS4417	
<b>Comments</b>		
Although this site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource it is not considered that any significant minerals safeguarding issues are likely to arise given the nature and extent of the minerals present, the small scale nature of the proposed allocation and it would fit the proposed safeguarding exemption criteria under Policy S06 of the Minerals & Waste Local Plan as it would be infilling via redevelopment within an otherwise built up frontage within the settlement.	AS4555 (NYCC)	Noted

Table 17.19 BL9: Alfred Hymas site, Burton Leonard

## Goldsborough Site

### GB4: Land adjacent to the cricket ground, Goldsborough

Site GB4: Land adjacent to the cricket ground, Goldsborough		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>	AS1261	Noted.
Development will help to meet the Council's objectively assessed housing need	AS1261	
Minimal impact on local roads/traffic	AS1261	
Development could provide a new school or expansion of an existing one	AS1261	
Development would help support local shops/services	AS1261	
Development will create new/improved employment sites/opportunities	AS1261	
Development would not result in the loss of public open space/sport pitches	AS1261	
Development could provide new/improved open space/sport pitches	AS1261	



## Additional Draft Housing Allocations 17

Site GB4: Land adjacent to the cricket ground, Goldsborough		
Comment	Comment Ref	HBC Response
We need more 2 and 3 bedroom houses and apartments	AS1261	
Access report demonstrates that anticipated impact of widening the existing driveway would cause no harm to the Goldsborough Conservation Area and to the setting of the listed gate piers.	AS4380	
Trees shown to be removed have been planted more recently than the 1952 Tree Preservation Order and do not form part of the mature avenue of trees on the approach to the village. Replacement tree planting would mitigate against the effects of removing these trees.	AS4380	
Several options for foul and surface water drainage have been identified (Drainage Technical Note).	AS4380	
Proposal provides for some open space adjacent to the cricket ground and a significant amount of planting of trees and hedging across the scheme to be in keeping with the character of the village.	AS4380	
Proposal provides 39 residential units (23 open market homes, and 16 affordable homes).	AS4380	
<b>Reasons do not support allocation of site:</b>		
Sport England considers that certain sites identified should be consistent with Sport England's Playing Fields Policy. Wish to avoid situation where an adopted site allocation encourages certain types of planning applications which Sport England later has to object to. Whilst the proposed housing allocation is not on a playing field it is directly adjacent to a cricket ground. Could give rise to a potential conflict with the use of the playing field for cricket. Sport England would have no objection to this allocation if it was made clear in the allocations document that any applicant will have to undertake an independent risk assessment to gauge the likely impact of ball strike from the adjacent cricket pitch and provide, manage and maintain any required ball stop mitigation that is determined by the risk assessment.	AS2146 (Sport England), AS2896	<b>The following site requirement shall be added to this site:</b>  <i>"The applicant should undertake an independent risk assessment to gauge the likely impact of ball strike from the adjacent cricket pitch and use the results to inform the design and layout of development. The applicant should provide, manage and maintain any required ball stop mitigation to reduce any residual risk".</i>
Gate piers adjacent southern corner of site are Grade II listed and site adjoins Goldsborough Conservation Area. Latest Conservation and Design Assessment considers development of area would harm settlement character and setting of Conservation Area but that this is capable of mitigation. Whilst agree with assessment in terms of harm, disagree that harm is capable of effective mitigation. Importance of view along Knaresborough Road eastwards towards listed gate piers is recognised in Conservation Area appraisal as making important contribution to its character. Development would urbanise key approach to village, not only harming one of most important views towards Conservation Area but also rural setting of gate piers. Development of this currently undeveloped site would be inconsistent with conservation of these assets as required by national policy guidance. Do not consider harm is capable of effective mitigation by measures suggested and allocation should be deleted.	AS2696 (Historic England)	Measures are included in the site requirements designed to protect heritage assets. In addition the net area has been reduced to reflect the need to retain an area of open space to protect heritage assets. Furthermore a requirement for a Heritage Statement to accompany a planning application is also to be included in the site specific requirements for this site.  <b>Reduce net area to protect heritage assets</b>

## 17 Additional Draft Housing Allocations

Site GB4: Land adjacent to the cricket ground, Goldsborough		
Comment	Comment Ref	HBC Response
The site is too big	AS2981 (Goldsborough and Flaxby Grouped Parish Council)	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
The site is outside the current development limit	AS2981 (Goldsborough and Flaxby Grouped Parish Council)	
Local Infrastructure cannot cope	AS2981 (Goldsborough and Flaxby Grouped Parish Council)	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Negative impact on local roads/traffic	AS2981 (Goldsborough and Flaxby Grouped Parish Council), AS2896	
Local schools are full	AS2981 (Goldsborough and Flaxby Grouped Parish Council)	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
No or poor access to local shops and services	AS2981 (Goldsborough and Flaxby Grouped Parish Council), AS4211	
Risk of flooding	AS2981 (Goldsborough and Flaxby Grouped Parish Council)	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Negative impact on the landscape	AS2981 (Goldsborough and Flaxby Grouped Parish Council), AS2896	
Loss of public open space/sports pitches	AS2981 (Goldsborough and Flaxby Grouped Parish Council), AS2896	
Negative impact on the conservation area	AS2981 (Goldsborough and Flaxby Grouped Parish Council)	
Negative impact on a listed building(s)	AS2981 (Goldsborough and Flaxby Grouped Parish Council), AS4200	
Negative impact on designated heritage assets	AS2981 (Goldsborough and Flaxby Grouped Parish Council)	
Negative impact on the local community	AS2896	
Negative impact on local wildlife and biodiversity	AS4200	
Not in accordance with the settlement hierarchy set out within Policy SG2	AS2981 (Goldsborough and Flaxby Grouped Parish Council)	
Development of this site may set a precedent for future additional development further beyond the settlement	AS2981 (Goldsborough and Flaxby Grouped Parish Council)	
Development is likely to result in the loss of ancient woodland, aged or veteran trees and/or trees protected by a TPO	AS2981 (Goldsborough and Flaxby Grouped Parish Council)	
The site will encourage a more dispersed and unsustainable pattern of development which would not meet the spatial objectives of the local plan which seeks to focus growth in the main settlements.	AS4211	

Table 17.20 GB4: Land adjacent to the cricket ground, Goldsborough

## Additional Draft Housing Allocations 17

## Hampsthwaite Site

## HM9: Land to the north of Meadow Close, Hampsthwaite

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Impact on local roads/traffic can be mitigated.	AS4266	Noted.
Good access to public transport.		
Development could provide a new school, or expansion of an existing one.	AS251	
Development would help support local shops/services.	AS251, AS459, AS3650	
No flood risk.	AS4266	
Development will create new/improved employment sites/opportunities.	AS251, AS294, AS459	
Will provide much needed affordable housing	AS251, AS294, AS3650, AS4266	
Contribute to parish precept	AS251, AS294, AS3650	
Positive impact of introducing new residents to the community	AS459	
The site is not within the AONB	AS3567	
Does not have a negative impact on th Nidderdale Way	AS3567	
The site is in single ownership and deliverable	AS4266	
The village is in a sustainable location	AS4266	
Not high quality agricultural land	AS4266	
Will improve the character and appearance of the village	AS4266	
Site has the potential to provide opportunities for a Community Land Trust development	AS3597	
<b>Reasons do not support allocation of site:</b>		
The site is too big.	AS61, AS67, AS91, AS191, AS200, AS224, AS226, AS237, AS254, AS281, AS283, AS297, AS340, AS371, AS396, AS461, AS462, AS463, AS473, AS507, AS548, AS568, AS603, AS619, AS635, AS636, AS667, AS668, AS686, AS708, AS741, AS771, AS803, AS834, AS836, AS839, AS842, AS848, AS884, AS969, AS983, AS1004, AS1006, AS1013, AS1027, AS1028, AS1029, AS1048, AS1050, AS1083, AS1107, AS1108, AS1112, AS1141, AS1195, AS1197, AS1198, AS1201, AS1205, AS1206, AS1207,	<p>It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.</p> <p>It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.</p> <p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the</p>

## 17 Additional Draft Housing Allocations

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
	AS1235, AS1236, AS1267, AS1281, AS1307, AS1319, AS1426, AS1447, AS1458, AS1509, AS1588, AS1605, AS1612, AS1653, AS1685, AS1691, AS1699, AS1702, AS1706, AS1720, AS1724, AS1764, AS1766, AS1776, AS1791, AS1803, AS1820, AS1905, AS1934, AS1965, AS1977, AS1992, AS2013, AS2059, AS2097, AS2107, AS2109, AS2142, AS2164, AS2205, AS2220, AS2307, AS2341, AS2374, AS2396, AS2432, AS2439, AS2459, AS2482, AS2483, AS2488, AS2513, AS2540, AS2541, AS2685, AS2720, AS2732, AS2773, AS2843, AS2844, AS2850, AS2861, AS2863, AS2942, AS3101, AS3150, AS3192, AS3195, AS3200, AS3250, AS3269, AS3326, AS3329, AS3382, AS3386, AS3505, AS3525, AS3576, AS3578, AS3580, AS3679, AS3879, AS3880, AS3881, AS3889, AS3904, AS3916, AS3921, AS3941, AS3946, AS3953, AS3962, AS3963, AS3974, AS3975, AS3983, AS4012, AS4021, AS4025, AS4032, AS4051, AS4072, AS4075, AS4079, AS4103, AS4104, AS4107, AS4122, AS4126, AS4142, AS4147, AS4154, AS4156, AS4814, AS5280, AS2845	<p>allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.</p>
A large amount of development has already been granted in the local area.	AS13, AS61, AS67, AS91, AS173, AS191, AS200, AS216, AS224, AS226, AS237, AS239, AS254, AS281, AS283, AS297, AS371, AS396, AS431, AS461, AS462, AS473, AS481, AS548, AS549, AS568, AS603, AS616, AS619, AS635, AS636, AS667, AS668, AS686, AS708, AS741, AS798, AS803, AS834, AS836, AS848, AS884, AS969, AS983, AS1006, AS1016, AS1024, AS1031, AS1048, AS1049, AS1050, AS1083, AS1092, AS1094, AS1107, AS1108, AS1112, AS1141, AS1195, AS1197, AS1198, AS1201, AS1205, AS1206, AS1207, AS1235, AS1267, AS1273, AS1281, AS1319, AS1377, AS1426, AS1458, AS1509, AS1583, AS1588, AS1605, AS1612, AS1653, AS1657, AS1685, AS1691, AS1699, AS1702, AS1706, AS1720, AS1724, AS1764, AS1766, AS1776, AS1791, AS1803, AS1820, AS1905, AS1934,	

## Additional Draft Housing Allocations 17

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
	<p>AS1965, AS1977, AS1992, AS2013, AS2041, AS2059, AS2097,</p> <p>AS2109, AS2142, AS2164, AS2205, AS2220, AS2307, AS2341, AS2374, AS2396, AS2432, AS2459, AS2482, AS2483, AS2488, AS2513, AS2540, AS2541, AS2685, AS2720, AS2732, AS2749, AS2773, AS2843, AS2844, AS2850, AS2861, AS2863, AS2941, AS2942, AS3077, AS3101, AS3150, AS3195, AS3200, AS3250, AS3269, AS3329, AS3382, AS3386, AS3420, AS3505, AS3525, AS3576, AS3580, AS3679, AS3880, AS3884, AS3893, AS3901, AS3902, AS3903, AS3905, AS3951, AS3961, AS3965, AS3994, AS3997, AS4003, AS4011, AS4012, AS4021, AS4025, AS4040, AS4041, AS4051, AS4060, AS4063, AS4065, AS4072, AS4073, AS4077, AS4104, AS4126, AS4139, AS4140, AS4142, AS4154, AS2845</p>	
The site is outside the current development limit.	<p>AS191, AS200, AS224, AS396, AS548, AS619, AS636, AS668, AS803, AS848, AS884, AS969, AS1049, AS1083, AS1112, AS1141, AS1195, AS1197, AS1201, AS1235, AS1319, AS1588, AS1605, AS1612, AS1699, AS1706, AS1724, AS1766, AS1776, AS1791, AS1803, AS1977, AS2107, AS2142, AS2164, AS2205, AS2341, AS2374, AS2396, AS2432, AS2459, AS2482, AS2732, AS2861, AS2863, AS3077, AS3192, AS3200, AS3269, AS3329, AS3576, AS3578, AS3580, AS3679, AS3904</p>	
Previous applications to develop the site have been refused, including recent proposals for a football pitch.	<p>AS91, AS191, AS200, AS396, AS431, AS636, AS668, AS686, AS884, AS969, AS983, AS1031, AS1049, AS1083, AS1092, AS1094, AS1107, AS1108, AS1112, AS1141, AS1197, AS1201, AS1207, AS1235, AS1236, AS1273, AS1319, AS1377, AS1426, AS1458, AS1509, AS1588, AS1605, AS1653, AS1685, AS1691, AS1702, AS1720, AS1724, AS1791, AS1803, AS1820, AS1905, AS1934, AS1977, AS1992, AS2059, AS2107, AS2133, AS2142, AS2164, AS2205, AS2220, AS2307, AS2341, AS2396,</p>	

## 17 Additional Draft Housing Allocations

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
	AS2432, AS2459, AS2482, AS2732, AS2850, AS2861, AS2863, AS2941, AS3077, AS3101, AS3150, AS3195, AS3200, AS3269, AS3329, AS3382, AS3386, AS3525, AS3580, AS3679, AS3996, AS4002, AS4051	
No local need for additional housing.	AS191, AS200, AS216, AS224, AS226, AS281, AS283, AS297, AS396, AS461, AS462, AS473, AS548, AS619, AS635, AS667, AS741, AS803, AS842, AS848, AS884, AS969, AS983, AS1024, AS1048, AS1049, AS1050, AS1107, AS1195, AS1197, AS1198, AS1205, AS1206, AS1235, AS1236, AS1273, AS1281, AS1307, AS1319, AS1377, AS1426, AS1458, AS1509, AS1605, AS1612, AS1657, AS1685, AS1691, AS1699, AS1702, AS1706, AS1720, AS1724, AS1764, AS1766, AS1776, AS1791, AS1803, AS1820, AS1905, AS1934, AS1965, AS1977, AS1992, AS2041, AS2059, AS2097, AS2107, AS2109, AS2125, AS2133, AS2142, AS2164, AS2205, AS2374, AS2396, AS2432, AS2459, AS2513, AS2540, AS2541, AS2720, AS2732, AS2773, AS2850, AS2861, AS2863, AS2941, AS3077, AS3150, AS3195, AS3269, AS3382, AS3576, AS3580, AS3679, AS3899, AS3903, AS3933, AS3970, AS3977, AS3979, AS3998, AS4047, AS4072, AS4075, AS4120, AS4134, AS4139, AS4140, AS4142, AS2845	
Local infrastructure cannot cope.	AS13, AS61, AS67, AS91, AS173, AS191, AS200, AS216, AS224, AS226, AS239, AS263, AS281, AS283, AS340, AS371, AS396, AS431, AS461, AS462, AS463, AS473, AS481, AS507, AS548, AS549, AS568, AS579, AS616, AS619, AS636, AS667, AS668, AS686, AS708, AS741, AS771, AS798, AS803, AS834, AS836, AS839, AS842, AS848, AS884, AS969, AS983, AS1006, AS1008, AS1011, AS1012, AS1014, AS1021, AS1022, AS1023, AS1030, AS1031, AS1048, AS1049, AS1050, AS1083, AS1092, AS1094, AS1107, AS1108, AS1112, AS1141, AS1195, AS1197, AS1198, AS1201, AS1205, AS1206, AS1207, AS1235, AS1236, AS1267, AS1273, AS1281, AS1307,	

## Additional Draft Housing Allocations 17

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
	AS1319, AS1377, AS1426, AS1458, AS1509, AS1583, AS1588, AS1605, AS1612, AS1653, AS1657, AS1685, AS1691, AS1699, AS1702, AS1706, AS1720, AS1724, AS1764, AS1766, AS1776, AS1791, AS1803, AS1820, AS1905, AS1965, AS1977, AS1992, AS2013, AS2041, AS2059, AS2097, AS2107, AS2109, AS2125, AS2133, AS2142, AS2164, AS2205, AS2220, AS2307, AS2341, AS2374, AS2396, AS2432, AS2439, AS2459, AS2482, AS2483, AS2488, AS2513, AS2540, AS2541, AS2682, AS2685, AS2720, AS2732, AS2749, AS2773, AS2843, AS2844, AS2850, AS2861, AS2863, AS2941, AS2942, AS3077, AS3101, AS3150, AS3192, AS3195, AS3250, AS3269, AS3326, AS3329, AS3382, AS3386, AS3420, AS3525, AS3576, AS3578, AS3580, AS3679, AS3879, AS3880, AS3881, AS3882, AS3883, AS3884, AS3886, AS3888, AS3889, AS3890, AS3891, AS3892, AS3894, AS3896, AS3897, AS3898, AS3902, AS3903, AS3904, AS3905, AS3907, AS3908, AS3909, AS3912, AS3913, AS3914, AS3915, AS3917, AS3918, AS3920, AS3921, AS3927, AS3937, AS3947, AS3953, AS3960, AS3963, AS3964, AS3966, AS3967, AS3973, AS3975, AS3980, AS3985, AS3986, AS3989, AS3992, AS3997, AS4001, AS4013, AS4017, AS4018, AS4022, AS4023, AS4030, AS4033, AS4036, AS4037, AS4039, AS4041, AS4042, AS4045, AS4052, AS4055, AS4056, AS4057, AS4059, AS4064, AS4072, AS4077, AS4079, AS4086, AS4088, AS4089, AS4092, AS4101, AS4109, AS4120, AS4122, AS4124, AS4128, AS4142, AS4253, AS4812, AS4814, AS4817, AS5280, AS1005, AS2845	
Negative impact on local roads/traffic, including lack of pavements	AS13, AS61, AS67, AS91, AS102, AS103, AS173, AS191, AS195, AS200, AS216, AS224, AS226, AS239, AS254, AS263, AS281, AS283, AS297, AS340, AS371, AS396, AS431, AS461, AS462, AS463, AS473, AS481, AS548, AS549, AS568, AS579, AS603, AS619, AS635, AS636, AS667, AS668, AS686, AS708,	

## 17 Additional Draft Housing Allocations

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
	AS741, AS798, AS803, AS834, AS836, AS839, AS842, AS848, AS884, AS969, AS983, AS1007, AS1008, AS1011, AS1013, AS1014, AS1016, AS1018, AS1020, AS1022, AS1023, AS1024, AS1025, AS1026, AS1028, AS1030, AS1031, AS1048, AS1049, AS1050, AS1083, AS1092, AS1094, AS1107, AS1108, AS1112, AS1141, AS1195, AS1197, AS1198, AS1201, AS1205, AS1206, AS1207, AS1235, AS1236, AS1267, AS1273, AS1281, AS1307, AS1319, AS1426, AS1447, AS1458, AS1479, AS1509, AS1574, AS1588, AS1605, AS1653, AS1657, AS1685, AS1691, AS1699, AS1702, AS1706, AS1720, AS1724, AS1764, AS1766, AS1776, AS1791, AS1803, AS1820, AS1905, AS1934, AS1965, AS1977, AS1992, AS2013, AS2041, AS2059, AS2097, AS2107, AS2109, AS2125, AS2133, AS2142, AS2164, AS2205, AS2220, AS2307, AS2341, AS2374, AS2396, AS2432, AS2439, AS2459, AS2482, AS2483, AS2488, AS2513, AS2540, AS2541, AS2682, AS2685, AS2720, AS2732, AS2749, AS2773, AS2843, AS2844, AS2850, AS2861, AS2863, AS2941, AS2942, AS3077, AS3101, AS3150, AS3192, AS3195, AS3250, AS3269, AS3326, AS3329, AS3382, AS3386, AS3420, AS3505, AS3525, AS3576, AS3578, AS3580, AS3679, AS3879, AS3882, AS3883, AS3884, AS3886, AS3888, AS3889, AS3892, AS3893, AS3897, AS3898, AS3901, AS3902, AS3904, AS3905, AS3906, AS3907, AS3908, AS3912, AS3914, AS3915, AS3916, AS3917, AS3918, AS3919, AS3920, AS3925, AS3926, AS3927, AS3928, AS3931, AS3935, AS3943, AS3948, AS3949, AS3952, AS3953, AS3954, AS3955, AS3956, AS3957, AS3960, AS3965, AS3966, AS3967, AS3968, AS3969, AS3970, AS3971, AS3972, AS3973, AS3974, AS3975, AS3976, AS3977, AS3978, AS3979, AS3980, AS3985, AS3988, AS3989, AS3990, AS3991, AS3992, AS3993, AS3994, AS3995, AS3996, AS3998, AS3999, AS4007, AS4010, AS4011, AS4012,	



## Additional Draft Housing Allocations 17

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
	AS4013, AS4014, AS4015, AS4017, AS4018, AS4022, AS4023, AS4029, AS4030, AS4032, AS4033, AS4037, AS4039, AS4040, AS4041, AS4042, AS4045, AS4047, AS4057, AS4058, AS4059, AS4060, AS4062, AS4063, AS4064, AS4067, AS4069, AS4071, AS4072, AS4074, AS4075, AS4076, AS4077, AS4080, AS4085, AS4086, AS4088, AS4089, AS4094, AS4096, AS4100, AS4101, AS4104, AS4109, AS4116, AS4122, AS4126, AS4128, AS4130, AS4132, AS4142, AS4148, AS4157, AS4812, AS4814, AS5448, AS2845	
No or poor access to public transport.	AS13, AS61, AS67, AS91, AS173, AS191, AS200, AS216, AS224, AS226, AS239, AS281, AS283, AS297, AS340, AS371, AS396, AS461, AS462, AS463, AS481, AS548, AS568, AS579, AS616, AS619, AS636, AS667, AS668, AS686, AS741, AS798, AS803, AS834, AS836, AS839, AS848, AS884, AS969, AS983, AS1026, AS1030, AS1049, AS1050, AS1083, AS1092, AS1094, AS1107, AS1108, AS1112, AS1195, AS1197, AS1198, AS1201, AS1205, AS1235, AS1236, AS1267, AS1273, AS1281, AS1307, AS1319, AS1426, AS1447, AS1509, AS1588, AS1605, AS1612, AS1685, AS1691, AS1699, AS1702, AS1706, AS1720, AS1724, AS1764, AS1766, AS1776, AS1791, AS1803, AS1820, AS1905, AS1934, AS1965, AS1977, AS1992, AS2013, AS2041, AS2059, AS2107, AS2109, AS2125, AS2142, AS2164, AS2205, AS2220, AS2307, AS2341, AS2374, AS2396, AS2432, AS2439, AS2459, AS2482, AS2483, AS2488, AS2682, AS2685, AS2720, AS2732, AS2749, AS2773, AS2843, AS2844, AS2850, AS2861, AS2863, AS2941, AS3150, AS3192, AS3195, AS3269, AS3326, AS3329, AS3382, AS3386, AS3420, AS3505, AS3525, AS3576, AS3578, AS3580, AS3679, AS3880, AS3882, AS3883, AS3884, AS3893, AS3894, AS3896, AS3897, AS3898, AS3907, AS3909, AS3910, AS3915, AS3916, AS3917, AS3918, AS3919, AS3957, AS3961, AS3962, AS3963, AS3976, AS3987, AS3990,	

## 17 Additional Draft Housing Allocations

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
	AS3992, AS3993, AS3995, AS3996, AS3998, AS4014, AS4032, AS4033, AS4036, AS4037, AS4041, AS4045, AS4052, AS4057, AS4074, AS4075, AS4100, AS4120, AS4122, AS4126, AS4128, AS4130, AS4147, AS4156, AS4157, AS4812, AS5280, AS2845	
Local schools are full.	AS13, AS61, AS91, AS173, AS191, AS200, AS216, AS224, AS226, AS263, AS281, AS283, AS371, AS396, AS431, AS461, AS462, AS473, AS481, AS548, AS549, AS568, AS579, AS619, AS635, AS636, AS667, AS668, AS686, AS708, AS741, AS798, AS803, AS834, AS836, AS839, AS842, AS848, AS884, AS969, AS983, AS1007, AS1012, AS1024, AS1026, AS1028, AS1030, AS1031, AS1048, AS1049, AS1050, AS1083, AS1092, AS1094, AS1107, AS1108, AS1112, AS1141, AS1195, AS1197, AS1198, AS1201, AS1205, AS1206, AS1207, AS1235, AS1236, AS1267, AS1273, AS1281, AS1307, AS1319, AS1426, AS1447, AS1458, AS1509, AS1583, AS1588, AS1605, AS1612, AS1653, AS1657, AS1685, AS1691, AS1699, AS1702, AS1706, AS1720, AS1724, AS1764, AS1766, AS1776, AS1791, AS1803, AS1820, AS1905, AS1965, AS1977, AS1992, AS2041, AS2059, AS2097, AS2107, AS2109, AS2125, AS2133, AS2142, AS2164, AS2205, AS2220, AS2307, AS2341, AS2374, AS2396, AS2432, AS2439, AS2459, AS2482, AS2483, AS2488, AS2513, AS2540, AS2541, AS2682, AS2685, AS2720, AS2732, AS2749, AS2773, AS2843, AS2844, AS2850, AS2861, AS2863, AS2941, AS2942, AS3077, AS3101, AS3150, AS3192, AS3195, AS3250, AS3269, AS3326, AS3329, AS3382, AS3386, AS3525, AS3576, AS3578, AS3580, AS3679, AS3880, AS3882, AS3883, AS3884, AS3886, AS3889, AS3890, AS3891, AS3892, AS3893, AS3894, AS3896, AS3897, AS3898, AS3900, AS3902, AS3903, AS3907, AS3909, AS3910, AS3912, AS3914, AS3917, AS3918, AS3919, AS3920, AS3921, AS3926, AS3927, AS3928, AS3929, AS3931,	

## Additional Draft Housing Allocations 17

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
	AS3933, AS3935, AS3946, AS3947, AS3950, AS3951, AS3954, AS3957, AS3960, AS3961, AS3962, AS3964, AS3965, AS3966, AS3968, AS3973, AS3974, AS3976, AS3978, AS3980, AS3987, AS3989, AS3990, AS3991, AS3992, AS3993, AS3995, AS3996, AS3997, AS3998, AS3999, AS4001, AS4013, AS4014, AS4015, AS4017, AS4018, AS4023, AS4032, AS4033, AS4036, AS4037, AS4039, AS4040, AS4041, AS4047, AS4052, AS4054, AS4058, AS4059, AS4061, AS4064, AS4068, AS4069, AS4071, AS4073, AS4075, AS4079, AS4080, AS4081, AS4082, AS4084, AS4085, AS4088, AS4089, AS4096, AS4107, AS4116, AS4126, AS4128, AS4130, AS4136, AS4147, AS4154, AS4157, AS4253, AS4812, AS5280, AS2845, AS2845	
No or poor access to shops and services.	AS173, AS191, AS195, AS216, AS224, AS226, AS239, AS254, AS283, AS297, AS340, AS462, AS548, AS549, AS636, AS708, AS803, AS834, AS836, AS848, AS884, AS969, AS1004, AS1050, AS1083, AS1092, AS1094, AS1107, AS1108, AS1197, AS1198, AS1201, AS1205, AS1235, AS1236, AS1267, AS1273, AS1281, AS1319, AS1426, AS1447, AS1509, AS1588, AS1605, AS1653, AS1685, AS1699, AS1706, AS1720, AS1724, AS1764, AS1766, AS1776, AS1791, AS1803, AS1820, AS1905, AS1965, AS2013, AS2041, AS2059, AS2109, AS2205, AS2341, AS2374, AS2396, AS2432, AS2439, AS2459, AS2483, AS2488, AS2682, AS2732, AS2749, AS2773, AS2850, AS2863, AS3192, AS3195, AS3269, AS3326, AS3329, AS3382, AS3386, AS3576, AS3578, AS3580, AS3679, AS3882, AS3883, AS3926, AS3935, AS3937, AS3960, AS3961, AS3962, AS3963, AS3964, AS3966, AS3968, AS3974, AS3978, AS3979, AS3980, AS3989, AS3995, AS3997, AS4013, AS4015, AS4018, AS4022, AS4023, AS4037, AS4041, AS4052, AS4056, AS4058, AS4060, AS4081, AS4082, AS4086, AS4096, AS4126, AS4128, AS4136, AS4142, AS4157	

## 17 Additional Draft Housing Allocations

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
Risk of flooding.	AS91, AS191, AS200, AS216, AS224, AS226, AS281, AS283, AS297, AS431, AS579, AS616, AS619, AS636, AS667, AS798, AS803, AS834, AS839, AS848, AS884, AS969, AS983, AS1049, AS1050, AS1083, AS1107, AS1108, AS1112, AS1197, AS1201, AS1205, AS1207, AS1235, AS1273, AS1281, AS1426, AS1685, AS1699, AS1706, AS1720, AS1724, AS1764, AS1766, AS1776, AS1791, AS1803, AS1820, AS1965, AS2059, AS2097, AS2107, AS2109, AS2142, AS2164, AS2220, AS2307, AS2396, AS2483, AS2488, AS2513, AS2540, AS2541, AS2685, AS2843, AS2844, AS2850, AS2863, AS3150, AS3192, AS3195, AS3269, AS3329, AS3386, AS3525, AS3578, AS3580, AS3679, AS3902, AS4109, AS2845	
Risk of noise / light pollution.	AS13, AS61, AS67, AS91, AS191, AS195, AS200, AS216, AS224, AS226, AS237, AS239, AS254, AS281, AS283, AS340, AS371, AS396, AS431, AS461, AS462, AS463, AS473, AS481, AS507, AS548, AS549, AS568, AS579, AS619, AS635, AS636, AS667, AS668, AS686, AS708, AS741, AS798, AS803, AS834, AS836, AS839, AS842, AS848, AS884, AS969, AS983, AS1006, AS1007, AS1011, AS1020, AS1021, AS1023, AS1024, AS1031, AS1048, AS1049, AS1050, AS1083, AS1092, AS1094, AS1107, AS1108, AS1112, AS1141, AS1195, AS1197, AS1198, AS1201, AS1205, AS1206, AS1207, AS1235, AS1236, AS1267, AS1273, AS1281, AS1307, AS1319, AS1426, AS1447, AS1458, AS1509, AS1583, AS1588, AS1605, AS1612, AS1653, AS1657, AS1685, AS1691, AS1699, AS1702, AS1706, AS1720, AS1724, AS1764, AS1766, AS1776, AS1791, AS1803, AS1820, AS1905, AS1934, AS1965, AS1977, AS1992, AS2013, AS2059, AS2097, AS2107, AS2109, AS2125, AS2133, AS2142, AS2205, AS2220, AS2307, AS2341, AS2374, AS2396, AS2432, AS2459, AS2482, AS2483, AS2488, AS2513, AS2540, AS2541, AS2685, AS2720, AS2732, AS2749, AS2843, AS2844, AS2850, AS2861,	

## Additional Draft Housing Allocations 17

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
	AS2863, AS2941, AS2942, AS3077, AS3101, AS3150, AS3192, AS3195, AS3200, AS3250, AS3269, AS3326, AS3329, AS3382, AS3386, AS3420, AS3505, AS3525, AS3544, AS3578, AS3580, AS3679, AS3879, AS3881, AS3884, AS3886, AS3923, AS3924, AS3925, AS3926, AS3927, AS3928, AS3929, AS3931, AS3932, AS3933, AS3935, AS3936, AS3940, AS3945, AS3947, AS3948, AS3949, AS3954, AS3955, AS3961, AS3968, AS3969, AS3972, AS3973, AS3976, AS3977, AS3978, AS3979, AS3980, AS3982, AS3983, AS3985, AS3991, AS3992, AS3994, AS4000, AS4002, AS4003, AS4004, AS4005, AS4006, AS4007, AS4008, AS4009, AS4010, AS4018, AS4020, AS4022, AS4032, AS4036, AS4040, AS4041, AS4047, AS4060, AS4061, AS4064, AS4065, AS4068, AS4069, AS4072, AS4075, AS4076, AS4077, AS4078, AS4084, AS4085, AS4088, AS4089, AS4095, AS4099, AS4100, AS4101, AS4107, AS4122, AS4130, AS4143, AS4147, AS4154, AS4156, AS4157, AS4254, AS4255, AS4259, AS4261, AS4814, AS5280	
Negative impact on air quality.	AS1011, AS1020, AS1706	
Negative impact on the landscape.	AS13, AS61, AS67, AS91, AS191, AS200, AS216, AS226, AS239, AS254, AS281, AS283, AS297, AS340, AS371, AS396, AS461, AS462, AS548, AS568, AS579, AS619, AS668, AS686, AS708, AS741, AS803, AS834, AS836, AS848, AS884, AS969, AS1016, AS1021, AS1026, AS1031, AS1049, AS1050, AS1083, AS1092, AS1094, AS1107, AS1108, AS1112, AS1141, AS1195, AS1198, AS1201, AS1205, AS1235, AS1236, AS1267, AS1281, AS1307, AS1319, AS1377, AS1426, AS1458, AS1588, AS1605, AS1612, AS1685, AS1691, AS1699, AS1702, AS1706, AS1720, AS1724, AS1766, AS1776, AS1791, AS1803, AS1820, AS1965, AS1977, AS1992, AS2013, AS2041, AS2059, AS2097, AS2107, AS2109, AS2142, AS2164, AS2205, AS2220, AS2307, AS2341, AS2374, AS2396, AS2432, AS2439,	

## 17 Additional Draft Housing Allocations

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
	AS2459, AS2482, AS2483, AS2488, AS2513, AS2682, AS2685, AS2732, AS2773, AS2861, AS2863, AS3077, AS3101, AS3150, AS3192, AS3195, AS3269, AS3382, AS3420, AS3525, AS3576, AS3578, AS3580, AS3679, AS3917, AS3918, AS2845	
It is a greenfield site.	AS13, AS61, AS67, AS91, AS191, AS200, AS216, AS226, AS239, AS254, AS281, AS283, AS297, AS340, AS371, AS396, AS461, AS462, AS548, AS568, AS579, AS619, AS668, AS686, AS708, AS741, AS803, AS834, AS836, AS848, AS884, AS969, AS1016, AS1021, AS1026, AS1031, AS1049, AS1050, AS1083, AS1092, AS1094, AS1107, AS1108, AS1112, AS1141, AS1195, AS1198, AS1201, AS1205, AS1235, AS1236, AS1267, AS1281, AS1307, AS1319, AS1377, AS1426, AS1458, AS1588, AS1605, AS1612, AS1685, AS1691, AS1699, AS1702, AS1706, AS1720, AS1724, AS1766, AS1776, AS1791, AS1803, AS1820, AS1965, AS1977, AS1992, AS2013, AS2041, AS2059, AS2097, AS2107, AS2109, AS2142, AS2164, AS2205, AS2220, AS2307, AS2341, AS2374, AS2396, AS2432, AS2439, AS2459, AS2482, AS2483, AS2488, AS2513, AS2682, AS2685, AS2732, AS2773, AS2861, AS2863, AS3077, AS3101, AS3150, AS3192, AS3195, AS3269, AS3382, AS3420, AS3525, AS3576, AS3578, AS3580, AS3679, AS3917, AS3918	
The site is the Green Belt.	AS67, AS91, AS191, AS216, AS297, AS396, AS548, AS619, AS836, AS884, AS969, AS1021, AS1023, AS1030, AS1048, AS1050, AS1092, AS1201, AS1205, AS1235, AS1267, AS1377, AS1588, AS1605, AS1612, AS1820, AS1965, AS1977, AS1992, AS2041, AS2109, AS2164, AS2205, AS2307, AS2396, AS2483, AS2488, AS2513, AS2685, AS2863, AS3150, AS3195, AS3269, AS3580, AS3679, AS3883, AS3897, AS3910, AS3924, AS3925, AS3927, AS3931, AS3940, AS3948, AS3968, AS3974, AS4004, AS4005, AS4006, AS4041, AS4045, AS4060	

## Additional Draft Housing Allocations 17

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
The site is in the Nidderdale Area of Outstanding Natural Beauty.	AS67, AS91, AS173, AS191, AS200, AS224, AS226, AS239, AS254, AS340, AS396, AS473, AS548, AS549, AS636, AS708, AS836, AS884, AS969, AS983, AS1026, AS1031, AS1048, AS1050, AS1141, AS1195, AS1197, AS1201, AS1267, AS1307, AS1377, AS1479, AS1588, AS1605, AS1612, AS1766, AS1803, AS1820, AS1905, AS1965, AS1977, AS1992, AS2041, AS2097, AS2107, AS2109, AS2125, AS2133, AS2142, AS2205, AS2220, AS2307, AS2341, AS2374, AS2396, AS2439, AS2482, AS2483, AS2488, AS2685, AS2720, AS2843, AS2844, AS2863, AS2942, AS3077, AS3101, AS3150, AS3195, AS3250, AS3269, AS3329, AS3420, AS3576, AS3580, AS3679, AS2845	
Loss of public open space/sports pitches.	AS200, AS216, AS283, AS548, AS969, AS1195, AS1205, AS1206, AS1377, AS1426, AS1447, AS1685, AS1699, AS1702, AS1706, AS1764, AS1766, AS1905, AS2133, AS2205, AS2220, AS2396, AS2432, AS2459, AS2483, AS2488, AS2685, AS2720, AS2749, AS2863, AS3195, AS3269, AS3580, AS3679, AS4080, AS2845	
Negative impact on the local community.	AS13, AS61, AS67, AS91, AS173, AS191, AS195, AS200, AS216, AS224, AS226, AS237, AS239, AS254, AS281, AS283, AS340, AS371, AS396, AS461, AS462, AS463, AS473, AS548, AS549, AS568, AS579, AS616, AS619, AS636, AS667, AS668, AS708, AS741, AS771, AS798, AS803, AS834, AS836, AS839, AS842, AS848, AS884, AS969, AS983, AS1004, AS1008, AS1020, AS1022, AS1023, AS1028, AS1048, AS1049, AS1050, AS1083, AS1092, AS1094, AS1107, AS1112, AS1141, AS1195, AS1197, AS1198, AS1201, AS1205, AS1206, AS1207, AS1235, AS1236, AS1267, AS1273, AS1281, AS1307, AS1319, AS1377, AS1426, AS1458, AS1479, AS1588, AS1605, AS1612, AS1653, AS1657, AS1685, AS1691, AS1699, AS1702, AS1706, AS1720, AS1724, AS1764, AS1766, AS1776, AS1791, AS1803, AS1820, AS1905, AS1965, AS1977, AS1992, AS2013, AS2041, AS2059, AS2097,	

## 17 Additional Draft Housing Allocations

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
	AS2107, AS2109, AS2125, AS2133, AS2164, AS2205, AS2220, AS2341, AS2374, AS2396, AS2432, AS2439, AS2459, AS2482, AS2483, AS2488, AS2513, AS2540, AS2541, AS2682, AS2685, AS2720, AS2732, AS2749, AS2773, AS2843, AS2844, AS2861, AS2863, AS2941, AS3077, AS3101, AS3150, AS3192, AS3195, AS3200, AS3250, AS3269, AS3326, AS3329, AS3382, AS3386, AS3420, AS3505, AS3525, AS3576, AS3578, AS3580, AS3679, AS3880, AS3881, AS3886, AS3888, AS3891, AS3898, AS3905, AS3908, AS3909, AS3913, AS3915, AS3916, AS3917, AS3918, AS3924, AS3925, AS3929, AS3930, AS3934, AS3938, AS3939, AS3941, AS3942, AS3948, AS3950, AS3954, AS3956, AS3958, AS3959, AS3963, AS3968, AS3976, AS3977, AS3978, AS3979, AS3981, AS3982, AS3983, AS3985, AS3986, AS3991, AS3992, AS3995, AS4004, AS4005, AS4006, AS4009, AS4017, AS4019, AS4020, AS4025, AS4032, AS4041, AS4042, AS4054, AS4067, AS4075, AS4076, AS4077, AS4080, AS4081, AS4082, AS4088, AS4089, AS4094, AS4098, AS4099, AS4104, AS4154, AS4814, AS4817, AS2845	
Negative impact on local wildlife and biodiversity, including curlews and lapwings.	AS13, AS61, AS67, AS91, AS191, AS200, AS216, AS224, AS226, AS239, AS254, AS281, AS283, AS371, AS396, AS461, AS462, AS473, AS481, AS548, AS549, AS568, AS579, AS619, AS636, AS667, AS686, AS708, AS741, AS798, AS803, AS834, AS836, AS839, AS842, AS848, AS884, AS969, AS983, AS1024, AS1031, AS1048, AS1050, AS1083, AS1092, AS1094, AS1107, AS1108, AS1112, AS1141, AS1195, AS1197, AS1198, AS1201, AS1205, AS1206, AS1207, AS1235, AS1236, AS1267, AS1273, AS1281, AS1319, AS1377, AS1426, AS1447, AS1458, AS1509, AS1574, AS1588, AS1605, AS1612, AS1653, AS1685, AS1691, AS1699, AS1702, AS1706, AS1720, AS1724, AS1764, AS1766, AS1791, AS1803, AS1820, AS1905, AS1965, AS1977, AS1992, AS2013,	



## Additional Draft Housing Allocations 17

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
	AS2041, AS2059, AS2107, AS2109, AS2125, AS2133, AS2164, AS2205, AS2220, AS2307, AS2341, AS2374, AS2396, AS2432, AS2439, AS2459, AS2482, AS2483, AS2488, AS2513, AS2540, AS2541, AS2682, AS2685, AS2720, AS2749, AS2773, AS2843, AS2844, AS2850, AS2861, AS2863, AS2941, AS3077, AS3101, AS3150, AS3192, AS3195, AS3200, AS3250, AS3269, AS3326, AS3329, AS3382, AS3386, AS3420, AS3505, AS3525, AS3576, AS3578, AS3580, AS3679, AS3883, AS3884, AS3886, AS3887, AS3888, AS3889, AS3894, AS3899, AS3900, AS3901, AS3903, AS3910, AS3911, AS3912, AS3917, AS3918, AS3922, AS3924, AS3927, AS3931, AS3945, AS3951, AS3952, AS3955, AS3957, AS3965, AS3968, AS3969, AS3973, AS3976, AS3978, AS3992, AS3995, AS3998, AS4010, AS4015, AS4018, AS4022, AS4023, AS4025, AS4036, AS4045, AS4047, AS4059, AS4060, AS4074, AS4075, AS4078, AS4085, AS4122, AS4134, AS4143, AS4157, AS4255, AS4259, AS4261, AS4654, AS4814, AS4817, AS5280, AS2845	
Negative impact on the conservation area.	AS61, AS67, AS91, AS191, AS200, AS216, AS226, AS239, AS254, AS281, AS283, AS371, AS396, AS461, AS462, AS473, AS507, AS548, AS549, AS568, AS619, AS635, AS636, AS667, AS668, AS708, AS741, AS798, AS803, AS834, AS836, AS839, AS842, AS848, AS884, AS969, AS983, AS1014, AS1031, AS1048, AS1049, AS1050, AS1083, AS1092, AS1094, AS1107, AS1108, AS1112, AS1141, AS1195, AS1197, AS1198, AS1201, AS1205, AS1207, AS1235, AS1273, AS1281, AS1377, AS1426, AS1447, AS1479, AS1509, AS1588, AS1605, AS1612, AS1653, AS1685, AS1691, AS1699, AS1702, AS1706, AS1720, AS1724, AS1764, AS1766, AS1791, AS1803, AS1820, AS1905, AS1965, AS1977, AS1992, AS2013, AS2059, AS2107, AS2109, AS2133, AS2142, AS2205, AS2220, AS2307, AS2374, AS2396, AS2432, AS2459, AS2482, AS2483, AS2488,	

## 17 Additional Draft Housing Allocations

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
	AS2513, AS2540, AS2541, AS2685, AS2720, AS2732, AS2773, AS2843, AS2844, AS2850, AS2861, AS2863, AS2941, AS3077, AS3101, AS3150, AS3192, AS3195, AS3200, AS3269, AS3326, AS3329, AS3382, AS3386, AS3505, AS3578, AS3580, AS3679, AS3882, AS3883, AS3889, AS3897, AS3901, AS3921, AS3928, AS3937, AS3939, AS3956, AS3958, AS3959, AS3969, AS3971, AS3974, AS3994, AS3995, AS3996, AS3997, AS3998, AS4000, AS4022, AS4029, AS4032, AS4060, AS4074, AS4080, AS4084, AS4094, AS4130, AS4142, AS4157, AS4254, AS4259, AS4261, AS2845	
Negative impact on a listed building(s).	AS226, AS281, AS473, AS548, AS619, AS635, AS969, AS1031, AS1141, AS1197, AS1201, AS1205, AS1235, AS1273, AS1281, AS1426, AS1447, AS1588, AS1605, AS1685, AS1691, AS1699, AS1702, AS1706, AS1720, AS1724, AS1766, AS1791, AS1803, AS1965, AS2013, AS2107, AS2109, AS2205, AS2307, AS2341, AS2432, AS2459, AS2482, AS2483, AS2488, AS2685, AS2720, AS2732, AS2861, AS2863, AS2941, AS3101, AS3192, AS3386, AS3578, AS3580, AS3679, AS3881, AS3882, AS3883, AS3902, AS3909, AS3910, AS3951, AS3974, AS3994, AS4080, AS4100, AS4254, AS2845	
Negative impact on designated heritage assets.	AS91, AS224, AS226, AS281, AS461, AS462, AS473, AS568, AS579, AS619, AS636, AS667, AS686, AS834, AS839, AS884, AS969, AS1006, AS1013, AS1031, AS1048, AS1107, AS1108, AS1195, AS1197, AS1201, AS1205, AS1235, AS1273, AS1281, AS1447, AS1588, AS1605, AS1612, AS1653, AS1685, AS1691, AS1699, AS1702, AS1706, AS1720, AS1724, AS1764, AS1766, AS1791, AS1803, AS1820, AS1965, AS2097, AS2107, AS2109, AS2205, AS2374, AS2396, AS2432, AS2459, AS2482, AS2483, AS2488, AS2720, AS2732, AS2861, AS2863, AS3101, AS3192, AS3195, AS3329, AS3578, AS3580, AS3679, AS3882, AS3883, AS3897,	

## Additional Draft Housing Allocations 17

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
	AS3902, AS3916, AS3951, AS3956, AS3974, AS3978, AS3979, AS3994, AS4000, AS4052, AS4059, AS4068, AS4157, AS4254, AS4814, AS5280, AS2845, AS2845	
Loss of employment land.	AS226, AS283, AS969, AS1050, AS1198, AS1205, AS1236, AS1724, AS1764, AS1791, AS2013, AS2374, AS2432, AS2459, AS2483, AS2488, AS2682, AS2773, AS2850, AS2863, AS3077, AS3329, AS3576, AS3580, AS3679	
Harrogate Borough Council previously considered the site unsuitable/ late addition to the plan	AS568	
Hampsthwaite is the gateway to Niddedale and is adjacent/ close to the Nidderdale AONB	AS61, AS281, AS461, AS481, AS507, AS548, AS568, AS579, AS619, AS635, AS798, AS834, AS842, AS848, AS884, AS1007, AS1092, AS1094, AS1107, AS1108, AS1112, AS1141, AS1198, AS1201, AS1205, AS1281, AS1426, AS1447, AS1574, AS1588, AS1605, AS1685, AS1699, AS1720, AS1724, AS1791, AS1965, AS2097, AS2107, AS2307, AS2432, AS2482, AS2861, AS2863, AS3195, AS3200, AS3326, AS3329, AS3525, AS3544 (Nidderdale AONB Manager), AS3679, AS3887, AS3889, AS3969, AS4041, AS4084, AS4086, AS4092, AS4132	
Negatively affect the Nidderdale Way	AS226, AS396, AS461, AS619, AS668, AS848, AS1024, AS1031, AS1108, AS1281, AS1447, AS1479, AS1699, AS1720, AS1791, AS2097, AS2107, AS2109, AS2220, AS2863, AS3679, AS3954, AS4086, AS4814	
New housing will not be affordable	AS200, AS226, AS263, AS283, AS461, AS548, AS636, AS686, AS798, AS842, AS1006, AS1022, AS1048, AS1050, AS1197, AS1205, AS1206, AS1691, AS1766, AS2307, AS2685, AS3195, AS3882, AS3883, AS3885, AS3894, AS3924, AS3935, AS3936, AS3960, AS3964, AS3974, AS3985, AS3989, AS4015, AS4039, AS4061, AS4062, AS4069, AS5280	
Hampsthwaite is not an appropriate location for affordable housing including because residents have to rely on owing a car	AS297, AS636, AS1048, AS1050	

## 17 Additional Draft Housing Allocations

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
No local employment/ employment in the village	AS281, AS297, AS396, AS461, AS548, AS568, AS579, AS619, AS686, AS798, AS848, AS1004, AS1011, AS1012, AS1028, AS1030, AS1048, AS1050, AS1083, AS1107, AS1141, AS1201, AS1205, AS1685, AS1791, AS1803, AS1820, AS2013, AS3195, AS3576, AS3882, AS3894, AS3925, AS3970, AS3976, AS4065, AS4130, AS4814, AS2218	
Negatively affect the character of the village/ the village will become a suburb of Harrogate or a dormitory for Harrogate	AS13, AS61, AS91, AS200, AS216, AS226, AS254, AS263, AS283, AS548, AS549, AS568, AS616, AS636, AS667, AS708, AS741, AS771, AS834, AS969, AS1012, AS1023, AS1029, AS1048, AS1050, AS1083, AS1141, AS1195, AS1198, AS1205, AS1207, AS1281, AS1377, AS1458, AS1479, AS1588, AS1605, AS1612, AS1685, AS1691, AS1706, AS1766, AS1791, AS2432, AS2482, AS3525	
The sewerage system cannot cope now and further development will make this worse	AS13, AS200, AS281, AS283, AS396, AS431, AS461, AS481, AS548, AS579, AS616, AS635, AS667, AS741, AS1008, AS1049, AS1083, AS1108, AS1201, AS1207, AS1426, AS1458, AS1685, AS1691, AS1702, AS1720, AS1764, AS1791, AS2041, AS2097, AS2107, AS2109, AS2205, AS2307, AS2374, AS2483, AS2685, AS2732, AS2850, AS3909, AS3910, AS3988, AS4017, AS4101, AS4109, AS4122	
Inadequate open space and recreation facilities/ existing facilities at risk if the school needs to expand	AS461, AS548, AS568, AS1007, AS1205, AS1447, AS1605, AS1766	
Inadequate parking in the centre of the village	AS13, AS191, AS200, AS281, AS283, AS461, AS548, AS635, AS686, AS708, AS884, AS1007, AS1014, AS1107, AS1108, AS1207, AS1235, AS1236, AS1458, AS1766, AS1965, AS2097, AS3896, AS3897, AS3909, AS3920, AS3987	
Negative impact on local businesses	AS191, AS195, AS226, AS461	
The site is part of a key view of the village	AS191, AS195, AS226, AS463, AS568, AS619, AS668, AS686, AS798, AS884, AS969, AS983, AS1020, AS1031, AS1092, AS1201, AS1447, AS1791, AS2396, AS2482, AS2720, AS2861	

## Additional Draft Housing Allocations 17

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
Does not accord with the Hampsthwaite Village Plan (parish plan)	AS461, AS548, AS798, AS1447, AS3882	
Loss of prime agricultural land	AS2459, AS2773, AS3911, AS3997, AS4120, AS4140	
Do not consider that the Council has taken adequate steps to ensure that all sectors of the community have been consulted, in particular younger people	AS2861	
Objection, no reasons given	AS3449	
Loss of tranquillity in a transitional landscape between the urban edge of Harrogate and the AONB	AS3544	
Sites already under development are struggling to sell houses	AS3893	
Does not fit with the Councils spatial strategy	AS4208	
The proposed allocation extends the current settlement northwards into the open countryside. Whilst many of the site allocations do indeed use land adjoining settlements within the open countryside, this site is particularly large and extends the settlement into a new direction. The majority of development within the settlement is to the south and east of the settlement. Believe that this allocation is too large at this site and it would therefore detrimentally impact upon the character of the village and result in a loss of local distinctiveness.	AS2265	
Site adjoins boundary of Hampsthwaite Conservation Area. Laurel Cottage to east of site is Grade II listed. Latest Conservation and Design Assessment considers development of area would harm settlement character and setting of Conservation Area but that this is capable of mitigation. Whilst agree with assessment in terms of harm, disagree that harm is capable of effective mitigation.	AS2701 (Historic England)	The requirement for a Heritage Statement to accompany a planning application is included in site specific requirements for this site and further discussion is also being undertaken with Historic England. The site boundary has been amended to protect the views of and from the church and mitigate the harm.  <b>Revise site boundary to protect heritage assets</b>
<b>Comments</b>		
Natural England This allocation has the potential to impact on the setting of Nidderdale Area of Outstanding Natural Beauty (AONB). The development of criteria based policies (as per our response to the Harrogate Draft Local Plan Allocations consultation dated 23/12/16, point 8.1.3) should ensure there is no significant impact. In particular the local vernacular, layout, density of the development and mitigation measures should be taken into consideration.	AS4194 (Natural England)	Noted

## 17 Additional Draft Housing Allocations

Site HM9: Land to the north of Meadow Close, Hampsthwaite		
Comment	Comment Ref	HBC Response
This site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4559 (NYCC)	Noted

Table 17.21 Site HM9: Land to the north of Meadow Close, Hampsthwaite

### Kirkby Malzeard Site

#### KM1: Wensleydale Dairy Products Limited, Kirby Malzeard

Site KM1: Wensleydale Dairy Products Limited, Kirby Malzeard		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		Noted.
Development will help to meet the Council's objectively assessed housing need	AS1310	
Site is within/adjacent to the current development limit	AS1310	
It is a brownfield site	AS1310	
Minimal impact on local roads/traffic	AS1310	
No flood risk	AS1310	
Minimal impact on the landscape	AS1310	
The site is not within the Green Belt or the Nidderdale Area of Outstanding Natural Beauty	AS1310	
Development would not result in the loss of public open space/sport pitches	AS1310	
Minimal Impact on local wildlife and biodiversity	AS1310	
Minimal impact on the conservation area	AS1310	
Demand for Affordable housing	AS4183	
Removal of buildings offers opportunity to enhance significance of surrounding heritage assets	AS2705	
<b>Reasons do not support allocation of site:</b>		<p>It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.</p> <p>It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.</p> <p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility</p>
The site is outside the current development limit	AS180	
Local Infrastructure cannot cope	AS4183	
Negative impact on local roads/traffic	AS4183	
Negative impact on the local community	AS180	
Loss of employment land	AS4184, AS180, AS4183, AS3532 (Nidderdale AONB Manager)	

## Additional Draft Housing Allocations 17

Site KM1: Wensleydale Dairy Products Limited, Kirby Malzeard		
Comment	Comment Ref	HBC Response
The site is in the Nidderdale Area of Outstanding Natural Beauty	AS4183, AS3532 (Nidderdale AONB Manager)	and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
<b>Comments</b>		
Comments from Natural England refer to the need to take into the consideration of the local vernacular, layout, density of development in order to ensure mitigation of potential impacts on the AONB.	AS4195 (Natural England)	Noted
This site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4560 (NYCC)	Noted
There are a number of heritage assets within the vicinity of the site, referring to the Council's Conservation and Design Site Assessment. Historic England state that, to inform the most appropriate approach to redevelopment there will be a need for archaeological evaluation of the site by a historic environment specialist with understanding of 18th century designed landscapes. Historic England state that it will not sufficient to rely on general, non-site specific policies as the basis for ensuring that this allocation is developed in a manner which will safeguard the significance of the various heritage assets in vicinity.	AS2705 (Historic England)	Measures are included in the site requirements designed to protect heritage assets, this includes reducing the developable area to reflect need to retain mature trees and protect setting of adjacent ancient monument In addition a requirement for a Heritage Statement to accompany a planning application is also to be included in the site specific requirements for this site.  <b>Developable area reduced in order to protect heritage assets.</b>

Table 17.22 M1: Wensleydale Dairy Products Limited, Kirkby Malzeard

## Markington Site

## MK8: Land to the south of High Mill Farm, Markington

Site MK8: Land to the south of High Mill Farm, Markington		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
The site is deliverable and available	AS4286	Noted
<b>Reasons do not support allocation of site:</b>		
The site is too big	AS2267 (CPRE North Yorkshire)	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Local Infrastructure cannot cope	AS4210, AS4016,	
Negative impact on local roads/traffic	AS4016,	

## 17 Additional Draft Housing Allocations

Site MK8: Land to the south of High Mill Farm, Markington		
Comment	Comment Ref	HBC Response
Local schools are full	AS4016,	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
No or poor access to local shops and services	AS4210, AS4016,	
Negative impact on local wildlife and biodiversity	AS4016	
Existing flooding and sewerage problems exist	AS4016	
Development of this site would potentially create indefensible boundaries for the Council in terms of future windfall applications on sites set behind current dwellings in adjacent locations to this allocation.	AS2267 (CPRE North Yorkshire)	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Would not meet the spatial objectives of the Local Plan of seeking to focus the majority of growth in the main settlements	AS4210	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Will not provide truly affordable homes	AS4016	
<b>Comments</b>		
This site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4561 (NYCC)	Noted
Scheduled Round Barrow 190m to east of area and Scheduled Monument 420m to south west. Although Conservation and Design Site Assessment note presence of these Scheduled Monuments, did not provide an evaluation of what impact loss of this area and development might have upon their significance. Need to evaluate degree to which development of site might affect significance of these monuments, If development would harm elements which contribute to significance of assets, Plan needs to set out clearly measures by which harm might be removed or reduced. If despite mitigation measures concluded development would still be likely to harm elements which contribute to significance of assets, site should not be allocated unless clear public benefits that outweigh the harm.	AS2714 (Historic England)	Measures are included in the site requirements designed to protect heritage assets. In addition a requirement for a Heritage Statement to accompany a planning application is also to be included in the site specific requirements for this site.

Table 17.23 MK8: Land to the south of High Mill Farm, Markington

### Marton cum Grafton Site

#### MG8: Yew Tree Farm, (smaller site), Marton cum Grafton

Site MG8: Yew Tree Farm, (smaller site), Marton cum Grafton		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development would help support local shops/services	AS1557	Noted.
Important to attract people to small rural communities in order to ensure their long term survival and viability	AS1557	



## Additional Draft Housing Allocations 17

Site MG8: Yew Tree Farm, (smaller site), Marton cum Grafton		
Comment	Comment Ref	HBC Response
The site could provide opportunities for a CLT to develop housing.	AS3610	
<b>Reasons do not support allocation of site:</b>		
The site is too big	AS794, AS951, AS965, AS1238, AS1639, AS2986, AS3093, AS2735, AS3096, AS3258, AS3430, AS3493, AS3515, AS3834, AS4181	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
A large amount of development has already been granted in the local area	AS3493	
No Local Need for additional housing	AS1238, AS1639, AS2986, AS3096, AS3430, AS3493, AS3515, AS3834	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
The site is outside the current development limit	AS794, AS951, AS965, AS1639, AS2986, AS3093, AS3096, AS3258, AS3430, AS3515, AS3834	
Local Infrastructure cannot cope	AS794, AS951, AS965, AS1238, AS1639, AS2986, AS3093, AS3096, AS3258, AS3430, AS3493, AS3515, AS3834	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Negative impact on local roads/traffic	AS794, AS951, AS965, AS1238, AS1639, AS2986, AS3093, AS3096, AS3258, AS3430, AS3493, AS3515, AS3834, AS4181	
No or poor access to public transport	AS794, AS951, AS965, AS1639, AS2986, AS3093, AS3096, AS3258, AS3430, AS3493, AS3515, AS3834	
Local schools are full	AS794, AS951, AS965, AS1238, AS1639, AS3093, AS3096, AS3258, AS3430, AS3515	
No or poor access to local shops and services	AS794, AS1238, AS2986, AS3430, AS3493	
Negative impact on the landscape	AS794, AS951, AS965, AS1238, AS1639, AS2986, AS3093, AS3096, AS3258, AS3430, AS3493, AS3515, AS3834	
The site is a greenfield site	AS794, AS951, AS1238, AS1639, AS2986, AS3093, AS3096, AS3258, AS3430,	

## 17 Additional Draft Housing Allocations

Site MG8: Yew Tree Farm, (smaller site), Marton cum Grafton		
Comment	Comment Ref	HBC Response
	AS3493, AS3515, AS3834	
The site is in Green Belt	AS1238	
Negative impact on the conservation area	AS794, AS951, AS1238, AS1639, AS2986, AS3093, AS2602, AS3096, AS3258, AS3430, AS3515, AS3834, AS4279, AS4181	
Negative impact on a listed building(s)	AS2602, AS4279, AS4181	
Negative impact on designated heritage assets	AS4279	
Negative impact on the local community	AS794, AS965, AS1238, AS2986, AS3093, AS3096, AS3258, AS3430, AS3493, AS3515	
Negative impact on local wildlife and biodiversity	AS794, AS951, AS1238, AS1639, AS2986, AS3093, AS2735, AS3096, AS3258, AS3493, AS3515, AS3834	
Loss of employment land	AS965, AS1238, AS2986, AS3093, AS3493	
Significant field boundary hedges would be breached.	AS4279	
There are few pavements and no street lighting in the village.	AS4181	
Doubt ability of site to deliver indicative yield of 32 in a sensitive manner.	AS4279	
Development should only be on the previously developed part of the site and should not extend eastwards onto land opposite the church	AS3210	
Development would change the character of the village	AS951, AS965, AS2986, AS3093, AS3096	
Development should be in a new settlement rather than within an existing village	AS965, AS3258	
If we build on green field land we will have no agricultural land left to feed ourselves.	AS2986	
The site proposed is not included within the current village design statement.	AS3093, AS4279	
Risk that this will increase pressure for development of other infill sites on Braimber Lane	AS2735	
Cumulative impact of increased traffic from Allerton Waste Recovery Park	AS965	
As the site is at higher level, development would be likely to appear over dominant and it is not clear how access could be gained without harm to character of this part of conservation area	AS2717 (Historic England), AS3515, AS3834	Measures are included in the site requirements designed to protect heritage assets. In addition

## Additional Draft Housing Allocations 17

Site MG8: Yew Tree Farm, (smaller site), Marton cum Grafton		
Comment	Comment Ref	HBC Response
Referring to the Council's Conservation and Design Site Assessment, which considers that there may be an opportunity to form dwellings by converting traditional farmstead buildings, Historic England agree with this assessment but state that curtilages must not encroach onto open land beyond existing farmyard. The site should be reduced in size to exclude open area identified as important open space within conservation area and Plan make clear development would be restricted to conversion of traditional farm buildings.	AS2717 (Historic England)	a requirement for a Heritage Statement to accompany a planning application is also to be included in the site specific requirements for this site.

Table 17.24 MG8 Yew Tree Farm, (smaller site), Marton cum Grafton

## Pannal Sites

## PN17: Land adjoining Spring Lane Farm, Pannal

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development will help meet the council's objectively assessed housing need.	AS2509, AS2828, AS4331, AS4459, AS4501,	Noted.
Site is within/adjacent to the current development limit.	AS2509, AS2828,	
Impact on local roads/traffic can be mitigated.	AS2828,	
Good access to public transport.	AS599, AS2509, AS2828, AS4331, AS4459, AS4501,	
Development could provide a new school, or expansion of an existing one.	AS4331, AS4459, AS4501, AS3606,	
Development would help support local shops/services.	AS2509, AS2828, AS4459, AS4501, AS3606,	
No flood risk.	AS2509,	
Development will create new/improved employment sites/opportunities.	AS2828, AS3606,	
Minimal impact on the landscape.	AS2828, AS4331,	
The site is not in the Green Belt or the Nidderdale Area of Outstanding Natural Beauty.	AS4331,	
Minimal impact on local wildlife and biodiversity.	AS4331,	
Minimal impact on the conservation area.	AS2509,	
Minimal impact on a listed building(s).	AS2509,	
Minimal impact on designated heritage assets.	AS2509, AS4331,	
Appropriate solution for development in terms of cost, viability and delivery	AS2509, AS4331,	
Support of concentrated growth close to existing centres/developed areas	AS2828,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
Support with conditions - smaller units for downsizing/entry level/affordable	AS3606,	
Support with conditions - new construction methods/climate change/health	AS3606,	
Support with conditions - community land trust (CLT) opportunity & benefits	AS3606,	
General support	AS1062	
<b>Reasons do not support allocation of site:</b>		
The site is too big.	AS12, AS35, AS68, AS81, AS90, AS99, AS142, AS145, AS146, AS156, AS170, AS172, AS181, AS267, AS268, AS277, AS321, AS325, AS329, AS353, AS386, AS425, AS469, AS470, AS482, AS503, AS550, AS682, AS694, AS706, AS707, AS718, AS722, AS727, AS756, AS782, AS786, AS823, AS914, AS938, AS948, AS953, AS957, AS975, AS979, AS1034, AS1037, AS1041, AS1042, AS1051, AS1052, AS1063, AS1074, AS1114, AS1161, AS1174, AS1208, AS1218, AS1222, AS1228, AS1237, AS1247, AS1269, AS1270, AS1276, AS1289, AS1313, AS1315, AS1318, AS1324, AS1340, AS1360, AS1382, AS1420, AS1461, AS1471, AS1493, AS1499, AS1514, AS1523, AS1526, AS1703, AS1704, AS1707, AS1716, AS1721, AS1758, AS1761, AS1762, AS1780, AS1799, AS1805, AS1813, AS1819, AS1852, AS1871, AS1876, AS1893, AS1901, AS1910, AS1915, AS1922, AS1938, AS2022, AS2072, AS2102, AS2160, AS2163, AS2282, AS2407, AS2425, AS2438, AS2458, AS2463, AS2476, AS2481, AS2496, AS2497, AS2499, AS2501, AS2504, AS2506, AS2516, AS2521, AS2595, AS2612, AS2635, AS2641,	<p>It is considered that the comments made have not raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed housing allocation.</p> <p>It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.</p> <p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.</p>

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS2642, AS2698, AS2704, AS2733, AS2744, AS2758, AS2763, AS2782, AS2784, AS2793, AS2814, AS2829, AS2834, AS2846, AS2869, AS2876, AS2887, AS2907, AS2908, AS2960, AS2977, AS2999, AS3051, AS3076, AS3119, AS3120, AS3123, AS3133, AS3136, AS3140, AS3152, AS3157, AS3162, AS3186, AS3220, AS3236, AS3241, AS3244, AS3249, AS3268, AS3277, AS3279, AS3280, AS3284, AS3318, AS3320, AS3328, AS3355, AS3372, AS3373, AS3376, AS3385, AS3395, AS3409, AS3437, AS3441, AS3446, AS3450, AS3464, AS3465, AS3471, AS3476, AS3481, AS3487, AS3489, AS3506, AS3536, AS3550, AS3553, AS3556, AS3557, AS3558, AS3579, AS3614, AS3615, AS3628, AS3658, AS3667, AS3675, AS3686, AS3687, AS3707, AS3726, AS3730, AS3764, AS3773, AS3774, AS3781, AS3787, AS3812, AS3821, AS3837, AS3839, AS3847, AS3855, AS5158, AS5165, AS5186, AS5383, AS5419, AS5472, AS5520, AS5596, AS5642, AS5646, AS5658, AS5665, AS5676, AS5679, AS5720, AS5751, AS5786, AS5797, AS5814, AS5881, AS5903, AS6006, AS6015, AS6020, AS6028, AS6089, AS6148, AS6189, AS6210, AS6214, AS6218, AS6223, AS6224,	
A large amount of development has already been granted in the local area.	AS39, AS47, AS68, AS81, AS99, AS142, AS146, AS156, AS163, AS170, AS172, AS181, AS255,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS267, AS268, AS270, AS277, AS310, AS321, AS353, AS383, AS386, AS418, AS425, AS434, AS451, AS453, AS469, AS470, AS478, AS482, AS483, AS497, AS503, AS539, AS545, AS546, AS550, AS557, AS610, AS652, AS682, AS693, AS711, AS718, AS722, AS727, AS732, AS735, AS746, AS756, AS757, AS758, AS768, AS782, AS786, AS792, AS797, AS818, AS822, AS823, AS844, AS846, AS852, AS861, AS914, AS918, AS938, AS957, AS970, AS1034, AS1037, AS1051, AS1052, AS1054, AS1063, AS1068, AS1074, AS1084, AS1126, AS1136, AS1142, AS1157, AS1161, AS1164, AS1167, AS1174, AS1222, AS1224, AS1237, AS1247, AS1269, AS1276, AS1313, AS1315, AS1318, AS1324, AS1340, AS1360, AS1361, AS1382, AS1390, AS1394, AS1408, AS1411, AS1420, AS1431, AS1446, AS1471, AS1484, AS1491, AS1514, AS1523, AS1526, AS1527, AS1566, AS1703, AS1704, AS1707, AS1716, AS1758, AS1761, AS1762, AS1773, AS1780, AS1799, AS1801, AS1805, AS1813, AS1819, AS1867, AS1871, AS1876, AS1893, AS1901, AS1909, AS1910, AS1915, AS1922, AS1938, AS2022, AS2025, AS2058, AS2061, AS2064, AS2072, AS2074, AS2098, AS2102, AS2122, AS2153, AS2163, AS2181, AS2187, AS2198, AS2266, AS2281, AS2282, AS2295, AS2315, AS2364, AS2383, AS2392, AS2407, AS2413, AS2421, AS2425, AS2438, AS2442, AS2449,	

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Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS2452, AS2458, AS2461, AS2463, AS2472, AS2476, AS2481, AS2492, AS2496, AS2497, AS2499, AS2501, AS2504, AS2506, AS2515, AS2518, AS2521, AS2572, AS2574, AS2586, AS2590, AS2591, AS2603, AS2612, AS2635, AS2641, AS2642, AS2647, AS2698, AS2704, AS2710, AS2733, AS2738, AS2744, AS2758, AS2763, AS2772, AS2782, AS2784, AS2793, AS2804, AS2814, AS2824, AS2829, AS2834, AS2835, AS2846, AS2855, AS2866, AS2869, AS2872, AS2876, AS2882, AS2887, AS2907, AS2908, AS2943, AS2963, AS2983, AS2999, AS3009, AS3049, AS3051, AS3057, AS3076, AS3086, AS3119, AS3133, AS3136, AS3140, AS3144, AS3157, AS3162, AS3177, AS3186, AS3233, AS3244, AS3249, AS3268, AS3277, AS3279, AS3280, AS3314, AS3318, AS3320, AS3328, AS3364, AS3372, AS3373, AS3376, AS3385, AS3395, AS3409, AS3437, AS3442, AS3446, AS3450, AS3451, AS3457, AS3464, AS3465, AS3476, AS3481, AS3487, AS3489, AS3536, AS3548, AS3550, AS3553, AS3556, AS3557, AS3558, AS3563, AS3569, AS3614, AS3615, AS3628, AS3630, AS3655, AS3658, AS3667, AS3675, AS3687, AS3707, AS3726, AS3753, AS3764, AS3773, AS3781, AS3782, AS3784, AS3787, AS3812, AS3821, AS3837, AS3847, AS3852, AS3855,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS5249, AS5275, AS5338, AS5383, AS5384, AS5396, AS5411, AS5430, AS5455, AS5459, AS5472, AS5482, AS5486, AS5501, AS5512, AS5520, AS5572, AS5580, AS5628, AS5651, AS5653, AS5671, AS5676, AS5679, AS5684, AS5698, AS5714, AS5746, AS5783, AS5786, AS5787, AS5795, AS5797, AS5822, AS5837, AS5842, AS5846, AS5881, AS5892, AS5897, AS5906, AS5934, AS5964, AS6006, AS6015, AS6020, AS6054, AS6081, AS6089, AS6095, AS6100, AS6102, AS6125, AS6129, AS6134, AS6140, AS6171, AS6174, AS6182, AS6189, AS6195, AS6210, AS6214, AS6218, AS6223, AS6224, AS6228, AS5138, AS571, AS738,	
The site is outside the current development limit.	AS99, AS156, AS321, AS363, AS379, AS434, AS610, AS722, AS782, AS790, AS823, AS846, AS864, AS953, AS970, AS1208, AS1218, AS1222, AS1228, AS1313, AS1315, AS1318, AS1324, AS1360, AS1535, AS1707, AS1758, AS1785, AS1799, AS1805, AS1867, AS1871, AS1881, AS1915, AS2102, AS2153, AS2282, AS2315, AS2358, AS2407, AS2438, AS2472, AS2496, AS2497, AS2499, AS2501, AS2506, AS2572, AS2590, AS2591, AS2603, AS2635, AS2641, AS2763, AS2793, AS2804, AS2814, AS2829, AS2834, AS2846, AS2869, AS2876, AS2882, AS2907, AS2908, AS2943, AS2983, AS2999, AS3009, AS3051, AS3086,	



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Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS3119, AS3136, AS3236, AS3241, AS3249, AS3268, AS3279, AS3318, AS3373, AS3376, AS3409, AS3446, AS3464, AS3465, AS3476, AS3481, AS3489, AS3536, AS3557, AS3569, AS3661, AS3667, AS3707, AS3712, AS3722, AS3726, AS3730, AS3753, AS3781, AS3812, AS3821, AS3837, AS5383, AS5472, AS5679, AS5881, AS5923, AS6065, AS6210, AS6214, AS6218, AS6223, AS6224,	
Previous applications to develop the site have been refused.	AS99, AS170, AS321, AS425, AS756, AS786, AS797, AS914, AS1222, AS1269, AS1276, AS1318, AS1324, AS1526, AS1579, AS1799, AS1805, AS1867, AS1915, AS2096, AS2266, AS2315, AS2407, AS2461, AS2499, AS2501, AS2538, AS2595, AS2635, AS2641, AS2733, AS2763, AS2834, AS2835, AS2846, AS2869, AS2907, AS2908, AS3144, AS3170, AS3171, AS3220, AS3279, AS3318, AS3328, AS3337, AS3355, AS3409, AS3465, AS3490, AS3553, AS3557, AS3563, AS3687, AS3726, AS3781, AS3812, AS3837, AS3839, AS3855, AS5760, AS5816, AS6081, AS6210, AS6214, AS6218, AS6223, AS6224,	
No local need for additional housing.	AS81, AS92, AS99, AS142, AS145, AS156, AS170, AS255, AS268, AS321, AS425, AS453, AS469, AS470, AS503, AS545, AS546, AS554, AS557, AS693, AS695, AS746, AS747, AS756, AS809, AS823, AS846, AS854, AS914, AS938, AS948, AS970, AS1034, AS1037, AS1041,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS1042, AS1051, AS1052, AS1063, AS1074, AS1098, AS1164, AS1208, AS1222, AS1237, AS1247, AS1324, AS1446, AS1471, AS1499, AS1514, AS1535, AS1703, AS1707, AS1716, AS1732, AS1758, AS1785, AS1799, AS1805, AS1813, AS1815, AS1817, AS1819, AS1876, AS1910, AS1915, AS1922, AS1938, AS1956, AS2022, AS2025, AS2036, AS2072, AS2074, AS2102, AS2153, AS2181, AS2198, AS2358, AS2413, AS2421, AS2438, AS2446, AS2452, AS2458, AS2476, AS2481, AS2496, AS2499, AS2501, AS2506, AS2521, AS2574, AS2586, AS2635, AS2641, AS2733, AS2738, AS2763, AS2772, AS2793, AS2804, AS2814, AS2829, AS2834, AS2846, AS2855, AS2866, AS2869, AS2876, AS2882, AS2890, AS2999, AS3076, AS3119, AS3123, AS3125, AS3133, AS3140, AS3152, AS3184, AS3233, AS3249, AS3268, AS3279, AS3280, AS3284, AS3318, AS3364, AS3372, AS3373, AS3409, AS3441, AS3446, AS3451, AS3465, AS3471, AS3476, AS3487, AS3489, AS3506, AS3510, AS3536, AS3548, AS3553, AS3556, AS3557, AS3579, AS3661, AS3667, AS3686, AS3687, AS3726, AS3766, AS3773, AS3774, AS3781, AS3782, AS3812, AS3821, AS3837, AS3847, AS3855, AS5338, AS5383, AS5411, AS5472, AS5596, AS5608, AS5628, AS5651, AS5653,	

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS5760, AS5795, AS5881, AS5897, AS5965, AS6054, AS6071, AS6076, AS6081, AS6089, AS6171, AS6182, AS738,	
Local infrastructure cannot cope.	AS12, AS35, AS39, AS47, AS56, AS68, AS81, AS90, AS92, AS99, AS111, AS113, AS142, AS145, AS146, AS156, AS163, AS164, AS170, AS172, AS267, AS268, AS277, AS310, AS321, AS325, AS345, AS353, AS363, AS379, AS386, AS410, AS418, AS425, AS434, AS451, AS453, AS469, AS470, AS478, AS482, AS483, AS497, AS503, AS512, AS539, AS545, AS546, AS550, AS554, AS557, AS559, AS610, AS652, AS685, AS693, AS695, AS711, AS715, AS718, AS722, AS727, AS732, AS735, AS738, AS746, AS747, AS756, AS757, AS758, AS764, AS768, AS782, AS784, AS786, AS792, AS797, AS804, AS809, AS823, AS844, AS846, AS847, AS852, AS854, AS864, AS914, AS918, AS938, AS948, AS953, AS957, AS970, AS975, AS979, AS1034, AS1037, AS1041, AS1042, AS1051, AS1052, AS1054, AS1057, AS1063, AS1068, AS1074, AS1084, AS1098, AS1114, AS1126, AS1136, AS1142, AS1157, AS1160, AS1161, AS1164, AS1167, AS1174, AS1208, AS1218, AS1222, AS1224, AS1228, AS1237, AS1247, AS1269, AS1270, AS1276, AS1289, AS1313, AS1315, AS1318, AS1324, AS1340, AS1349, AS1360, AS1361, AS1382, AS1394, AS1408, AS1420, AS1436, AS1446, AS1457, AS1461, AS1462, AS1465, AS1469, AS1471, AS1484, AS1491, AS1493, AS1499, AS1514, AS1523, AS1526, AS1527,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS1535, AS1578, AS1620, AS1682, AS1703, AS1704, AS1707, AS1716, AS1718, AS1721, AS1754, AS1758, AS1761, AS1780, AS1784, AS1785, AS1799, AS1801, AS1805, AS1813, AS1815, AS1817, AS1819, AS1823, AS1837, AS1852, AS1865, AS1867, AS1871, AS1876, AS1881, AS1893, AS1901, AS1909, AS1910, AS1915, AS1922, AS1931, AS1938, AS1956, AS2022, AS2031, AS2036, AS2058, AS2060, AS2064, AS2065, AS2069, AS2072, AS2074, AS2077, AS2081, AS2098, AS2102, AS2138, AS2153, AS2160, AS2163, AS2181, AS2187, AS2198, AS2199, AS2212, AS2266, AS2282, AS2295, AS2315, AS2358, AS2364, AS2383, AS2392, AS2407, AS2413, AS2421, AS2425, AS2438, AS2442, AS2446, AS2449, AS2452, AS2458, AS2461, AS2463, AS2472, AS2476, AS2481, AS2492, AS2496, AS2497, AS2499, AS2501, AS2504, AS2506, AS2515, AS2516, AS2518, AS2521, AS2538, AS2551, AS2554, AS2555, AS2572, AS2574, AS2586, AS2590, AS2591, AS2595, AS2603, AS2612, AS2635, AS2641, AS2642, AS2647, AS2698, AS2704, AS2710, AS2733, AS2743, AS2744, AS2755, AS2758, AS2763, AS2772, AS2782, AS2784, AS2793, AS2804, AS2814, AS2824, AS2829, AS2834, AS2835, AS2846, AS2866, AS2869, AS2872, AS2876, AS2881,	

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS2882, AS2887, AS2890, AS2907, AS2908, AS2943, AS2960, AS2963, AS2977, AS2983, AS2999, AS3005, AS3009, AS3011, AS3051, AS3071, AS3076, AS3086, AS3099, AS3119, AS3120, AS3125, AS3133, AS3136, AS3140, AS3144, AS3152, AS3157, AS3162, AS3170, AS3171, AS3177, AS3184, AS3186, AS3189, AS3220, AS3233, AS3236, AS3241, AS3244, AS3249, AS3268, AS3277, AS3279, AS3280, AS3284, AS3314, AS3318, AS3320, AS3328, AS3337, AS3355, AS3364, AS3372, AS3373, AS3376, AS3385, AS3395, AS3403, AS3409, AS3425, AS3426, AS3437, AS3440, AS3441, AS3442, AS3446, AS3450, AS3451, AS3457, AS3464, AS3465, AS3471, AS3476, AS3481, AS3487, AS3489, AS3490, AS3501, AS3502, AS3503, AS3504, AS3506, AS3536, AS3548, AS3550, AS3553, AS3556, AS3557, AS3558, AS3563, AS3569, AS3579, AS3586, AS3614, AS3615, AS3628, AS3630, AS3655, AS3658, AS3661, AS3667, AS3675, AS3676, AS3686, AS3687, AS3693, AS3707, AS3712, AS3722, AS3726, AS3730, AS3753, AS3755, AS3764, AS3766, AS3768, AS3773, AS3774, AS3781, AS3782, AS3784, AS3787, AS3789, AS3798, AS3812, AS3821, AS3837, AS3839, AS3847, AS3852, AS3855, AS4980, AS5141, AS5192, AS5226, AS5249, AS5275,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS5276, AS5338, AS5359, AS5370, AS5374, AS5376, AS5383, AS5384, AS5389, AS5403, AS5408, AS5430, AS5468, AS5472, AS5482, AS5499, AS5512, AS5572, AS5588, AS5596, AS5608, AS5620, AS5643, AS5651, AS5653, AS5661, AS5665, AS5676, AS5684, AS5689, AS5698, AS5709, AS5714, AS5741, AS5744, AS5746, AS5751, AS5778, AS5779, AS5783, AS5786, AS5787, AS5788, AS5795, AS5797, AS5799, AS5809, AS5813, AS5814, AS5816, AS5822, AS5823, AS5827, AS5830, AS5837, AS5842, AS5846, AS5883, AS5886, AS5889, AS5903, AS5906, AS5907, AS5922, AS5925, AS5934, AS5948, AS5963, AS5965, AS5973, AS5985, AS5993, AS6004, AS6006, AS6015, AS6019, AS6020, AS6028, AS6039, AS6054, AS6057, AS6066, AS6070, AS6071, AS6076, AS6077, AS6081, AS6082, AS6089, AS6093, AS6100, AS6109, AS6113, AS6125, AS6126, AS6129, AS6134, AS6138, AS6140, AS6143, AS6147, AS6148, AS6169, AS6182, AS6189, AS6199, AS6210, AS6214, AS6218, AS6223, AS6224, AS6243, AS6244, AS6251, AS6254, AS3137, AS706, AS707,	
Negative impact on local roads/traffic.	AS12, AS35, AS39, AS47, AS56, AS68, AS81, AS90, AS92, AS99, AS111, AS113, AS142, AS145, AS146, AS156, AS163, AS164, AS170, AS172, AS175, AS181, AS255, AS267, AS268, AS270, AS277, AS310, AS321,	

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS325, AS335, AS353, AS379, AS383, AS386, AS393, AS410, AS418, AS425, AS434, AS451, AS453, AS469, AS470, AS475, AS478, AS482, AS483, AS497, AS503, AS508, AS512, AS539, AS545, AS546, AS550, AS554, AS557, AS559, AS581, AS585, AS596, AS610, AS652, AS685, AS687, AS692, AS693, AS694, AS695, AS706, AS707, AS711, AS715, AS718, AS722, AS727, AS732, AS735, AS738, AS746, AS747, AS756, AS757, AS758, AS764, AS768, AS778, AS782, AS784, AS786, AS790, AS792, AS797, AS804, AS807, AS809, AS818, AS822, AS823, AS827, AS844, AS846, AS847, AS852, AS854, AS855, AS859, AS861, AS864, AS898, AS900, AS914, AS918, AS938, AS946, AS948, AS953, AS957, AS970, AS975, AS979, AS1034, AS1037, AS1041, AS1042, AS1051, AS1052, AS1054, AS1057, AS1063, AS1070, AS1074, AS1084, AS1098, AS1114, AS1126, AS1136, AS1142, AS1157, AS1160, AS1161, AS1164, AS1165, AS1167, AS1174, AS1208, AS1218, AS1222, AS1224, AS1228, AS1237, AS1247, AS1269, AS1270, AS1276, AS1289, AS1313, AS1315, AS1318, AS1324, AS1340, AS1349, AS1360, AS1361, AS1382, AS1394, AS1407, AS1408, AS1420, AS1431, AS1441, AS1446, AS1457, AS1461, AS1462, AS1465, AS1469, AS1471, AS1484, AS1491, AS1493, AS1499, AS1514, AS1523, AS1526, AS1527, AS1535, AS1566, AS1578, AS1579, AS1580, AS1620, AS1682, AS1703, AS1704, AS1707, AS1716,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS1718, AS1721, AS1732, AS1744, AS1754, AS1758, AS1761, AS1762, AS1773, AS1780, AS1784, AS1785, AS1799, AS1801, AS1805, AS1813, AS1815, AS1817, AS1819, AS1823, AS1837, AS1852, AS1865, AS1867, AS1871, AS1876, AS1881, AS1893, AS1901, AS1909, AS1910, AS1915, AS1922, AS1931, AS1938, AS1956, AS2022, AS2025, AS2028, AS2031, AS2036, AS2042, AS2044, AS2050, AS2058, AS2060, AS2061, AS2064, AS2065, AS2069, AS2072, AS2074, AS2077, AS2081, AS2090, AS2096, AS2098, AS2102, AS2122, AS2123, AS2124, AS2138, AS2153, AS2160, AS2163, AS2181, AS2187, AS2198, AS2199, AS2212, AS2266, AS2281, AS2282, AS2295, AS2315, AS2321, AS2336, AS2358, AS2364, AS2367, AS2383, AS2392, AS2407, AS2413, AS2421, AS2425, AS2438, AS2442, AS2446, AS2449, AS2452, AS2458, AS2461, AS2463, AS2472, AS2476, AS2481, AS2492, AS2496, AS2497, AS2499, AS2501, AS2504, AS2506, AS2515, AS2516, AS2518, AS2538, AS2551, AS2554, AS2555, AS2572, AS2574, AS2586, AS2590, AS2591, AS2595, AS2603, AS2612, AS2635, AS2641, AS2642, AS2647, AS2698, AS2704, AS2710, AS2733, AS2738, AS2743, AS2744, AS2755, AS2758, AS2763, AS2772, AS2782, AS2784, AS2793, AS2814,	



## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS2829, AS2834, AS2835, AS2846, AS2855, AS2866, AS2869, AS2872, AS2876, AS2881, AS2882, AS2887, AS2890, AS2907, AS2908, AS2943, AS2960, AS2963, AS2969, AS2977, AS2983, AS2998, AS2999, AS3005, AS3009, AS3011, AS3045, AS3049, AS3051, AS3057, AS3066, AS3071, AS3076, AS3086, AS3099, AS3119, AS3120, AS3123, AS3125, AS3133, AS3136, AS3140, AS3144, AS3152, AS3157, AS3162, AS3170, AS3171, AS3177, AS3184, AS3186, AS3189, AS3220, AS3233, AS3236, AS3241, AS3244, AS3247, AS3249, AS3268, AS3277, AS3279, AS3280, AS3284, AS3314, AS3318, AS3320, AS3328, AS3336, AS3337, AS3355, AS3364, AS3372, AS3373, AS3376, AS3385, AS3395, AS3403, AS3409, AS3425, AS3426, AS3437, AS3440, AS3441, AS3442, AS3446, AS3450, AS3451, AS3457, AS3464, AS3465, AS3471, AS3476, AS3481, AS3487, AS3489, AS3490, AS3501, AS3502, AS3503, AS3504, AS3506, AS3510, AS3536, AS3548, AS3550, AS3553, AS3556, AS3557, AS3558, AS3563, AS3569, AS3579, AS3586, AS3614, AS3615, AS3628, AS3630, AS3655, AS3658, AS3661, AS3667, AS3675, AS3676, AS3686, AS3687, AS3693, AS3707, AS3712, AS3722, AS3726, AS3730, AS3753, AS3755, AS3764, AS3766, AS3768, AS3773,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS3774, AS3781, AS3784, AS3787, AS3789, AS3798, AS3812, AS3821, AS3837, AS3839, AS3847, AS3852, AS3855, AS4980, AS5083, AS5135, AS5141, AS5148, AS5155, AS5158, AS5165, AS5192, AS5197, AS5216, AS5221, AS5249, AS5275, AS5276, AS5331, AS5338, AS5355, AS5359, AS5368, AS5370, AS5374, AS5376, AS5383, AS5384, AS5389, AS5396, AS5403, AS5408, AS5411, AS5421, AS5430, AS5453, AS5455, AS5459, AS5468, AS5472, AS5482, AS5486, AS5501, AS5512, AS5520, AS5554, AS5564, AS5567, AS5571, AS5572, AS5580, AS5584, AS5588, AS5590, AS5596, AS5608, AS5615, AS5620, AS5625, AS5632, AS5637, AS5641, AS5642, AS5643, AS5646, AS5651, AS5653, AS5658, AS5661, AS5668, AS5671, AS5674, AS5676, AS5679, AS5684, AS5689, AS5693, AS5695, AS5698, AS5704, AS5708, AS5709, AS5714, AS5716, AS5720, AS5741, AS5744, AS5746, AS5751, AS5760, AS5778, AS5779, AS5783, AS5786, AS5787, AS5788, AS5795, AS5797, AS5799, AS5813, AS5814, AS5815, AS5816, AS5822, AS5823, AS5827, AS5830, AS5837, AS5842, AS5846, AS5849, AS5854, AS5873, AS5876, AS5881, AS5883, AS5886, AS5891, AS5892, AS5893, AS5897, AS5906, AS5907, AS5910, AS5915, AS5919, AS5920, AS5922,	

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS5923, AS5925, AS5932, AS5934, AS5935, AS5948, AS5949, AS5963, AS5964, AS5965, AS5973, AS5979, AS5985, AS5993, AS6004, AS6006, AS6011, AS6015, AS6019, AS6020, AS6024, AS6028, AS6032, AS6037, AS6039, AS6045, AS6048, AS6054, AS6057, AS6065, AS6070, AS6071, AS6076, AS6077, AS6081, AS6082, AS6083, AS6093, AS6100, AS6102, AS6109, AS6113, AS6125, AS6126, AS6129, AS6134, AS6138, AS6140, AS6143, AS6147, AS6148, AS6152, AS6160, AS6171, AS6172, AS6174, AS6177, AS6179, AS6182, AS6189, AS6195, AS6199, AS6208, AS6210, AS6214, AS6218, AS6223, AS6224, AS6228, AS6237, AS6243, AS6244, AS6251, AS6254, AS6259, AS2, AS78, AS363, AS3027, AS3218	
No or poor access to public transport.	AS39, AS47, AS56, AS99, AS142, AS145, AS146, AS156, AS172, AS267, AS268, AS277, AS321, AS353, AS363, AS386, AS425, AS497, AS512, AS554, AS559, AS610, AS693, AS694, AS706, AS707, AS715, AS718, AS722, AS732, AS735, AS738, AS746, AS756, AS786, AS797, AS809, AS846, AS852, AS854, AS864, AS938, AS957, AS975, AS979, AS1034, AS1037, AS1042, AS1051, AS1052, AS1054, AS1074, AS1098, AS1164, AS1208, AS1218, AS1228, AS1247, AS1276, AS1313, AS1315, AS1318, AS1324, AS1394, AS1446, AS1471, AS1484, AS1493, AS1499, AS1716, AS1754, AS1758, AS1761, AS1784,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS1785, AS1799, AS1801, AS1805, AS1813, AS1837, AS1852, AS1881, AS1893, AS1909, AS1910, AS1922, AS1956, AS2022, AS2064, AS2065, AS2074, AS2096, AS2098, AS2102, AS2199, AS2212, AS2282, AS2315, AS2358, AS2421, AS2438, AS2458, AS2463, AS2472, AS2492, AS2496, AS2497, AS2504, AS2506, AS2518, AS2574, AS2586, AS2595, AS2612, AS2635, AS2641, AS2647, AS2698, AS2704, AS2710, AS2733, AS2744, AS2763, AS2772, AS2804, AS2834, AS2835, AS2846, AS2869, AS2872, AS2887, AS2907, AS2908, AS2943, AS2999, AS3009, AS3071, AS3076, AS3086, AS3099, AS3120, AS3123, AS3133, AS3136, AS3152, AS3184, AS3189, AS3220, AS3233, AS3236, AS3241, AS3247, AS3249, AS3277, AS3279, AS3284, AS3314, AS3320, AS3337, AS3355, AS3364, AS3372, AS3373, AS3376, AS3385, AS3395, AS3403, AS3425, AS3426, AS3437, AS3441, AS3450, AS3457, AS3465, AS3476, AS3481, AS3490, AS3501, AS3502, AS3503, AS3504, AS3506, AS3536, AS3553, AS3556, AS3557, AS3558, AS3563, AS3569, AS3586, AS3628, AS3630, AS3658, AS3661, AS3667, AS3676, AS3686, AS3687, AS3693, AS3707, AS3712, AS3722, AS3726, AS3730, AS3753, AS3755, AS3764, AS3766, AS3773, AS3774, AS3781, AS3784,	

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS3787, AS3812, AS3837, AS3839, AS3847, AS3852, AS3855, AS5430, AS5512, AS5596, AS5651, AS5653, AS5661, AS5679, AS5684, AS5714, AS5795, AS5849, AS5934, AS6065, AS6081, AS6143, AS6189, AS6210, AS6214, AS6218, AS6223, AS6224, AS2,	
Local schools are full.	AS12, AS39, AS47, AS56, AS68, AS81, AS90, AS92, AS99, AS113, AS142, AS145, AS146, AS156, AS163, AS170, AS172, AS267, AS268, AS277, AS310, AS321, AS325, AS345, AS353, AS363, AS386, AS418, AS425, AS434, AS451, AS453, AS482, AS497, AS503, AS512, AS545, AS546, AS550, AS554, AS557, AS559, AS610, AS652, AS682, AS693, AS718, AS722, AS732, AS735, AS738, AS746, AS747, AS756, AS782, AS786, AS797, AS804, AS809, AS844, AS846, AS847, AS852, AS864, AS914, AS938, AS948, AS957, AS970, AS979, AS1034, AS1037, AS1041, AS1042, AS1051, AS1052, AS1054, AS1063, AS1068, AS1074, AS1098, AS1114, AS1142, AS1167, AS1208, AS1218, AS1228, AS1237, AS1247, AS1269, AS1276, AS1289, AS1313, AS1315, AS1318, AS1324, AS1340, AS1349, AS1360, AS1420, AS1471, AS1484, AS1491, AS1493, AS1499, AS1514, AS1523, AS1526, AS1527, AS1535, AS1579, AS1580, AS1703, AS1707, AS1716, AS1721, AS1754, AS1758, AS1761, AS1762, AS1773, AS1780, AS1785, AS1799, AS1801, AS1805, AS1813, AS1819, AS1823, AS1837, AS1852, AS1865, AS1876,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS1881, AS1893, AS1901, AS1909, AS1910, AS1915, AS1938, AS2022, AS2064, AS2069, AS2072, AS2074, AS2081, AS2098, AS2102, AS2122, AS2153, AS2160, AS2163, AS2181, AS2198, AS2199, AS2212, AS2266, AS2282, AS2315, AS2358, AS2364, AS2383, AS2392, AS2421, AS2425, AS2438, AS2446, AS2449, AS2452, AS2458, AS2461, AS2463, AS2472, AS2476, AS2481, AS2492, AS2496, AS2497, AS2499, AS2501, AS2504, AS2506, AS2516, AS2518, AS2521, AS2572, AS2574, AS2586, AS2590, AS2591, AS2603, AS2612, AS2635, AS2641, AS2698, AS2704, AS2733, AS2743, AS2744, AS2758, AS2763, AS2782, AS2784, AS2793, AS2804, AS2814, AS2829, AS2834, AS2835, AS2846, AS2869, AS2872, AS2887, AS2907, AS2908, AS2960, AS2977, AS2983, AS2999, AS3005, AS3009, AS3051, AS3066, AS3076, AS3086, AS3120, AS3133, AS3136, AS3140, AS3186, AS3189, AS3220, AS3233, AS3236, AS3241, AS3244, AS3249, AS3268, AS3277, AS3279, AS3280, AS3284, AS3318, AS3320, AS3328, AS3337, AS3355, AS3364, AS3372, AS3373, AS3376, AS3385, AS3395, AS3403, AS3425, AS3426, AS3437, AS3441, AS3442, AS3446, AS3450, AS3451, AS3457, AS3464, AS3465, AS3476, AS3481, AS3487, AS3489, AS3490, AS3506,	

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS3536, AS3548, AS3550, AS3553, AS3557, AS3558, AS3563, AS3628, AS3658, AS3661, AS3667, AS3675, AS3676, AS3693, AS3726, AS3730, AS3753, AS3755, AS3764, AS3766, AS3773, AS3774, AS3781, AS3782, AS3784, AS3787, AS3812, AS3821, AS3837, AS3839, AS3847, AS3852, AS3855, AS5249, AS5276, AS5338, AS5374, AS5383, AS5384, AS5396, AS5430, AS5472, AS5512, AS5554, AS5564, AS5567, AS5571, AS5580, AS5590, AS5596, AS5620, AS5643, AS5661, AS5668, AS5695, AS5709, AS5714, AS5720, AS5746, AS5751, AS5760, AS5787, AS5788, AS5795, AS5797, AS5822, AS5853, AS5873, AS5881, AS5883, AS5897, AS5910, AS6006, AS6015, AS6020, AS6028, AS6054, AS6070, AS6077, AS6095, AS6102, AS6109, AS6125, AS6129, AS6179, AS6189, AS6210, AS6214, AS6218, AS6223, AS6224, AS6228, AS6243, AS2, AS78, AS757, AS757, AS846,	
No or poor access to shops and services.	AS12, AS39, AS47, AS56, AS68, AS81, AS90, AS92, AS99, AS113, AS142, AS145, AS146, AS156, AS163, AS170, AS172, AS267, AS268, AS277, AS310, AS321, AS325, AS345, AS353, AS363, AS386, AS418, AS425, AS434, AS451, AS453, AS482, AS497, AS503, AS512, AS545, AS546, AS550, AS554, AS557, AS559, AS610, AS652, AS682, AS693, AS718, AS722, AS732, AS735, AS738, AS746, AS747, AS756, AS782, AS786, AS797, AS804, AS809, AS844, AS846, AS847,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS852, AS864, AS914, AS938, AS948, AS957, AS970, AS979, AS1034, AS1037, AS1041, AS1042, AS1051, AS1052, AS1054, AS1063, AS1068, AS1074, AS1098, AS1114, AS1142, AS1167, AS1208, AS1218, AS1228, AS1237, AS1247, AS1269, AS1276, AS1289, AS1313, AS1315, AS1318, AS1324, AS1340, AS1349, AS1360, AS1420, AS1471, AS1484, AS1491, AS1493, AS1499, AS1514, AS1523, AS1526, AS1527, AS1535, AS1579, AS1580, AS1703, AS1707, AS1716, AS1721, AS1754, AS1758, AS1761, AS1762, AS1773, AS1780, AS1785, AS1799, AS1801, AS1805, AS1813, AS1819, AS1823, AS1837, AS1852, AS1865, AS1876, AS1881, AS1893, AS1901, AS1909, AS1910, AS1915, AS1938, AS2022, AS2064, AS2069, AS2072, AS2074, AS2081, AS2098, AS2102, AS2122, AS2153, AS2160, AS2163, AS2181, AS2198, AS2199, AS2212, AS2266, AS2282, AS2315, AS2358, AS2364, AS2383, AS2392, AS2421, AS2425, AS2438, AS2446, AS2449, AS2452, AS2458, AS2461, AS2463, AS2472, AS2476, AS2481, AS2492, AS2496, AS2497, AS2499, AS2501, AS2504, AS2506, AS2516, AS2518, AS2521, AS2572, AS2574, AS2586, AS2590, AS2591, AS2603, AS2612, AS2635, AS2641, AS2698, AS2704, AS2733, AS2743, AS2744, AS2758, AS2763, AS2782, AS2784,	



## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS2793, AS2804, AS2814, AS2829, AS2834, AS2835, AS2846, AS2869, AS2872, AS2887, AS2907, AS2908, AS2960, AS2977, AS2983, AS2999, AS3005, AS3009, AS3051, AS3066, AS3076, AS3086, AS3120, AS3133, AS3136, AS3140, AS3186, AS3189, AS3220, AS3233, AS3236, AS3241, AS3244, AS3249, AS3268, AS3277, AS3279, AS3280, AS3284, AS3318, AS3320, AS3328, AS3337, AS3355, AS3364, AS3372, AS3373, AS3376, AS3385, AS3395, AS3403, AS3425, AS3426, AS3437, AS3441, AS3442, AS3446, AS3450, AS3451, AS3457, AS3464, AS3465, AS3476, AS3481, AS3487, AS3489, AS3490, AS3506, AS3536, AS3548, AS3550, AS3553, AS3557, AS3558, AS3563, AS3628, AS3658, AS3661, AS3667, AS3675, AS3676, AS3693, AS3726, AS3730, AS3753, AS3755, AS3764, AS3766, AS3773, AS3774, AS3781, AS3782, AS3784, AS3787, AS3812, AS3821, AS3837, AS3839, AS3847, AS3852, AS3855, AS5249, AS5276, AS5338, AS5374, AS5383, AS5384, AS5396, AS5430, AS5472, AS5512, AS5554, AS5564, AS5567, AS5571, AS5580, AS5590, AS5596, AS5620, AS5643, AS5661, AS5668, AS5695, AS5709, AS5714, AS5720, AS5746, AS5751, AS5760, AS5787, AS5788, AS5795, AS5797, AS5822, AS5853, AS5873, AS5881, AS5883,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS5897, AS5910, AS6006, AS6015, AS6020, AS6028, AS6054, AS6070, AS6077, AS6095, AS6102, AS6109, AS6125, AS6129, AS6179, AS6189, AS6210, AS6214, AS6218, AS6223, AS6224, AS6228, AS6243,	
Risk of flooding.	AS56, AS90, AS99, AS142, AS146, AS156, AS164, AS170, AS172, AS181, AS267, AS268, AS277, AS321, AS353, AS386, AS425, AS434, AS453, AS482, AS483, AS497, AS503, AS512, AS545, AS546, AS550, AS693, AS695, AS706, AS707, AS711, AS718, AS727, AS735, AS746, AS747, AS756, AS757, AS786, AS797, AS809, AS823, AS844, AS846, AS854, AS861, AS864, AS879, AS938, AS948, AS970, AS975, AS1034, AS1037, AS1041, AS1042, AS1063, AS1068, AS1074, AS1098, AS1126, AS1136, AS1157, AS1161, AS1164, AS1167, AS1247, AS1269, AS1324, AS1360, AS1361, AS1382, AS1394, AS1420, AS1446, AS1465, AS1471, AS1484, AS1491, AS1493, AS1499, AS1514, AS1526, AS1527, AS1535, AS1566, AS1578, AS1580, AS1704, AS1718, AS1721, AS1732, AS1754, AS1758, AS1761, AS1762, AS1780, AS1784, AS1785, AS1799, AS1801, AS1805, AS1813, AS1815, AS1819, AS1837, AS1852, AS1865, AS1867, AS1876, AS1881, AS1893, AS1901, AS1909, AS1910, AS1915, AS1931, AS1938, AS1956, AS2022, AS2050, AS2058, AS2072, AS2096, AS2098, AS2102, AS2122, AS2138, AS2153,	

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS2199, AS2212, AS2266, AS2282, AS2315, AS2358, AS2367, AS2383, AS2392, AS2407, AS2421, AS2425, AS2438, AS2442, AS2446, AS2449, AS2452, AS2458, AS2461, AS2463, AS2472, AS2481, AS2492, AS2496, AS2497, AS2499, AS2501, AS2504, AS2506, AS2516, AS2518, AS2551, AS2554, AS2555, AS2574, AS2586, AS2590, AS2591, AS2595, AS2603, AS2612, AS2635, AS2641, AS2642, AS2647, AS2704, AS2710, AS2733, AS2738, AS2743, AS2744, AS2758, AS2763, AS2772, AS2782, AS2784, AS2793, AS2814, AS2824, AS2834, AS2835, AS2846, AS2855, AS2866, AS2869, AS2872, AS2876, AS2882, AS2890, AS2907, AS2908, AS2943, AS2963, AS2977, AS2983, AS2999, AS3009, AS3036, AS3049, AS3051, AS3057, AS3066, AS3071, AS3086, AS3099, AS3119, AS3123, AS3125, AS3133, AS3136, AS3144, AS3152, AS3157, AS3162, AS3189, AS3220, AS3233, AS3236, AS3241, AS3249, AS3277, AS3279, AS3280, AS3318, AS3328, AS3337, AS3364, AS3372, AS3373, AS3376, AS3395, AS3403, AS3409, AS3425, AS3426, AS3437, AS3442, AS3446, AS3450, AS3457, AS3465, AS3476, AS3481, AS3487, AS3490, AS3506, AS3536, AS3553, AS3557, AS3558, AS3563, AS3586, AS3614, AS3615, AS3637, AS3658, AS3675, AS3676,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS3687, AS3693, AS3707, AS3712, AS3726, AS3753, AS3766, AS3774, AS3781, AS3812, AS3821, AS3837, AS3839, AS3847, AS3855, AS4373, AS5135, AS5155, AS5158, AS5249, AS5338, AS5383, AS5425, AS5472, AS5512, AS5520, AS5572, AS5580, AS5590, AS5642, AS5646, AS5704, AS5708, AS5709, AS5714, AS5716, AS5744, AS5778, AS5786, AS5815, AS5816, AS5827, AS5849, AS5853, AS5876, AS5881, AS5889, AS5892, AS5897, AS5907, AS5925, AS5934, AS5948, AS5963, AS6006, AS6015, AS6020, AS6054, AS6057, AS6060, AS6081, AS6089, AS6093, AS6095, AS6102, AS6125, AS6140, AS6147, AS6148, AS6169, AS6171, AS6174, AS6179, AS6189, AS6210, AS6214, AS6218, AS6223, AS6224, AS6228, AS6244, AS6251, AS6254, AS692, AS790, AS847, AS3167	
Risk of noise / light pollution.	AS12, AS68, AS475, AS512, AS596, AS692, AS693, AS778, AS797, AS846, AS948, AS5408, AS5440, AS5584, AS5679	
Negative impact on air quality.	AS12, AS68, AS512, AS546, AS585, AS692, AS693, AS746, AS778, AS797, AS846, AS879, AS948, AS1446, AS1514, AS2497, AS2876, AS3437, AS3764, AS5408, AS5440, AS5679, AS5689, AS5822, AS6126	
Negative impact on the landscape.	AS12, AS35, AS39, AS47, AS56, AS68, AS81, AS90, AS92, AS99, AS142, AS145, AS146, AS156, AS163, AS164, AS170, AS172, AS175, AS181, AS255, AS267, AS268, AS277, AS304, AS321,	

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS325, AS329, AS335, AS345, AS353, AS363, AS379, AS383, AS386, AS393, AS407, AS410, AS418, AS425, AS453, AS469, AS470, AS475, AS478, AS482, AS503, AS508, AS512, AS539, AS545, AS546, AS550, AS554, AS557, AS559, AS581, AS610, AS652, AS669, AS685, AS692, AS693, AS694, AS695, AS706, AS707, AS711, AS715, AS718, AS722, AS727, AS732, AS735, AS746, AS747, AS756, AS757, AS758, AS764, AS768, AS782, AS784, AS786, AS792, AS797, AS807, AS809, AS818, AS822, AS823, AS827, AS844, AS846, AS847, AS852, AS854, AS855, AS859, AS861, AS864, AS879, AS898, AS914, AS918, AS938, AS948, AS953, AS957, AS970, AS975, AS979, AS1034, AS1037, AS1041, AS1042, AS1051, AS1052, AS1054, AS1063, AS1068, AS1070, AS1074, AS1084, AS1098, AS1114, AS1126, AS1136, AS1160, AS1161, AS1164, AS1167, AS1174, AS1208, AS1218, AS1222, AS1224, AS1228, AS1237, AS1247, AS1269, AS1270, AS1276, AS1289, AS1313, AS1315, AS1318, AS1324, AS1340, AS1349, AS1360, AS1361, AS1382, AS1390, AS1394, AS1402, AS1408, AS1420, AS1436, AS1446, AS1457, AS1461, AS1462, AS1469, AS1471, AS1484, AS1491, AS1493, AS1499, AS1514, AS1523, AS1526, AS1527, AS1535, AS1578, AS1580, AS1682, AS1703, AS1704, AS1707, AS1716, AS1718, AS1721, AS1744, AS1754, AS1758, AS1761, AS1762, AS1773, AS1784, AS1785, AS1799, AS1801,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS1805, AS1813, AS1815, AS1819, AS1823, AS1837, AS1852, AS1865, AS1867, AS1871, AS1876, AS1881, AS1893, AS1901, AS1909, AS1910, AS1915, AS1922, AS1931, AS1938, AS1956, AS2022, AS2025, AS2028, AS2031, AS2036, AS2058, AS2060, AS2064, AS2065, AS2069, AS2072, AS2074, AS2081, AS2090, AS2098, AS2102, AS2122, AS2123, AS2124, AS2138, AS2153, AS2160, AS2163, AS2181, AS2187, AS2199, AS2212, AS2281, AS2282, AS2295, AS2315, AS2321, AS2358, AS2364, AS2367, AS2383, AS2392, AS2407, AS2413, AS2421, AS2425, AS2438, AS2442, AS2446, AS2449, AS2452, AS2458, AS2461, AS2463, AS2472, AS2481, AS2492, AS2496, AS2497, AS2499, AS2501, AS2504, AS2506, AS2515, AS2516, AS2521, AS2551, AS2554, AS2555, AS2574, AS2586, AS2590, AS2591, AS2595, AS2603, AS2612, AS2635, AS2641, AS2642, AS2647, AS2698, AS2704, AS2710, AS2733, AS2744, AS2758, AS2763, AS2772, AS2782, AS2784, AS2793, AS2814, AS2824, AS2829, AS2834, AS2835, AS2846, AS2855, AS2866, AS2869, AS2872, AS2876, AS2881, AS2882, AS2887, AS2890, AS2907, AS2908, AS2943, AS2977, AS2983, AS2999, AS3009, AS3036, AS3049, AS3051, AS3057, AS3066, AS3071, AS3076, AS3086, AS3099,	

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS3119, AS3120, AS3123, AS3125, AS3133, AS3136, AS3140, AS3152, AS3157, AS3162, AS3170, AS3171, AS3177, AS3184, AS3186, AS3189, AS3220, AS3233, AS3236, AS3241, AS3244, AS3247, AS3249, AS3268, AS3277, AS3279, AS3280, AS3284, AS3314, AS3318, AS3320, AS3328, AS3336, AS3337, AS3355, AS3364, AS3372, AS3373, AS3376, AS3385, AS3395, AS3403, AS3409, AS3425, AS3426, AS3437, AS3440, AS3441, AS3442, AS3446, AS3450, AS3451, AS3457, AS3464, AS3465, AS3471, AS3476, AS3481, AS3487, AS3489, AS3490, AS3506, AS3510, AS3536, AS3548, AS3550, AS3553, AS3556, AS3557, AS3558, AS3563, AS3569, AS3579, AS3586, AS3614, AS3615, AS3628, AS3630, AS3637, AS3655, AS3658, AS3661, AS3667, AS3675, AS3676, AS3687, AS3693, AS3707, AS3712, AS3722, AS3726, AS3730, AS3753, AS3755, AS3764, AS3766, AS3768, AS3773, AS3774, AS3781, AS3782, AS3784, AS3787, AS3789, AS3798, AS3812, AS3821, AS3837, AS3839, AS3847, AS3852, AS3855, AS4373, AS4397, AS4980, AS5083, AS5141, AS5148, AS5155, AS5173, AS5175, AS5186, AS5194, AS5200, AS5218, AS5249, AS5264, AS5275, AS5276, AS5331, AS5338, AS5359, AS5368, AS5370, AS5376, AS5383, AS5384, AS5389,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS5403, AS5408, AS5419, AS5421, AS5425, AS5430, AS5453, AS5455, AS5459, AS5468, AS5472, AS5499, AS5501, AS5512, AS5520, AS5572, AS5584, AS5590, AS5596, AS5620, AS5632, AS5641, AS5642, AS5643, AS5646, AS5651, AS5653, AS5658, AS5661, AS5665, AS5671, AS5674, AS5676, AS5679, AS5684, AS5689, AS5693, AS5698, AS5708, AS5714, AS5720, AS5741, AS5746, AS5760, AS5775, AS5778, AS5783, AS5786, AS5795, AS5799, AS5809, AS5814, AS5815, AS5816, AS5823, AS5830, AS5835, AS5837, AS5842, AS5846, AS5849, AS5881, AS5891, AS5892, AS5893, AS5897, AS5907, AS5910, AS5915, AS5923, AS5925, AS5932, AS5934, AS5935, AS5948, AS5949, AS5963, AS5964, AS5965, AS5973, AS5979, AS5985, AS5993, AS6004, AS6006, AS6015, AS6019, AS6020, AS6024, AS6028, AS6032, AS6039, AS6048, AS6054, AS6057, AS6060, AS6065, AS6066, AS6070, AS6077, AS6081, AS6093, AS6100, AS6102, AS6113, AS6125, AS6126, AS6129, AS6134, AS6140, AS6143, AS6147, AS6148, AS6152, AS6160, AS6169, AS6171, AS6172, AS6174, AS6177, AS6179, AS6182, AS6189, AS6210, AS6214, AS6218, AS6223, AS6224, AS6228, AS6237, AS2725, AS3137, AS2, AS78, AS170, AS682, AS738, AS746, AS790, AS847,	



## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
It is a greenfield site.	AS35, AS47, AS90, AS92, AS99, AS142, AS145, AS156, AS164, AS170, AS172, AS181, AS267, AS268, AS277, AS310, AS321, AS329, AS345, AS353, AS363, AS379, AS386, AS425, AS434, AS469, AS470, AS475, AS478, AS503, AS512, AS539, AS545, AS546, AS550, AS554, AS557, AS559, AS585, AS610, AS652, AS669, AS685, AS687, AS711, AS718, AS722, AS727, AS738, AS746, AS764, AS768, AS784, AS786, AS790, AS797, AS809, AS823, AS844, AS846, AS847, AS854, AS861, AS900, AS914, AS918, AS946, AS948, AS957, AS970, AS1034, AS1037, AS1098, AS1114, AS1126, AS1142, AS1167, AS1174, AS1218, AS1222, AS1228, AS1237, AS1247, AS1269, AS1270, AS1276, AS1289, AS1313, AS1315, AS1318, AS1324, AS1360, AS1361, AS1390, AS1411, AS1491, AS1514, AS1523, AS1578, AS1707, AS1716, AS1721, AS1732, AS1758, AS1773, AS1784, AS1799, AS1801, AS1805, AS1813, AS1852, AS1865, AS1871, AS1876, AS1881, AS1893, AS1909, AS1931, AS1938, AS2022, AS2072, AS2074, AS2098, AS2102, AS2122, AS2124, AS2138, AS2153, AS2160, AS2163, AS2181, AS2187, AS2199, AS2282, AS2358, AS2421, AS2438, AS2446, AS2458, AS2461, AS2463, AS2472, AS2476, AS2496, AS2497, AS2499, AS2501, AS2504, AS2515, AS2516, AS2518, AS2521, AS2574, AS2612, AS2635, AS2641, AS2647, AS2704, AS2710, AS2733, AS2744, AS2758,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS2763, AS2782, AS2784, AS2793, AS2804, AS2814, AS2829, AS2834, AS2835, AS2846, AS2855, AS2866, AS2869, AS2876, AS2882, AS2890, AS2907, AS2908, AS2943, AS2983, AS3005, AS3009, AS3011, AS3036, AS3051, AS3071, AS3086, AS3119, AS3120, AS3125, AS3136, AS3144, AS3152, AS3177, AS3184, AS3186, AS3220, AS3233, AS3236, AS3241, AS3244, AS3249, AS3268, AS3277, AS3279, AS3284, AS3318, AS3320, AS3328, AS3337, AS3364, AS3372, AS3373, AS3376, AS3437, AS3440, AS3442, AS3446, AS3450, AS3451, AS3464, AS3465, AS3476, AS3481, AS3487, AS3489, AS3510, AS3536, AS3550, AS3556, AS3557, AS3569, AS3579, AS3630, AS3637, AS3661, AS3667, AS3675, AS3687, AS3693, AS3712, AS3722, AS3726, AS3753, AS3766, AS3768, AS3773, AS3774, AS3781, AS3784, AS3787, AS3812, AS3821, AS3837, AS3839, AS3852, AS3855, AS4980, AS5083, AS5155, AS5275, AS5359, AS5403, AS5408, AS5425, AS5430, AS5468, AS5472, AS5499, AS5512, AS5520, AS5554, AS5564, AS5567, AS5571, AS5572, AS5584, AS5596, AS5625, AS5651, AS5653, AS5661, AS5665, AS5668, AS5671, AS5674, AS5679, AS5693, AS5695, AS5704, AS5714, AS5783, AS5786, AS5795, AS5809, AS5814, AS5816, AS5822,	

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS5827, AS5835, AS5846, AS5892, AS5907, AS5915, AS5920, AS5923, AS5935, AS5948, AS6006, AS6015, AS6020, AS6030, AS6039, AS6060, AS6077, AS6081, AS6093, AS6100, AS6113, AS6125, AS6126, AS6129, AS6134, AS6169, AS6172, AS6189, AS6210, AS6214, AS6218, AS6223, AS6224,	
The site is the Green Belt.	AS47, AS90, AS92, AS113, AS142, AS145, AS156, AS321, AS425, AS469, AS470, AS581, AS669, AS687, AS718, AS738, AS764, AS786, AS797, AS804, AS809, AS854, AS859, AS938, AS946, AS957, AS970, AS1051, AS1052, AS1098, AS1142, AS1208, AS1218, AS1228, AS1270, AS1315, AS1318, AS1361, AS1420, AS1431, AS1471, AS1484, AS1514, AS1578, AS1620, AS1716, AS1718, AS1744, AS1758, AS1780, AS1799, AS1801, AS1805, AS1813, AS1819, AS1867, AS1915, AS2102, AS2122, AS2153, AS2266, AS2358, AS2383, AS2392, AS2425, AS2438, AS2458, AS2461, AS2476, AS2497, AS2499, AS2504, AS2521, AS2551, AS2586, AS2590, AS2591, AS2595, AS2603, AS2612, AS2635, AS2641, AS2642, AS2704, AS2733, AS2744, AS2758, AS2763, AS2772, AS2782, AS2784, AS2829, AS2834, AS2846, AS2869, AS2890, AS2907, AS2908, AS3119, AS3123, AS3144, AS3170, AS3171, AS3189, AS3236, AS3241, AS3244, AS3249, AS3277, AS3279, AS3280,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS3318, AS3320, AS3364, AS3373, AS3385, AS3395, AS3403, AS3409, AS3425, AS3426, AS3446, AS3457, AS3464, AS3465, AS3481, AS3489, AS3536, AS3548, AS3550, AS3557, AS3563, AS3579, AS3637, AS3667, AS3675, AS3676, AS3693, AS3707, AS3712, AS3726, AS3773, AS3781, AS3784, AS3787, AS3812, AS3837, AS3839, AS3847, AS3852, AS3855, AS5249, AS5368, AS5384, AS5419, AS5482, AS5608, AS5646, AS5651, AS5653, AS5661, AS5665, AS5668, AS5671, AS5674, AS5679, AS5695, AS5708, AS5709, AS5720, AS5783, AS5786, AS5897, AS5903, AS5923, AS6006, AS6015, AS6020, AS6081, AS6093, AS6100, AS6113, AS6125, AS6126, AS6129, AS6174, AS6182, AS6189, AS6210, AS6214, AS6218, AS6223, AS6224,	
The site is in the Nidderdale Area of Outstanding Natural Beauty.	AS92, AS145, AS718, AS746, AS786, AS809, AS823, AS946, AS1315, AS1318, AS1340, AS1799, AS1805, AS1815, AS2153, AS2358, AS2461, AS2554, AS2555, AS2590, AS2591, AS2603, AS2635, AS2641, AS2733, AS2744, AS2782, AS2784, AS2804, AS2829, AS2834, AS2846, AS2869, AS2908, AS3119, AS3123, AS3125, AS3244, AS3279, AS3446, AS3465, AS3490, AS3510, AS3557, AS3667, AS3726, AS3774, AS3781, AS3812, AS3837, AS3839, AS3847, AS3852, AS3855, AS5590, AS5596, AS146, AS156,	

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS277, AS304, AS353, AS363, AS386, AS453, AS482, AS687, AS711, AS727, AS747, AS756, AS790, AS804, AS846, AS854, AS938, AS948,	
Loss of public open space/sports pitches.	AS81, AS90, AS92, AS99, AS113, AS145, AS170, AS255, AS268, AS321, AS407, AS503, AS508, AS512, AS539, AS545, AS546, AS557, AS695, AS727, AS732, AS746, AS782, AS797, AS822, AS846, AS938, AS946, AS970, AS975, AS979, AS1034, AS1041, AS1068, AS1074, AS1161, AS1167, AS1174, AS1222, AS1318, AS1340, AS1382, AS1469, AS1471, AS1526, AS1721, AS1758, AS1762, AS1799, AS1805, AS1813, AS1819, AS1910, AS2022, AS2102, AS2122, AS2153, AS2199, AS2421, AS2446, AS2461, AS2463, AS2499, AS2590, AS2591, AS2603, AS2635, AS2641, AS2744, AS2772, AS2782, AS2784, AS2814, AS2834, AS2846, AS2869, AS2872, AS2887, AS2907, AS2908, AS2969, AS3036, AS3051, AS3120, AS3133, AS3140, AS3162, AS3186, AS3236, AS3241, AS3268, AS3279, AS3372, AS3373, AS3385, AS3440, AS3441, AS3446, AS3450, AS3465, AS3487, AS3489, AS3510, AS3553, AS3557, AS3579, AS3655, AS3658, AS3667, AS3686, AS3687, AS3707, AS3712, AS3726, AS3781, AS3812, AS3837, AS3839, AS3847, AS3855, AS5389, AS5419, AS5468, AS5501, AS5512, AS5572, AS5625, AS5668, AS5689, AS5695, AS5814, AS5822, AS5835, AS5883, AS5891,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS5893, AS5922, AS6081, AS6089, AS6109, AS6210, AS6214, AS6218, AS6223, AS6224, AS172, AS255, AS345, AS503, AS692, AS738, AS786, AS823, AS854,	
Negative impact on the local community.	AS12, AS35, AS39, AS47, AS56, AS81, AS90, AS92, AS99, AS113, AS142, AS145, AS146, AS156, AS163, AS170, AS172, AS175, AS255, AS267, AS268, AS277, AS310, AS321, AS345, AS353, AS379, AS386, AS393, AS425, AS434, AS469, AS470, AS475, AS478, AS482, AS483, AS497, AS508, AS512, AS539, AS545, AS546, AS550, AS554, AS557, AS559, AS581, AS596, AS682, AS685, AS693, AS694, AS695, AS711, AS715, AS718, AS722, AS727, AS732, AS735, AS746, AS747, AS756, AS757, AS758, AS764, AS782, AS784, AS786, AS792, AS797, AS809, AS822, AS823, AS827, AS844, AS846, AS847, AS854, AS861, AS864, AS914, AS938, AS946, AS948, AS953, AS957, AS970, AS975, AS979, AS1034, AS1037, AS1041, AS1042, AS1051, AS1052, AS1054, AS1063, AS1068, AS1074, AS1098, AS1114, AS1126, AS1142, AS1157, AS1160, AS1161, AS1164, AS1167, AS1208, AS1218, AS1222, AS1224, AS1228, AS1237, AS1247, AS1269, AS1270, AS1276, AS1289, AS1313, AS1315, AS1318, AS1324, AS1340, AS1349, AS1360, AS1361, AS1394, AS1420, AS1431, AS1436, AS1446, AS1461, AS1469, AS1471, AS1484, AS1491, AS1493, AS1514, AS1523, AS1526, AS1535, AS1579, AS1703, AS1704, AS1707, AS1716, AS1718, AS1721, AS1732,	

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS1754, AS1758, AS1761, AS1762, AS1773, AS1780, AS1784, AS1785, AS1799, AS1805, AS1813, AS1817, AS1819, AS1823, AS1837, AS1852, AS1867, AS1871, AS1876, AS1881, AS1893, AS1901, AS1909, AS1910, AS1915, AS1922, AS1931, AS1938, AS2022, AS2065, AS2072, AS2074, AS2081, AS2090, AS2098, AS2102, AS2122, AS2138, AS2153, AS2160, AS2163, AS2181, AS2199, AS2212, AS2266, AS2282, AS2295, AS2358, AS2364, AS2367, AS2383, AS2392, AS2407, AS2421, AS2425, AS2438, AS2442, AS2449, AS2458, AS2461, AS2463, AS2472, AS2476, AS2481, AS2492, AS2496, AS2497, AS2499, AS2504, AS2515, AS2516, AS2518, AS2572, AS2574, AS2586, AS2590, AS2591, AS2595, AS2603, AS2612, AS2635, AS2641, AS2642, AS2647, AS2704, AS2710, AS2733, AS2744, AS2758, AS2763, AS2772, AS2782, AS2784, AS2793, AS2804, AS2814, AS2824, AS2829, AS2834, AS2835, AS2846, AS2855, AS2866, AS2869, AS2872, AS2876, AS2881, AS2882, AS2887, AS2907, AS2908, AS2943, AS2983, AS2998, AS2999, AS3009, AS3051, AS3071, AS3076, AS3086, AS3099, AS3119, AS3120, AS3123, AS3125, AS3133, AS3136, AS3140, AS3144, AS3152, AS3157, AS3162, AS3177, AS3184, AS3186, AS3189, AS3233, AS3236,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS3241, AS3244, AS3249, AS3268, AS3277, AS3279, AS3280, AS3284, AS3318, AS3320, AS3336, AS3337, AS3355, AS3364, AS3372, AS3373, AS3376, AS3385, AS3395, AS3409, AS3425, AS3426, AS3437, AS3441, AS3442, AS3446, AS3450, AS3464, AS3465, AS3471, AS3476, AS3487, AS3489, AS3490, AS3506, AS3510, AS3536, AS3548, AS3553, AS3556, AS3557, AS3558, AS3563, AS3569, AS3579, AS3586, AS3614, AS3615, AS3628, AS3655, AS3658, AS3667, AS3675, AS3676, AS3686, AS3687, AS3693, AS3707, AS3712, AS3722, AS3726, AS3730, AS3764, AS3766, AS3768, AS3773, AS3774, AS3781, AS3782, AS3784, AS3787, AS3789, AS3812, AS3821, AS3837, AS3839, AS3847, AS3852, AS3855, AS4980, AS5148, AS5165, AS5186, AS5249, AS5275, AS5338, AS5359, AS5376, AS5383, AS5403, AS5408, AS5440, AS5453, AS5468, AS5472, AS5486, AS5501, AS5512, AS5554, AS5580, AS5584, AS5596, AS5599, AS5625, AS5637, AS5642, AS5643, AS5668, AS5676, AS5679, AS5684, AS5695, AS5704, AS5716, AS5720, AS5787, AS5799, AS5822, AS5823, AS5835, AS5853, AS5873, AS5881, AS5883, AS5919, AS5932, AS5934, AS5935, AS5948, AS5964, AS5965, AS5973, AS5985, AS5993, AS6006, AS6015, AS6020, AS6024,	



## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS6037, AS6057, AS6066, AS6070, AS6077, AS6095, AS6109, AS6138, AS6143, AS6152, AS6160, AS6171, AS6172, AS6179, AS6189, AS6210, AS6214, AS6218, AS6223, AS6224, AS6254, AS5510, AS738, AS818,	
Negative impact on local wildlife and biodiversity.	AS12, AS35, AS39, AS56, AS68, AS81, AS90, AS92, AS99, AS142, AS145, AS146, AS156, AS163, AS164, AS170, AS172, AS181, AS255, AS268, AS277, AS310, AS321, AS335, AS345, AS353, AS363, AS379, AS386, AS425, AS434, AS453, AS469, AS470, AS482, AS483, AS503, AS512, AS539, AS545, AS546, AS550, AS554, AS557, AS559, AS585, AS596, AS685, AS692, AS693, AS694, AS695, AS711, AS715, AS718, AS722, AS727, AS732, AS735, AS738, AS746, AS747, AS756, AS757, AS758, AS782, AS786, AS790, AS792, AS797, AS804, AS809, AS822, AS823, AS827, AS844, AS846, AS847, AS854, AS861, AS864, AS879, AS898, AS914, AS938, AS946, AS948, AS953, AS957, AS970, AS975, AS979, AS1034, AS1037, AS1041, AS1042, AS1051, AS1052, AS1054, AS1063, AS1068, AS1074, AS1098, AS1114, AS1126, AS1136, AS1157, AS1161, AS1164, AS1167, AS1174, AS1218, AS1222, AS1224, AS1237, AS1247, AS1269, AS1276, AS1289, AS1313, AS1315, AS1318, AS1324, AS1340, AS1360, AS1382, AS1394, AS1408, AS1411, AS1420, AS1446, AS1457, AS1461, AS1469, AS1471, AS1484, AS1491, AS1493, AS1514, AS1523, AS1526, AS1527, AS1535, AS1566,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS1578, AS1579, AS1703, AS1704, AS1707, AS1716, AS1718, AS1721, AS1732, AS1744, AS1754, AS1758, AS1761, AS1762, AS1773, AS1780, AS1784, AS1785, AS1799, AS1801, AS1805, AS1813, AS1815, AS1817, AS1819, AS1823, AS1837, AS1852, AS1865, AS1867, AS1871, AS1876, AS1881, AS1893, AS1901, AS1909, AS1915, AS1922, AS1931, AS1938, AS1956, AS2022, AS2028, AS2036, AS2058, AS2065, AS2069, AS2073, AS2074, AS2077, AS2090, AS2096, AS2102, AS2122, AS2123, AS2138, AS2153, AS2160, AS2163, AS2181, AS2187, AS2198, AS2199, AS2212, AS2266, AS2281, AS2282, AS2358, AS2364, AS2367, AS2383, AS2392, AS2407, AS2413, AS2421, AS2425, AS2438, AS2442, AS2446, AS2449, AS2452, AS2458, AS2461, AS2463, AS2472, AS2476, AS2481, AS2492, AS2496, AS2497, AS2499, AS2504, AS2506, AS2515, AS2516, AS2518, AS2521, AS2554, AS2555, AS2574, AS2586, AS2590, AS2591, AS2595, AS2603, AS2612, AS2635, AS2641, AS2642, AS2647, AS2704, AS2710, AS2733, AS2738, AS2743, AS2744, AS2758, AS2763, AS2772, AS2782, AS2784, AS2793, AS2814, AS2824, AS2829, AS2834, AS2835, AS2846, AS2855, AS2866, AS2869, AS2872, AS2876, AS2882, AS2887, AS2907, AS2908, AS2943,	

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS2977, AS2983, AS2998, AS2999, AS3009, AS3011, AS3036, AS3051, AS3071, AS3076, AS3086, AS3099, AS3119, AS3120, AS3123, AS3125, AS3133, AS3136, AS3144, AS3152, AS3157, AS3162, AS3177, AS3184, AS3186, AS3189, AS3233, AS3236, AS3241, AS3244, AS3249, AS3268, AS3277, AS3279, AS3284, AS3314, AS3318, AS3320, AS3328, AS3336, AS3337, AS3355, AS3364, AS3372, AS3373, AS3376, AS3385, AS3395, AS3403, AS3409, AS3425, AS3426, AS3437, AS3440, AS3441, AS3442, AS3446, AS3450, AS3451, AS3457, AS3464, AS3465, AS3471, AS3476, AS3481, AS3487, AS3489, AS3490, AS3506, AS3510, AS3548, AS3553, AS3556, AS3557, AS3558, AS3563, AS3569, AS3579, AS3586, AS3614, AS3615, AS3628, AS3630, AS3637, AS3655, AS3658, AS3661, AS3667, AS3675, AS3676, AS3687, AS3693, AS3707, AS3712, AS3726, AS3730, AS3753, AS3755, AS3764, AS3766, AS3768, AS3773, AS3774, AS3781, AS3782, AS3784, AS3787, AS3789, AS3798, AS3821, AS3837, AS3839, AS3847, AS3852, AS3855, AS4658, AS5135, AS5155, AS5165, AS5186, AS5216, AS5249, AS5331, AS5338, AS5376, AS5383, AS5408, AS5425, AS5430, AS5440, AS5472, AS5501, AS5512, AS5564, AS5567, AS5571, AS5584, AS5588,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS5590, AS5596, AS5625, AS5641, AS5642, AS5646, AS5651, AS5653, AS5658, AS5679, AS5704, AS5708, AS5716, AS5744, AS5760, AS5783, AS5786, AS5788, AS5795, AS5809, AS5813, AS5814, AS5815, AS5830, AS5846, AS5853, AS5873, AS5876, AS5881, AS5886, AS5889, AS5892, AS5897, AS5907, AS5910, AS5915, AS5920, AS5925, AS5935, AS5948, AS5963, AS5973, AS5985, AS5993, AS6006, AS6015, AS6020, AS6028, AS6037, AS6054, AS6057, AS6060, AS6066, AS6070, AS6077, AS6081, AS6089, AS6095, AS6102, AS6109, AS6125, AS6129, AS6148, AS6152, AS6160, AS6169, AS6171, AS6174, AS6189, AS6210, AS6214, AS6218, AS6223, AS6224, AS6244, AS6251, AS6254, AS3137, AS2, AS78,	
Negative impact on the conservation area.	AS68, AS81, AS90, AS92, AS99, AS142, AS145, AS146, AS164, AS170, AS321, AS353, AS425, AS482, AS550, AS554, AS557, AS687, AS694, AS695, AS718, AS727, AS738, AS746, AS756, AS786, AS797, AS809, AS823, AS827, AS846, AS847, AS852, AS854, AS864, AS914, AS938, AS957, AS970, AS979, AS1034, AS1037, AS1041, AS1098, AS1126, AS1142, AS1224, AS1237, AS1247, AS1315, AS1318, AS1340, AS1360, AS1431, AS1469, AS1471, AS1514, AS1523, AS1535, AS1704, AS1707, AS1716, AS1732, AS1754, AS1758, AS1773, AS1784, AS1799, AS1805, AS1813,	

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS1817, AS1819, AS1865, AS1867, AS1871, AS1893, AS1901, AS1910, AS1915, AS1922, AS1931, AS2022, AS2036, AS2065, AS2074, AS2098, AS2102, AS2153, AS2163, AS2199, AS2383, AS2392, AS2421, AS2461, AS2472, AS2497, AS2504, AS2515, AS2516, AS2574, AS2590, AS2591, AS2603, AS2635, AS2641, AS2642, AS2704, AS2733, AS2744, AS2758, AS2772, AS2782, AS2784, AS2804, AS2829, AS2834, AS2846, AS2869, AS2876, AS2907, AS2908, AS2943, AS2983, AS3009, AS3051, AS3086, AS3119, AS3123, AS3125, AS3136, AS3144, AS3186, AS3233, AS3268, AS3277, AS3279, AS3280, AS3314, AS3320, AS3355, AS3385, AS3440, AS3442, AS3446, AS3465, AS3471, AS3481, AS3489, AS3490, AS3510, AS3548, AS3553, AS3556, AS3557, AS3558, AS3569, AS3579, AS3586, AS3637, AS3667, AS3675, AS3687, AS3707, AS3726, AS3766, AS3768, AS3781, AS3782, AS3787, AS3789, AS3798, AS3812, AS3821, AS3837, AS3839, AS3847, AS3852, AS3855, AS5083, AS5249, AS5359, AS5370, AS5440, AS5512, AS5787, AS6006, AS6015, AS6020, AS6152, AS6160, AS6189, AS6210, AS6214, AS6218, AS6223, AS6224, AS2725, AS1394	
Negative impact on a listed building(s).	AS694, AS846, AS1037, AS2635, AS2641, AS2804, AS2908, AS3279, AS3465,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS3553, AS3557, AS3687, AS3726, AS3812, AS5799, AS5935,	
Negative impact on designated heritage assets.	AS146, AS164, AS181, AS363, AS554, AS694, AS695, AS727, AS746, AS764, AS847, AS864, AS1037, AS1157, AS1167, AS1247, AS1315, AS1526, AS1535, AS1578, AS1754, AS1761, AS1893, AS1909, AS2022, AS2072, AS2074, AS2102, AS2407, AS2421, AS2446, AS2458, AS2463, AS2472, AS2476, AS2497, AS2504, AS2612, AS2635, AS2641, AS2642, AS2704, AS2738, AS2758, AS2804, AS2872, AS2908, AS2943, AS2983, AS3009, AS3051, AS3086, AS3279, AS3442, AS3465, AS3476, AS3490, AS3506, AS3553, AS3557, AS3558, AS3569, AS3667, AS3687, AS3726, AS3753, AS3812, AS3837, AS3852, AS4373, AS5359, AS5368, AS5714, AS5744, AS5849, AS5907, AS2725, AS68, AS757, AS757, AS782, AS1394	
Loss of employment land.	AS170, AS482, AS687, AS756, AS846, AS847, AS1063, AS1157, AS1161, AS1167, AS1174, AS1224, AS1237, AS1349, AS1761, AS1785, AS1837, AS1852, AS1893, AS1901, AS1909, AS1922, AS1938, AS2153, AS2407, AS2421, AS2446, AS2449, AS2452, AS2504, AS2590, AS2591, AS2603, AS2635, AS2641, AS2744, AS2772, AS2804, AS2834, AS2846, AS2869, AS2872, AS2908, AS3051, AS3136, AS3249, AS3277, AS3279, AS3336, AS3385, AS3403, AS3465,	

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS3476, AS3489, AS3536, AS3553, AS3557, AS3558, AS3586, AS3726, AS3774, AS3812, AS5596,	
Object (no comment)	AS2253, AS2752, AS2970, AS3064, AS5145, AS5162, AS5169, AS5178, AS5182, AS5189, AS5204, AS5208, AS5211, AS5229, AS5232, AS5236, AS5239, AS5243, AS5246, AS5250, AS5254, AS5258, AS5261, AS5266, AS5268, AS5272, AS5974,	
Merging of settlements (Burn Bridge/Pannal with south Harrogate)	AS35, AS47, AS68, AS78, AS81, AS99, AS142, AS164, AS170, AS255, AS267, AS268, AS277, AS321, AS329, AS353, AS363, AS379, AS386, AS434, AS475, AS497, AS539, AS545, AS585, AS652, AS669, AS682, AS693, AS695, AS718, AS747, AS784, AS786, AS790, AS792, AS807, AS818, AS822, AS847, AS852, AS854, AS859, AS861, AS898, AS918, AS938, AS946, AS948, AS1157, AS1164, AS1208, AS1237, AS1247, AS1324, AS1361, AS1402, AS1484, AS1491, AS1580, AS1718, AS172, AS1761, AS1938, AS2025, AS2058, AS2061., AS2077, AS2081, AS2102, AS1037, AS1074, AS1157, AS2295, AS2315, AS2452, AS2460, AS2463, AS2472, AS2476, AS2481, AS2497, AS2499, AS2506, AS2515, AS2572, AS2574, AS2586, AS2612, AS2635, AS2641, AS2647, AS268, AS2698, AS2758, AS2793, AS2834, AS2846, AS2869, AS2876, AS2983, AS3009, AS3051, AS3066, AS3119, AS3144, AS3152, AS3170, AS3189, AS3277, AS3328, AS3385, AS3409,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS3441, AS3450, AS3476, AS3481, AS3487, AS3506, AS3614, AS3615, AS3658, AS3676, AS3693, AS3730, AS3784, AS3812, AS5083, AS5135, AS5141, AS5173, AS5175, AS5194, AS5338, AS5370, AS5374, AS5376, AS5389, AS5419, AS5430, AS5453, AS5468, AS5472, AS5482, AS5486, AS5501, AS5520, AS5580, AS5584, AS5590, AS56, AS5608, AS5615, AS5620, AS5625, AS5637, AS5651, AS5653, AS5658, AS5661, AS5665, AS5668, AS5671, AS5674, AS5679, AS5689, AS5693, AS5695, AS5708, AS5716, AS5741, AS5751, AS5760, AS5788, AS5795, AS5809, AS5815, AS5816, AS5837, AS5842, AS5922, AS5932, AS5935, AS5948, AS5973, AS5985, AS5993, AS6019, AS6020, AS6024, AS6028, AS6037, AS6039, AS6048, AS6054, AS6065, AS6077, AS6081, AS6093, AS6126, AS6129, AS6134, AS6140, AS6152, AS6160, AS6228, AS6237, AS6244, AS6251, AS6254, AS6259, AS764, AS797, AS975, AS979	
Negative impact on tourism	AS81, AS170, AS172, AS475, AS585, AS746, AS782, AS784, AS786, AS804, AS854, AS861, AS1269, AS1068, AS235, AS2595, AS2834, AS2876, AS3675, AS5964, AS6172	
Loss of agricultural land	AS156, AS172, AS363, AS546, AS585, AS687, AS786, AS790, AS804, AS822, AS847, AS1390, AS1620, AS2022, AS2050, AS2060, AS2872, AS2876, AS3027, AS3586, AS3766, AS5249,	



## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS5440, AS5906, AS5915, AS6174	
Negative impact on house prices	AS181, AS784,	
Loss of livliehood for tennant farmer	AS1161, AS1174, AS1785, AS2122, AS2407, AS2463, AS2744, AS2710, AS2835, AS3036, AS3071, AS3320, AS3337, AS3337, AS6179	
Loss of rural character and village identity	AS1126, AS1208, AS1276, AS1315, AS1315, AS1491, AS170, AS1799, AS1805, AS1867, AS2081, AS1057, AS1070, AS2476, AS2497, AS2521, AS2642, AS2793, AS2824, AS2881, AS2882, AS2834, AS5554, AS5658, AS5653, AS5671, AS5876, AS5923, AS6071, AS6076, AS6081, AS6143, AS854	
Alternative site supported	AS453, AS768, AS4394	
No local employment	AS797, AS2876	
Poor pedestrian accessibility around settlement, especially for mobility impaired users	AS1161, AS1165, AS1167, AS1269, AS1394, AS1744, AS2022, AS1051, AS1052, AS1074, AS2212, AS2413, AS2421, AS2472, AS2472, AS2501, AS2521, AS2551, AS2554, AS2829, AS3133, AS3152, AS3218, AS3550, AS3707, AS3789, AS5396, AS5584, AS5641, AS5714, AS5795, AS5827, AS5849, AS5876, AS5886, AS5889, AS5897, AS6125, AS6179	
Loss of land designated as SLA	AS1167, AS1457, AS1716, AS1761, AS1773, AS1784, AS1876, AS2074, AS2102, AS2153, AS1054, AS2212, AS2315, AS2407, AS2421, AS2460, AS2463, AS2472, AS2481, AS2503, AS2943, AS2983, AS2999, AS3009, AS3027, AS3051, AS3076, AS3086, AS3186, AS3233, AS3318, AS3372,	

## 17 Additional Draft Housing Allocations

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS3385, AS3476, AS3490, AS3556, AS3569, AS3586, AS3676, AS3693, AS3712, AS3753, AS4373, AS5083, AS5200, AS5698, AS5746, AS5778, AS5932, AS6100, AS6244, AS6259, AS4394	
The Council will profit from this development and will be acting ultra vires in selling land which it purchased to maintain the gap between Harrogate and Pannal	AS1218, AS1228, AS2518	
A precedent may be set by allowing this development	AS2321, AS2452, AS2463, AS2503, AS2793, AS2943, AS3051, AS3086, AS3099, AS3328, AS3395, AS3506, AS434, AS6134, AS747,	
Appeal decision at Rossett Green Lane did not allow housing in the SLA so this site should not be allowed either	AS1324, AS1390, AS1484, AS1523, AS1721, AS1938, AS2096, AS2098, AS1054, AS2098, AS2181, AS2198, AS2212, AS2315, AS2407, AS2413, AS2421, AS2446, AS2458, AS2460, AS2472, AS2481, AS2501, AS2503, AS2506, AS2518, AS2538, AS2572, AS2612, AS2635, AS2641, AS2642, AS2647, AS2793, AS2890, AS2943, AS2999, AS3027, AS3051, AS3086, AS3119, AS3186, AS3218, AS3233, AS3320, AS3372, AS3385, AS3395, AS3442, AS3556, AS3558, AS, AS3675, AS3676, AS3693, AS4373, AS5083, AS5453, AS5676, AS5714, AS5778, AS5907, AS5932, AS6060, AS6199, AS2499, AS2515, AS4394	
Negative impact on gateway to Harrogate	AS1382, AS1408, AS1420, AS2025, AS2407, AS2881, AS2963, AS2834, AS3071, AS3076, AS3123, AS3170, AS5661, AS5671, AS5786, AS5923,	

## Additional Draft Housing Allocations 17

Site PN17: Land adjoining Spring Lane Farm, Pannal		
Comment	Comment Ref	HBC Response
	AS6066, AS6081, AS6129, AS6143, AS6148, AS6174, AS975	
New build houses in Killinghall aren't selling - suggest that more new housing is not needed	AS1514	
Level of growth in Pannal is disproportionately large	AS1526, AS1580, AS1823	
Not a suitable location for affordable housing	AS1068, AS1098, AS3071	
Houses built will not be affordable	AS2497, AS2504	
Concern over timing of consultation	AS2876, AS2876, AS3071, AS5430	
Ringway footpath passes close to site	AS6089, AS6251	
Site lies 130m from edge of Pannal Conservation Area Conservation and Design Site Assessment considers development of site likely to harm elements which contribute to significance of heritage assets in vicinity and that harm is not capable of effective mitigation. Rising site prominent in views out from Spring Lane at northern end of Conservation Area. Attractive rural prospect and buildings seen across it make important contribution to character and landscape setting of northern part of conservation area. Development on this currently undeveloped site would be inconsistent with conservation of this area as required by national policy guidance. As harm cannot be effectively mitigated, allocation should be deleted.	AS2725 (Historic England)	Measures are included in the site requirements designed to protect heritage assets. In addition a requirement for a Heritage Statement to accompany a planning application is also to be included in the site specific requirements for this site.
<b>Comment</b>		
This site lies outside an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource and hence it is considered that there will not be any minerals safeguarding issues that are likely to arise.	AS4563 (NYCC)	Noted

Table 17.25 Site PN17: Land adjoining Spring Lane Farm, Pannal

**PN19: Land to the west of Leeds Road, Pannal**

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development will help meet the council's objectively assessed housing need.	AS601, AS1683	Noted.
Minimal impact on local roads/traffic.	AS601, AS1683	
Impact on local roads/traffic can be mitigated.	AS601, AS1683,	
Good access to public transport.	AS601, AS1683,	
Development could provide a new school, or expansion of an existing one.	AS1683,	
Development will create new/improved employment sites/opportunities.	AS1683,	
Minimal impact on the landscape.	AS1683,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
The site is not in the Green Belt or the Nidderdale Area of Outstanding Natural Beauty.	AS1683,	
Development on south side of Harrogate relieves congestion in town with Leeds and Bradford commuters.	AS1683	
Site is outside of an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource and hence it is not considered that any minerals safeguarding issues are likely to arise.	AS4564 (NYCC)	
Site has the potential to provide opportunities for a Community Land Trust development	AS3608	
<b>Reasons do not support allocation of site:</b>		
The site is too big.	AS48, AS58, AS64, AS87, AS98, AS150, AS152, AS162, AS188, AS189, AS205, AS230, AS269, AS278, AS284, AS290, AS293, AS296, AS322, AS326, AS330, AS350, AS358, AS378, AS380, AS429, AS432, AS450, AS455, AS468, AS487, AS504, AS513, AS540, AS551, AS555, AS560, AS615, AS649, AS681, AS684, AS713, AS724, AS734, AS749, AS754, AS781, AS787, AS813, AS817, AS829, AS845, AS878, AS934, AS940, AS941, AS942, AS952, AS955, AS956, AS973, AS981, AS1038, AS1047, AS1053, AS1076, AS1102, AS1138, AS1158, AS1177, AS1209, AS1215, AS1219, AS1229, AS1246, AS1266, AS1290, AS1301, AS1312, AS1326, AS1335, AS1342, AS1350, AS1384, AS1412, AS1419, AS1450, AS1492, AS1495, AS1496, AS1500, AS1524, AS1611, AS1665, AS1700, AS1705, AS1715, AS1740, AS1757, AS1779, AS1781, AS1788, AS1808, AS1821, AS1824, AS1834, AS1846, AS1858, AS1863, AS1868, AS1878, AS1883, AS1899, AS1900, AS1912, AS1914, AS1918, AS1919, AS1924, AS1935, AS1940, AS2034, AS2037,	<p>It is considered that the comments made have not raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed housing allocation.</p> <p>It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.</p> <p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.</p>

## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS2091, AS2099, AS2103, AS2113, AS2155, AS2161, AS2188, AS2191, AS2193, AS2201, AS2284, AS2302, AS2312, AS2334, AS2370, AS2385, AS2386, AS2393, AS2431, AS2447, AS2462, AS2464, AS2470, AS2489, AS2493, AS2494, AS2508, AS2519, AS2522, AS2587, AS2614, AS2639, AS2645, AS2678, AS2702, AS2715, AS2728, AS2777, AS2795, AS2798, AS2802, AS2818, AS2820, AS2839, AS2858, AS2868, AS2874, AS2888, AS2906, AS2958, AS2962, AS2968, AS2979, AS2993, AS3025, AS3037, AS3081, AS3083, AS3091, AS3097, AS3100, AS3103, AS3121, AS3135, AS3138, AS3139, AS3147, AS3168, AS3190, AS3198, AS3230, AS3243, AS3254, AS3257, AS3278, AS3281, AS3282, AS3283, AS3285, AS3286, AS3289, AS3290, AS3298, AS3309, AS3365, AS3375, AS3377, AS3389, AS3391, AS3398, AS3399, AS3404, AS3417, AS3418, AS3429, AS3431, AS3434, AS3444, AS3448, AS3458, AS3459, AS3470, AS3472, AS3473, AS3479, AS3483, AS3494, AS3507, AS3523, AS3526, AS3537, AS3538, AS3539, AS3552, AS3560, AS3573, AS3577, AS3582, AS3593, AS3632, AS3636, AS3659, AS3672, AS3677, AS3685, AS3691, AS3692, AS3705, AS3713, AS3717, AS3723, AS3724, AS3734, AS3760, AS3763, AS3772, AS3775, AS3776,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS3779, AS3785, AS3791, AS3797, AS3803, AS3804, AS3805, AS3813, AS3815, AS3825, AS3853, AS5082, AS5159, AS5166, AS5187, AS5336, AS5339, AS5413, AS5422, AS5464, AS5474, AS5524, AS5645, AS5647, AS5659, AS5666, AS5678, AS5682, AS5732, AS5752, AS5753, AS5790, AS5796, AS5798, AS5824, AS5860, AS5870, AS5888, AS5904, AS6007, AS6016, AS6021, AS6029, AS6036, AS6047, AS6092, AS6154, AS6178, AS6191, AS6211, AS6215, AS6219, AS6225, AS2182, AS2271,	
A large amount of development has already been granted in the local area.	AS48, AS58, AS64, AS87, AS98, AS150, AS152, AS162, AS188, AS189, AS205, AS230, AS256, AS269, AS278, AS284, AS290, AS293, AS296, AS309, AS322, AS333, AS350, AS358, AS378, AS380, AS384, AS387, AS395, AS429, AS430, AS432, AS450, AS455, AS468, AS479, AS484, AS487, AS498, AS504, AS510, AS540, AS551, AS558, AS615, AS653, AS721, AS724, AS734, AS751, AS754, AS769, AS781, AS787, AS791, AS817, AS819, AS824, AS829, AS845, AS862, AS878, AS906, AS930, AS934, AS940, AS941, AS942, AS952, AS954, AS955, AS956, AS959, AS981, AS1038, AS1046, AS1047, AS1053, AS1056, AS1066, AS1076, AS1102, AS1127, AS1138, AS1158, AS1169, AS1177, AS1215, AS1246, AS1266, AS1290, AS1301, AS1312, AS1326, AS1335, AS1342, AS1350, AS1384, AS1399, AS1409, AS1412, AS1432, AS1442, AS1449, AS1450,	

## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS1492, AS1495, AS1496, AS1524, AS1568, AS1611, AS1665, AS1705, AS1715, AS1740, AS1741, AS1757, AS1779, AS1781, AS1788, AS1834, AS1846, AS1858, AS1868, AS1878, AS1883, AS1894, AS1899, AS1900, AS1911, AS1912, AS1914, AS1918, AS1919, AS1924, AS1935, AS1940, AS2026, AS2037, AS2062, AS2066, AS2085, AS2091, AS2099, AS2103, AS2105, AS2113, AS2118, AS2155, AS2161, AS2188, AS2191, AS2193, AS2201, AS2214, AS2225, AS2284, AS2288, AS2302, AS2309, AS2312, AS2334, AS2370, AS2385, AS2386, AS2393, AS2431, AS2447, AS2462, AS2464, AS2470, AS2489, AS2493, AS2494, AS2508, AS2519, AS2522, AS2587, AS2639, AS2645, AS2678, AS2702, AS2715, AS2728, AS2740, AS2777, AS2795, AS2818, AS2820, AS2839, AS2853, AS2854, AS2858, AS2868, AS2874, AS2877, AS2883, AS2888, AS2958, AS2965, AS2968, AS2993, AS3025, AS3053, AS3060, AS3081, AS3091, AS3092, AS3097, AS3100, AS3121, AS3135, AS3138, AS3139, AS3168, AS3190, AS3198, AS3230, AS3243, AS3254, AS3257, AS3283, AS3286, AS3289, AS3290, AS3298, AS3317, AS3341, AS3365, AS3375, AS3377, AS3389, AS3391, AS3398, AS3417, AS3418, AS3429, AS3431, AS3434, AS3448, AS3458, AS3459, AS3472,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS3473, AS3479, AS3483, AS3494, AS3507, AS3523, AS3526, AS3538, AS3543, AS3552, AS3560, AS3577, AS3582, AS3632, AS3636, AS3672, AS3677, AS3713, AS3723, AS3724, AS3734, AS3748, AS3760, AS3763, AS3772, AS3776, AS3779, AS3785, AS3791, AS3793, AS3803, AS3804, AS3805, AS3815, AS3825, AS3843, AS3851, AS3853, AS5082, AS5336, AS5339, AS5342, AS5377, AS5386, AS5397, AS5399, AS5413, AS5414, AS5441, AS5456, AS5460, AS5474, AS5484, AS5488, AS5504, AS5513, AS5517, AS5524, AS5573, AS5582, AS5594, AS5597, AS5602, AS5613, AS5624, AS5629, AS5649, AS5654, AS5672, AS5678, AS5682, AS5688, AS5700, AS5706, AS5723, AS5747, AS5789, AS5790, AS5798, AS5838, AS5841, AS5847, AS5870, AS5888, AS5899, AS5900, AS5908, AS5926, AS5939, AS6007, AS6016, AS6021, AS6051, AS6058, AS6088, AS6090, AS6092, AS6101, AS6104, AS6107, AS6122, AS6130, AS6135, AS6139, AS6175, AS6178, AS6183, AS6185, AS6191, AS6194, AS6196, AS6209, AS6211, AS6215, AS6219, AS6225, AS6229, AS2182,	
The site is outside the current development limit.	AS98, AS188, AS189, AS293, AS322, AS338, AS350, AS429, AS432, AS450, AS721, AS724, AS751, AS754, AS845, AS930, AS940, AS952, AS954, AS1046, AS1047, AS1209, AS1219, AS1229,	



## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS1312, AS1326, AS1492, AS1757, AS1788, AS1808, AS1814, AS1846, AS1878, AS1900, AS1918, AS1940, AS2091, AS2103, AS2155, AS2191, AS2193, AS2370, AS2447, AS2639, AS2645, AS2728, AS2795, AS2798, AS2802, AS2818, AS2820, AS2839, AS2858, AS2868, AS2874, AS2883, AS2888, AS2968, AS3025, AS3121, AS3139, AS3237, AS3254, AS3257, AS3281, AS3289, AS3290, AS3317, AS3365, AS3375, AS3391, AS3417, AS3434, AS3448, AS3472, AS3523, AS3538, AS3560, AS3632, AS3659, AS3677, AS3717, AS3723, AS3724, AS3734, AS3748, AS3763, AS3804, AS5413, AS5474, AS5682, AS5888, AS5902, AS6059, AS6211, AS6215, AS6219, AS6225,	
Previous applications to develop the site have been refused.	AS48, AS98, AS152, AS188, AS205, AS284, AS309, AS322, AS338, AS347, AS350, AS358, AS395, AS551, AS724, AS751, AS845, AS952, AS954, AS981, AS1177, AS1266, AS1301, AS1524, AS1740, AS1741, AS1757, AS1788, AS1846, AS1868, AS1899, AS1918, AS2161, AS2462, AS2508, AS2556, AS2639, AS2645, AS2715, AS2795, AS2802, AS2839, AS2858, AS2868, AS2888, AS3025, AS3230, AS3243, AS3289, AS3391, AS3434, AS3473, AS3560, AS3713, AS3723, AS3748, AS3763, AS3775, AS3791, AS3803, AS3843, AS5082, AS5594, AS5763, AS5826, AS5870, AS6090,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS6211, AS6215, AS6219, AS6225,	
No local need for additional housing.	AS64, AS87, AS98, AS150, AS152, AS188, AS256, AS269, AS284, AS290, AS296, AS309, AS333, AS350, AS358, AS387, AS395, AS455, AS504, AS510, AS513, AS540, AS558, AS724, AS749, AS813, AS845, AS878, AS930, AS934, AS940, AS941, AS942, AS959, AS981, AS1038, AS1053, AS1059, AS1076, AS1169, AS1209, AS1215, AS1246, AS1312, AS1326, AS1412, AS1450, AS1500, AS1611, AS1665, AS1705, AS1715, AS1741, AS1755, AS1757, AS1779, AS1788, AS1808, AS1814, AS1846, AS1858, AS1883, AS1894, AS1912, AS1914, AS1918, AS1919, AS1924, AS1940, AS2026, AS2033, AS2034, AS2037, AS2091, AS2103, AS2113, AS2155, AS2193, AS2225, AS2334, AS2431, AS2447, AS2462, AS2464, AS2519, AS2522, AS2587, AS2639, AS2645, AS2728, AS2740, AS2795, AS2798, AS2818, AS2839, AS2853, AS2854, AS2858, AS2868, AS2874, AS2883, AS3025, AS3037, AS3097, AS3127, AS3135, AS3138, AS3257, AS3281, AS3282, AS3285, AS3289, AS3290, AS3309, AS3365, AS3375, AS3389, AS3391, AS3417, AS3429, AS3434, AS3448, AS3472, AS3473, AS3494, AS3507, AS3526, AS3537, AS3539, AS3543, AS3560, AS3632, AS3636, AS3672, AS3677, AS3685, AS3713, AS3723, AS3760, AS3763, AS3772, AS3775, AS3785, AS3791,	

## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS3793, AS3803, AS3805, AS3813, AS3853, AS5336, AS5342, AS5377, AS5414, AS5441, AS5474, AS5629, AS5649, AS5654, AS5723, AS5763, AS5776, AS5796, AS5818, AS5888, AS5899, AS5957, AS5966, AS6051, AS6072, AS6075, AS6090, AS6092, AS6170, AS6175, AS6185, AS2182,	
Local infrastructure cannot cope.	AS3, AS48, AS57, AS58, AS64, AS87, AS150, AS152, AS162, AS178, AS188, AS205, AS230, AS269, AS278, AS284, AS290, AS296, AS309, AS322, AS326, AS333, AS338, AS350, AS358, AS378, AS380, AS387, AS395, AS411, AS420, AS429, AS432, AS450, AS455, AS468, AS479, AS484, AS487, AS498, AS504, AS510, AS513, AS520, AS540, AS551, AS555, AS558, AS560, AS649, AS653, AS658, AS684, AS713, AS721, AS724, AS728, AS734, AS749, AS751, AS754, AS769, AS774, AS781, AS783, AS787, AS791, AS813, AS817, AS829, AS845, AS878, AS890, AS903, AS906, AS916, AS930, AS934, AS940, AS941, AS942, AS952, AS954, AS955, AS956, AS973, AS974, AS981, AS1038, AS1046, AS1047, AS1053, AS1066, AS1076, AS1102, AS1113, AS1127, AS1152, AS1162, AS1169, AS1177, AS1209, AS1215, AS1219, AS1229, AS1246, AS1266, AS1290, AS1301, AS1312, AS1326, AS1335, AS1342, AS1350, AS1384, AS1409, AS1412, AS1437, AS1442, AS1449, AS1450, AS1460, AS1466, AS1472, AS1485, AS1492, AS1495, AS1496, AS1500, AS1524, AS1584, AS1621, AS1665, AS1700,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS1705, AS1715, AS1740, AS1741, AS1751, AS1755, AS1757, AS1779, AS1781, AS1788, AS1808, AS1814, AS1821, AS1824, AS1834, AS1846, AS1858, AS1863, AS1868, AS1878, AS1883, AS1894, AS1911, AS1912, AS1914, AS1918, AS1919, AS1924, AS1935, AS1940, AS2029, AS2032, AS2033, AS2034, AS2037, AS2066, AS2068, AS2070, AS2079, AS2082, AS2085, AS2088, AS2091, AS2095, AS2099, AS2103, AS2113, AS2118, AS2155, AS2161, AS2188, AS2190, AS2191, AS2193, AS2197, AS2201, AS2214, AS2225, AS2284, AS2302, AS2309, AS2312, AS2334, AS2370, AS2385, AS2386, AS2393, AS2431, AS2447, AS2462, AS2464, AS2470, AS2489, AS2493, AS2494, AS2508, AS2519, AS2522, AS2587, AS2639, AS2645, AS2678, AS2702, AS2715, AS2728, AS2745, AS2756, AS2776, AS2777, AS2795, AS2798, AS2818, AS2820, AS2839, AS2853, AS2858, AS2868, AS2874, AS2877, AS2883, AS2888, AS2906, AS2958, AS2962, AS2965, AS2968, AS2979, AS3008, AS3015, AS3025, AS3035, AS3037, AS3081, AS3083, AS3091, AS3092, AS3097, AS3100, AS3103, AS3121, AS3127, AS3135, AS3138, AS3139, AS3147, AS3168, AS3190, AS3198, AS3230, AS3237, AS3243, AS3254, AS3257, AS3278, AS3281, AS3282, AS3283, AS3285,	

## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS3286, AS3289, AS3290, AS3298, AS3309, AS3341, AS3365, AS3375, AS3377, AS3389, AS3391, AS3398, AS3399, AS3404, AS3417, AS3418, AS3429, AS3431, AS3434, AS3444, AS3458, AS3459, AS3470, AS3472, AS3473, AS3479, AS3483, AS3494, AS3507, AS3523, AS3526, AS3537, AS3538, AS3539, AS3543, AS3552, AS3560, AS3577, AS3582, AS3632, AS3636, AS3657, AS3659, AS3672, AS3677, AS3678, AS3685, AS3691, AS3692, AS3705, AS3713, AS3717, AS3723, AS3734, AS3748, AS3760, AS3763, AS3772, AS3775, AS3776, AS3785, AS3791, AS3793, AS3797, AS3803, AS3804, AS3805, AS3813, AS3815, AS3825, AS3843, AS3851, AS3853, AS5041, AS5142, AS5191, AS5227, AS5314, AS5336, AS5339, AS5342, AS5372, AS5377, AS5379, AS5381, AS5386, AS5393, AS5407, AS5410, AS5413, AS5441, AS5464, AS5469, AS5474, AS5484, AS5513, AS5517, AS5573, AS5594, AS5597, AS5602, AS5613, AS5621, AS5624, AS5634, AS5649, AS5650, AS5654, AS5656, AS5662, AS5666, AS5678, AS5688, AS5691, AS5700, AS5719, AS5730, AS5734, AS5742, AS5745, AS5747, AS5752, AS5753, AS5776, AS5780, AS5789, AS5790, AS5792, AS5796, AS5798, AS5800, AS5811, AS5824, AS5826, AS5831, AS5838, AS5841, AS5847,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS5857, AS5870, AS5885, AS5888, AS5904, AS5908, AS5929, AS5933, AS5939, AS5945, AS5947, AS5951, AS5957, AS5961, AS5962, AS5966, AS5978, AS5987, AS5994, AS5995, AS6007, AS6016, AS6021, AS6023, AS6029, AS6033, AS6051, AS6062, AS6069, AS6072, AS6073, AS6075, AS6084, AS6087, AS6090, AS6092, AS6096, AS6101, AS6107, AS6110, AS6114, AS6122, AS6127, AS6130, AS6135, AS6139, AS6144, AS6145, AS6149, AS6154, AS6157, AS6165, AS6178, AS6185, AS6191, AS6194, AS6209, AS6211, AS6215, AS6219, AS6225, AS6242, AS6245, AS6252, AS6255,	
Negative impact on local roads/traffic.	AS3, AS48, AS57, AS58, AS64, AS87, AS98, AS150, AS152, AS162, AS176, AS178, AS188, AS189, AS205, AS230, AS256, AS269, AS278, AS284, AS290, AS293, AS296, AS309, AS322, AS326, AS336, AS338, AS350, AS358, AS378, AS380, AS384, AS395, AS411, AS420, AS429, AS430, AS432, AS450, AS455, AS468, AS476, AS479, AS484, AS487, AS498, AS504, AS509, AS510, AS513, AS520, AS527, AS530, AS540, AS551, AS555, AS558, AS560, AS582, AS586, AS595, AS597, AS649, AS653, AS654, AS655, AS658, AS684, AS713, AS719, AS721, AS724, AS728, AS734, AS749, AS751, AS754, AS769, AS774, AS777, AS781, AS783, AS787, AS791, AS813, AS817, AS819, AS824, AS829, AS831, AS845, AS856, AS860, AS862, AS865, AS878, AS890, AS893, AS903, AS906, AS916, AS930, AS934, AS940, AS941,	

## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS942, AS954, AS955, AS956, AS959, AS1038, AS1046, AS1047, AS1053, AS1059, AS1069, AS1076, AS1102, AS1113, AS1127, AS1138, AS1152, AS1158, AS1162, AS1168, AS1169, AS1177, AS1209, AS1215, AS1219, AS1229, AS1246, AS1266, AS1290, AS1301, AS1312, AS1326, AS1335, AS1342, AS1350, AS1384, AS1388, AS1399, AS1405, AS1409, AS1412, AS1413, AS1419, AS1429, AS1432, AS1437, AS1442, AS1449, AS1450, AS1453, AS1460, AS1466, AS1472, AS1485, AS1492, AS1495, AS1496, AS1500, AS1524, AS1568, AS1581, AS1611, AS1621, AS1665, AS1700, AS1705, AS1715, AS1740, AS1741, AS1751, AS1755, AS1757, AS1779, AS1781, AS1788, AS1808, AS1814, AS1821, AS1824, AS1834, AS1846, AS1858, AS1863, AS1868, AS1878, AS1883, AS1894, AS1899, AS1900, AS1911, AS1912, AS1914, AS1918, AS1919, AS1924, AS1935, AS1940, AS2026, AS2029, AS2032, AS2033, AS2034, AS2037, AS2043, AS2045, AS2051, AS2062, AS2066, AS2068, AS2070, AS2079, AS2085, AS2088, AS2091, AS2092, AS2095, AS2099, AS2101, AS2103, AS2105, AS2112, AS2113, AS2118, AS2155, AS2161, AS2188, AS2190, AS2191, AS2193, AS2197, AS2201, AS2214, AS2225, AS2284, AS2288, AS2302, AS2309, AS2312, AS2328, AS2334,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS2337, AS2370, AS2385, AS2386, AS2393, AS2398, AS2431, AS2447, AS2462, AS2464, AS2470, AS2489, AS2493, AS2494, AS2508, AS2519, AS2522, AS2556, AS2587, AS2614, AS2639, AS2645, AS2678, AS2702, AS2715, AS2728, AS2740, AS2745, AS2756, AS2759, AS2776, AS2777, AS2795, AS2798, AS2802, AS2818, AS2820, AS2839, AS2853, AS2854, AS2858, AS2868, AS2874, AS2877, AS2883, AS2888, AS2906, AS2958, AS2962, AS2965, AS2968, AS2979, AS2992, AS3002, AS3008, AS3015, AS3025, AS3035, AS3037, AS3043, AS3048, AS3053, AS3060, AS3068, AS3081, AS3083, AS3091, AS3092, AS3097, AS3100, AS3103, AS3121, AS3127, AS3135, AS3138, AS3139, AS3147, AS3168, AS3190, AS3198, AS3230, AS3237, AS3243, AS3254, AS3257, AS3263, AS3278, AS3281, AS3282, AS3283, AS3285, AS3286, AS3289, AS3290, AS3298, AS3309, AS3317, AS3341, AS3365, AS3375, AS3377, AS3389, AS3391, AS3398, AS3399, AS3404, AS3417, AS3418, AS3429, AS3431, AS3434, AS3444, AS3448, AS3458, AS3459, AS3470, AS3472, AS3473, AS3479, AS3483, AS3494, AS3507, AS3523, AS3526, AS3537, AS3538, AS3539, AS3543, AS3552, AS3560, AS3577, AS3582, AS3593, AS3632, AS3636, AS3657, AS3659, AS3672,	



## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS3677, AS3678, AS3685, AS3691, AS3692, AS3705, AS3713, AS3717, AS3723, AS3724, AS3734, AS3743, AS3748, AS3760, AS3763, AS3772, AS3775, AS3776, AS3779, AS3785, AS3791, AS3793, AS3797, AS3803, AS3804, AS3805, AS3813, AS3815, AS3825, AS3843, AS3851, AS3853, AS4418, AS5041, AS5133, AS5136, AS5142, AS5149, AS5156, AS5159, AS5166, AS5172, AS5176, AS5191, AS5198, AS5217, AS5222, AS5325, AS5336, AS5339, AS5342, AS5356, AS5369, AS5372, AS5377, AS5379, AS5381, AS5386, AS5393, AS5397, AS5399, AS5407, AS5410, AS5413, AS5414, AS5416, AS5441, AS5456, AS5460, AS5464, AS5469, AS5474, AS5478, AS5484, AS5488, AS5494, AS5504, AS5513, AS5517, AS5524, AS5562, AS5565, AS5566, AS5568, AS5573, AS5581, AS5582, AS5586, AS5591, AS5594, AS5595, AS5597, AS5602, AS5618, AS5621, AS5624, AS5626, AS5633, AS5634, AS5639, AS5645, AS5647, AS5649, AS5650, AS5654, AS5656, AS5659, AS5662, AS5669, AS5672, AS5675, AS5678, AS5682, AS5688, AS5691, AS5696, AS5700, AS5706, AS5710, AS5717, AS5719, AS5723, AS5730, AS5732, AS5734, AS5737, AS5742, AS5745, AS5747, AS5752, AS5753, AS5757, AS5763, AS5776, AS5780, AS5782, AS5789, AS5790,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS5792, AS5796, AS5798, AS5800, AS5819, AS5824, AS5826, AS5831, AS5838, AS5841, AS5847, AS5851, AS5857, AS5860, AS5870, AS5877, AS5878, AS5885, AS5888, AS5894, AS5899, AS5900, AS5902, AS5908, AS5912, AS5914, AS5916, AS5926, AS5929, AS5933, AS5939, AS5942, AS5945, AS5946, AS5947, AS5951, AS5955, AS5957, AS5961, AS5962, AS5966, AS5968, AS5978, AS5982, AS5987, AS5994, AS5995, AS6007, AS6012, AS6016, AS6021, AS6023, AS6029, AS6034, AS6036, AS6040, AS6044, AS6046, AS6047, AS6051, AS6058, AS6059, AS6062, AS6069, AS6072, AS6075, AS6084, AS6085, AS6087, AS6090, AS6096, AS6101, AS6104, AS6107, AS6110, AS6114, AS6119, AS6122, AS6127, AS6130, AS6135, AS6139, AS6144, AS6145, AS6149, AS6153, AS6154, AS6157, AS6162, AS6165, AS6167, AS6170, AS6175, AS6178, AS6180, AS6183, AS6185, AS6191, AS6194, AS6196, AS6211, AS6215, AS6219, AS6225, AS6229, AS6238, AS6240, AS6242, AS6245, AS6248, AS6252, AS6255, AS6260, AS79, AS2182, AS3055,	
No or poor access to public transport.	AS3, AS57, AS64, AS98, AS188, AS205, AS269, AS290, AS322, AS350, AS450, AS498, AS558, AS560, AS719, AS787, AS813, AS845, AS952, AS955, AS956, AS1038, AS1046, AS1053, AS1076, AS1102, AS1209, AS1219,	

## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS1229, AS1246, AS1301, AS1450, AS1492, AS1495, AS1500, AS1757, AS1781, AS1808, AS1814, AS1863, AS1911, AS1912, AS1914, AS1919, AS2033, AS2034, AS2066, AS2099, AS2103, AS2188, AS2191, AS2201, AS2302, AS2494, AS2587, AS2639, AS2645, AS2728, AS2777, AS2798, AS2839, AS2858, AS2868, AS2906, AS2958, AS3025, AS3103, AS3168, AS3190, AS3230, AS3283, AS3289, AS3341, AS3365, AS3375, AS3389, AS3417, AS3537, AS3560, AS3582, AS3672, AS3677, AS3678, AS3685, AS3705, AS3723, AS3734, AS3760, AS3763, AS3772, AS3775, AS3791, AS3793, AS3803, AS3804, AS3805, AS3815, AS3853, AS5041, AS5339, AS5441, AS5456, AS5460, AS5517, AS5586, AS5649, AS5654, AS5662, AS5682, AS5688, AS5939, AS6090, AS6144, AS6191, AS6211, AS6215, AS6219, AS6225,	
Local schools are full.	AS3, AS48, AS57, AS64, AS87, AS98, AS150, AS162, AS188, AS205, AS230, AS269, AS278, AS290, AS296, AS309, AS322, AS326, AS333, AS347, AS350, AS358, AS378, AS395, AS429, AS432, AS450, AS455, AS468, AS487, AS504, AS513, AS520, AS540, AS551, AS558, AS560, AS595, AS615, AS653, AS681, AS713, AS721, AS724, AS734, AS749, AS751, AS754, AS781, AS787, AS813, AS817, AS829, AS845, AS878, AS916, AS930, AS934, AS940, AS941, AS942, AS952, AS954, AS955, AS956, AS973, AS974, AS981, AS1038,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS1046, AS1047, AS1053, AS1066, AS1076, AS1102, AS1158, AS1177, AS1209, AS1219, AS1246, AS1266, AS1290, AS1301, AS1312, AS1326, AS1335, AS1342, AS1350, AS1449, AS1485, AS1492, AS1496, AS1500, AS1524, AS1581, AS1611, AS1665, AS1705, AS1740, AS1755, AS1757, AS1779, AS1781, AS1788, AS1808, AS1814, AS1824, AS1834, AS1846, AS1858, AS1863, AS1878, AS1883, AS1894, AS1912, AS1914, AS1918, AS1919, AS1924, AS1940, AS2033, AS2034, AS2037, AS2070, AS2088, AS2091, AS2095, AS2099, AS2103, AS2113, AS2118, AS2155, AS2161, AS2188, AS2190, AS2191, AS2193, AS2197, AS2201, AS2214, AS2225, AS2284, AS2302, AS2312, AS2370, AS2385, AS2386, AS2393, AS2431, AS2447, AS2462, AS2464, AS2470, AS2493, AS2494, AS2508, AS2519, AS2587, AS2639, AS2645, AS2678, AS2702, AS2715, AS2728, AS2745, AS2776, AS2777, AS2795, AS2802, AS2818, AS2820, AS2839, AS2858, AS2868, AS2877, AS2888, AS2906, AS2962, AS2968, AS2979, AS3008, AS3025, AS3035, AS3068, AS3081, AS3091, AS3092, AS3097, AS3100, AS3103, AS3135, AS3139, AS3147, AS3168, AS3190, AS3230, AS3243, AS3254, AS3257, AS3281, AS3282, AS3283, AS3285, AS3286, AS3289, AS3290, AS3298,	

## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS3317, AS3341, AS3365, AS3375, AS3377, AS3389, AS3391, AS3398, AS3399, AS3404, AS3417, AS3418, AS3429, AS3431, AS3448, AS3458, AS3459, AS3472, AS3473, AS3479, AS3483, AS3494, AS3507, AS3523, AS3526, AS3537, AS3538, AS3539, AS3552, AS3560, AS3582, AS3636, AS3659, AS3672, AS3677, AS3678, AS3685, AS3705, AS3723, AS3734, AS3748, AS3760, AS3763, AS3772, AS3775, AS3776, AS3779, AS3785, AS3791, AS3793, AS3803, AS3804, AS3805, AS3813, AS3815, AS3825, AS3851, AS3853, AS5041, AS5172, AS5176, AS5336, AS5339, AS5342, AS5379, AS5386, AS5399, AS5441, AS5474, AS5517, AS5562, AS5565, AS5566, AS5568, AS5581, AS5582, AS5591, AS5594, AS5602, AS5613, AS5617, AS5621, AS5634, AS5650, AS5662, AS5669, AS5696, AS5719, AS5732, AS5747, AS5752, AS5753, AS5763, AS5789, AS5792, AS5796, AS5798, AS5824, AS5851, AS5855, AS5877, AS5888, AS5899, AS5912, AS5961, AS6007, AS6016, AS6021, AS6029, AS6051, AS6069, AS6088, AS6104, AS6107, AS6110, AS6122, AS6130, AS6157, AS6165, AS6191, AS6194, AS6211, AS6215, AS6219, AS6225, AS6229, AS6242, AS79AS2182,	
No or poor access to shops and services.	AS3, AS48, AS57, AS87, AS98, AS162, AS188, AS205, AS269, AS290, AS322, AS350, AS450,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS513, AS558, AS734, AS754, AS813, AS845, AS941, AS942, AS955, AS956, AS1038, AS1046, AS1047, AS1053, AS1076, AS1102, AS1209, AS1229, AS1266, AS1301, AS1312, AS1350, AS1450, AS1492, AS1500, AS1755, AS1788, AS1808, AS1883, AS1912, AS1914, AS1919, AS2033, AS2034, AS2103, AS2201, AS2639, AS2645, AS2728, AS2776, AS2798, AS2839, AS2858, AS2868, AS2906, AS3025, AS3083, AS3103, AS3168, AS3190, AS3230, AS3237, AS3254, AS3281, AS3282, AS3285, AS3289, AS3290, AS3365, AS3375, AS3417, AS3429, AS3483, AS3523, AS3537, AS3539, AS3560, AS3582, AS3632, AS3677, AS3678, AS3691, AS3692, AS3705, AS3713, AS3723, AS3760, AS3763, AS3772, AS3775, AS3779, AS3791, AS3793, AS3803, AS3805, AS3825, AS3851, AS3853, AS5041, AS5484, AS5517, AS5617, AS5662, AS5745, AS5747, AS5752, AS5753, AS5763, AS5798, AS6211, AS6215, AS6219, AS6225,	
Risk of flooding.	AS57, AS58, AS64, AS87, AS98, AS152, AS162, AS178, AS188, AS189, AS205, AS230, AS269, AS278, AS284, AS290, AS293, AS296, AS309, AS322, AS333, AS338, AS347, AS350, AS358, AS378, AS387, AS395, AS420, AS430, AS450, AS455, AS468, AS484, AS487, AS498, AS504, AS510, AS513, AS540, AS551, AS555, AS649, AS655, AS681, AS721, AS734, AS751, AS754, AS781, AS787, AS805, AS813, AS817,	

## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS829, AS845, AS862, AS878, AS883, AS890, AS893, AS916, AS930, AS940, AS941, AS942, AS952, AS954, AS973, AS974, AS981, AS1038, AS1047, AS1053, AS1059, AS1066, AS1076, AS1102, AS1113, AS1127, AS1138, AS1158, AS1168, AS1169, AS1177, AS1209, AS1215, AS1219, AS1229, AS1246, AS1266, AS1290, AS1301, AS1312, AS1326, AS1335, AS1384, AS1388, AS1399, AS1405, AS1412, AS1419, AS1429, AS1449, AS1450, AS1466, AS1485, AS1492, AS1495, AS1496, AS1500, AS1524, AS1568, AS1581, AS1611, AS1665, AS1700, AS1740, AS1741, AS1755, AS1757, AS1779, AS1788, AS1814, AS1824, AS1834, AS1846, AS1858, AS1868, AS1878, AS1883, AS1894, AS1899, AS1900, AS1911, AS1912, AS1914, AS1918, AS1919, AS1924, AS1935, AS1940, AS2033, AS2034, AS2037, AS2051, AS2085, AS2091, AS2099, AS2101, AS2103, AS2105, AS2112, AS2113, AS2118, AS2155, AS2161, AS2188, AS2190, AS2191, AS2193, AS2197, AS2201, AS2225, AS2284, AS2302, AS2334, AS2370, AS2385, AS2386, AS2393, AS2398, AS2431, AS2447, AS2462, AS2464, AS2470, AS2489, AS2493, AS2494, AS2519, AS2587, AS2614, AS2639, AS2645, AS2678, AS2702, AS2715, AS2728, AS2740, AS2745, AS2776, AS2777, AS2795, AS2802, AS2818, AS2820, AS2839,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS2853, AS2854, AS2858, AS2868, AS2874, AS2877, AS2883, AS2888, AS2906, AS2958, AS2965, AS2968, AS2979, AS2992, AS3025, AS3035, AS3037, AS3038, AS3053, AS3060, AS3068, AS3081, AS3083, AS3091, AS3092, AS3097, AS3100, AS3103, AS3121, AS3127, AS3138, AS3139, AS3147, AS3168, AS3190, AS3198, AS3230, AS3237, AS3243, AS3254, AS3257, AS3278, AS3281, AS3282, AS3283, AS3285, AS3286, AS3290, AS3298, AS3309, AS3317, AS3341, AS3365, AS3375, AS3377, AS3389, AS3391, AS3398, AS3399, AS3417, AS3418, AS3429, AS3448, AS3458, AS3459, AS3470, AS3472, AS3473, AS3479, AS3483, AS3507, AS3523, AS3526, AS3538, AS3543, AS3552, AS3560, AS3577, AS3582, AS3632, AS3636, AS3641, AS3659, AS3677, AS3678, AS3705, AS3713, AS3717, AS3723, AS3724, AS3734, AS3748, AS3760, AS3763, AS3775, AS3776, AS3779, AS3785, AS3791, AS3793, AS3797, AS3803, AS3804, AS3805, AS3813, AS3815, AS3825, AS3843, AS3853, AS4460, AS4502, AS5133, AS5136, AS5156, AS5159, AS5325, AS5336, AS5339, AS5342, AS5377, AS5397, AS5413, AS5416, AS5426, AS5441, AS5464, AS5474, AS5517, AS5524, AS5573, AS5582, AS5586, AS5591, AS5617, AS5624, AS5634, AS5645, AS5647,	



## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS5649, AS5682, AS5710, AS5717, AS5719, AS5737, AS5745, AS5757, AS5782, AS5790, AS5800, AS5818, AS5826, AS5838, AS5841, AS5855, AS5857, AS5878, AS5899, AS5900, AS5908, AS5926, AS5939, AS5946, AS5947, AS5951, AS5955, AS5962, AS6005, AS6007, AS6016, AS6021, AS6040, AS6047, AS6051, AS6059, AS6088, AS6090, AS6092, AS6096, AS6104, AS6107, AS6122, AS6139, AS6149, AS6154, AS6157, AS6165, AS6167, AS6175, AS6178, AS6183, AS6191, AS6196, AS6209, AS6211, AS6215, AS6219, AS6225, AS6229, AS6245, AS6248, AS6252, AS6255, AS6260, AS2182, AS4334, AS6200,	
Negative impact on the landscape.	AS48, AS57, AS58, AS64, AS87, AS98, AS127, AS150, AS152, AS162, AS176, AS188, AS189, AS205, AS256, AS269, AS278, AS284, AS290, AS293, AS296, AS305, AS309, AS322, AS326, AS330, AS333, AS336, AS338, AS350, AS358, AS378, AS380, AS384, AS395, AS411, AS420, AS429, AS432, AS450, AS455, AS468, AS476, AS479, AS487, AS498, AS504, AS509, AS510, AS513, AS527, AS540, AS551, AS555, AS558, AS560, AS582, AS595, AS615, AS622, AS649, AS653, AS654, AS655, AS658, AS681, AS684, AS713, AS719, AS721, AS724, AS728, AS734, AS751, AS754, AS769, AS774, AS781, AS783, AS787, AS791, AS813, AS817, AS819, AS824, AS829, AS831, AS845, AS856, AS860, AS862, AS865, AS878, AS883, AS890, AS893, AS903, AS916, AS930, AS934, AS940, AS941,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS942, AS952, AS954, AS955, AS956, AS959, AS973, AS974, AS976, AS1038, AS1046, AS1047, AS1053, AS1056, AS1066, AS1069, AS1076, AS1102, AS1113, AS1127, AS1138, AS1152, AS1158, AS1162, AS1168, AS1169, AS1177, AS1215, AS1219, AS1229, AS1246, AS1266, AS1290, AS1301, AS1312, AS1326, AS1335, AS1342, AS1350, AS1384, AS1388, AS1399, AS1405, AS1409, AS1412, AS1413, AS1419, AS1429, AS1442, AS1450, AS1453, AS1460, AS1472, AS1485, AS1492, AS1495, AS1496, AS1500, AS1524, AS1581, AS1584, AS1611, AS1665, AS1700, AS1705, AS1715, AS1740, AS1741, AS1751, AS1755, AS1757, AS1779, AS1781, AS1788, AS1808, AS1814, AS1821, AS1824, AS1834, AS1846, AS1858, AS1863, AS1878, AS1883, AS1899, AS1900, AS1911, AS1912, AS1914, AS1919, AS1924, AS1935, AS1940, AS2023, AS2026, AS2029, AS2032, AS2033, AS2034, AS2037, AS2066, AS2068, AS2070, AS2082, AS2085, AS2088, AS2091, AS2092, AS2099, AS2103, AS2105, AS2113, AS2118, AS2155, AS2161, AS2188, AS2190, AS2191, AS2193, AS2197, AS2201, AS2214, AS2225, AS2269, AS2284, AS2288, AS2302, AS2309, AS2312, AS2328, AS2334, AS2354, AS2370, AS2385, AS2386, AS2393, AS2398, AS2431, AS2447, AS2462, AS2464,	

## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS2470, AS2489, AS2493, AS2494, AS2519, AS2522, AS2530, AS2556, AS2587, AS2614, AS2639, AS2645, AS2678, AS2702, AS2715, AS2728, AS2776, AS2777, AS2788, AS2795, AS2798, AS2802, AS2818, AS2820, AS2839, AS2853, AS2854, AS2858, AS2868, AS2874, AS2877, AS2883, AS2888, AS2906, AS2958, AS2968, AS2979, AS2992, AS2993, AS3025, AS3035, AS3037, AS3038, AS3043, AS3053, AS3060, AS3068, AS3081, AS3083, AS3091, AS3092, AS3097, AS3100, AS3103, AS3121, AS3127, AS3135, AS3138, AS3139, AS3147, AS3168, AS3190, AS3198, AS3230, AS3243, AS3254, AS3257, AS3263, AS3278, AS3281, AS3283, AS3285, AS3286, AS3289, AS3290, AS3298, AS3309, AS3341, AS3365, AS3375, AS3377, AS3389, AS3391, AS3398, AS3399, AS3404, AS3417, AS3418, AS3429, AS3431, AS3434, AS3444, AS3448, AS3458, AS3459, AS3470, AS3472, AS3473, AS3479, AS3483, AS3494, AS3507, AS3523, AS3526, AS3537, AS3538, AS3539, AS3543, AS3552, AS3560, AS3573, AS3577, AS3582, AS3593, AS3632, AS3636, AS3641, AS3657, AS3659, AS3672, AS3677, AS3678, AS3685, AS3691, AS3692, AS3705, AS3713, AS3717, AS3723, AS3734, AS3748, AS3760, AS3763, AS3772, AS3775, AS3776, AS3779, AS3785,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS3791, AS3793, AS3797, AS3803, AS3804, AS3805, AS3813, AS3815, AS3825, AS3843, AS3851, AS3853, AS4205, AS4399, AS4418, AS4460, AS4502, AS5020, AS5041, AS5082, AS5142, AS5149, AS5156, AS5172, AS5176, AS5187, AS5195, AS5201, AS5219, AS5224, AS5314, AS5325, AS5336, AS5339, AS5342, AS5369, AS5372, AS5377, AS5381, AS5386, AS5393, AS5397, AS5399, AS5407, AS5410, AS5413, AS5416, AS5422, AS5426, AS5441, AS5456, AS5460, AS5464, AS5469, AS5474, AS5478, AS5488, AS5494, AS5504, AS5513, AS5517, AS5524, AS5573, AS5591, AS5594, AS5597, AS5602, AS5613, AS5617, AS5624, AS5633, AS5634, AS5645, AS5647, AS5649, AS5650, AS5654, AS5659, AS5662, AS5666, AS5672, AS5675, AS5678, AS5682, AS5688, AS5691, AS5700, AS5706, AS5710, AS5723, AS5730, AS5732, AS5734, AS5737, AS5742, AS5747, AS5763, AS5782, AS5790, AS5800, AS5811, AS5818, AS5819, AS5826, AS5831, AS5838, AS5841, AS5847, AS5851, AS5857, AS5870, AS5894, AS5899, AS5900, AS5902, AS5908, AS5912, AS5914, AS5916, AS5926, AS5929, AS5942, AS5947, AS5951, AS5955, AS5957, AS5961, AS5962, AS5966, AS5968, AS5978, AS5982, AS5987, AS5994, AS5995, AS6005, AS6007, AS6012,	

## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS6016, AS6021, AS6023, AS6029, AS6034, AS6036, AS6046, AS6047, AS6051, AS6055, AS6058, AS6059, AS6061, AS6062, AS6069, AS6073, AS6087, AS6090, AS6096, AS6101, AS6104, AS6107, AS6114, AS6122, AS6127, AS6130, AS6135, AS6139, AS6144, AS6149, AS6153, AS6154, AS6157, AS6162, AS6165, AS6167, AS6175, AS6178, AS6180, AS6183, AS6185, AS6191, AS6194, AS6209, AS6211, AS6215, AS6219, AS6225, AS6229, AS6238, AS6240, AS79, AS2182, AS2271,	
It is a greenfield site.	AS48, AS87, AS98, AS127, AS150, AS152, AS162, AS188, AS189, AS205, AS269, AS278, AS290, AS293, AS309, AS322, AS330, AS338, AS350, AS358, AS378, AS380, AS387, AS429, AS432, AS468, AS476, AS479, AS487, AS504, AS510, AS513, AS520, AS540, AS551, AS555, AS558, AS586, AS615, AS622, AS649, AS653, AS684, AS713, AS721, AS728, AS734, AS769, AS781, AS783, AS787, AS813, AS817, AS829, AS862, AS865, AS878, AS930, AS1038, AS1046, AS1047, AS1113, AS1127, AS1158, AS1177, AS1215, AS1219, AS1229, AS1266, AS1290, AS1301, AS1312, AS1326, AS1350, AS1399, AS1450, AS1496, AS1524, AS1611, AS1665, AS1700, AS1705, AS1741, AS1757, AS1781, AS1788, AS1808, AS1814, AS1846, AS1858, AS1868, AS1878, AS1883, AS1899, AS1900, AS1914, AS1919, AS1924, AS1940, AS2033, AS2034,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS2037, AS2091, AS2099, AS2103, AS2105, AS2113, AS2118, AS2155, AS2161, AS2188, AS2190, AS2191, AS2193, AS2197, AS2201, AS2284, AS2334, AS2370, AS2431, AS2447, AS2462, AS2470, AS2489, AS2494, AS2519, AS2614, AS2639, AS2645, AS2678, AS2715, AS2728, AS2776, AS2788, AS2795, AS2798, AS2818, AS2820, AS2839, AS2853, AS2854, AS2858, AS2868, AS2874, AS2883, AS2906, AS2958, AS2968, AS3008, AS3015, AS3035, AS3037, AS3038, AS3083, AS3103, AS3121, AS3127, AS3138, AS3139, AS3168, AS3190, AS3198, AS3230, AS3237, AS3243, AS3254, AS3257, AS3278, AS3283, AS3285, AS3286, AS3289, AS3290, AS3298, AS3341, AS3365, AS3375, AS3377, AS3389, AS3391, AS3398, AS3417, AS3429, AS3444, AS3448, AS3458, AS3459, AS3473, AS3479, AS3483, AS3494, AS3523, AS3537, AS3538, AS3539, AS3543, AS3560, AS3577, AS3632, AS3636, AS3641, AS3659, AS3672, AS3685, AS3705, AS3717, AS3723, AS3724, AS3734, AS3748, AS3763, AS3772, AS3775, AS3779, AS3785, AS3791, AS3793, AS3797, AS3803, AS3805, AS3825, AS3843, AS4460, AS4502, AS5020, AS5041, AS5082, AS5156, AS5314, AS5336, AS5339, AS5397, AS5407, AS5410, AS5426, AS5441, AS5464, AS5469, AS5494,	

## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS5517, AS5524, AS5562, AS5565, AS5566, AS5568, AS5573, AS5581, AS5594, AS5597, AS5624, AS5626, AS5649, AS5654, AS5662, AS5666, AS5669, AS5672, AS5675, AS5682, AS5696, AS5730, AS5737, AS5757, AS5790, AS5796, AS5800, AS5811, AS5818, AS5819, AS5824, AS5826, AS5847, AS5851, AS5900, AS5902, AS5908, AS5942, AS5947, AS5951, AS5957, AS6007, AS6016, AS6021, AS6036, AS6055, AS6062, AS6087, AS6090, AS6096, AS6101, AS6114, AS6122, AS6127, AS6130, AS6135, AS6157, AS6165, AS6167, AS6178, AS6191, AS6211, AS6215, AS6219, AS6225, AS6260,	
The site is the Green Belt.	AS48, AS64, AS98, AS162, AS188, AS205, AS284, AS290, AS296, AS322, AS338, AS378, AS468, AS582, AS713, AS787, AS813, AS829, AS860, AS930, AS934, AS940, AS941, AS942, AS952, AS955, AS956, AS974, AS1053, AS1177, AS1209, AS1219, AS1229, AS1290, AS1432, AS1485, AS1621, AS1700, AS1755, AS1757, AS1788, AS1808, AS1814, AS1821, AS1834, AS1846, AS1894, AS1899, AS1918, AS1935, AS2103, AS2118, AS2155, AS2191, AS2197, AS2302, AS2370, AS2385, AS2386, AS2393, AS2462, AS2464, AS2522, AS2587, AS2639, AS2645, AS2777, AS2798, AS2802, AS2820, AS2839, AS2858, AS2868, AS2906, AS3025, AS3037, AS3083, AS3121, AS3127,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS3138, AS3139, AS3198, AS3257, AS3278, AS3281, AS3282, AS3365, AS3375, AS3389, AS3399, AS3404, AS3418, AS3431, AS3434, AS3448, AS3458, AS3459, AS3472, AS3473, AS3483, AS3494, AS3523, AS3560, AS3641, AS3672, AS3678, AS3705, AS3713, AS3717, AS3723, AS3763, AS3772, AS3791, AS3797, AS3825, AS3851, AS3853, AS5336, AS5339, AS5369, AS5386, AS5422, AS5484, AS5488, AS5595, AS5602, AS5647, AS5649, AS5654, AS5662, AS5666, AS5669, AS5672, AS5675, AS5682, AS5696, AS5706, AS5710, AS5719, AS5732, AS5734, AS5776, AS5790, AS5902, AS5904, AS6007, AS6016, AS6021, AS6090, AS6096, AS6101, AS6114, AS6127, AS6130, AS6167, AS6178, AS6183, AS6185, AS6191, AS6211, AS6215, AS6219, AS6225,	
The site is in the Nidderdale Area of Outstanding Natural Beauty.	AS58, AS350, AS713, AS751, AS774, AS787, AS813, AS829, AS845, AS952, AS954, AS1342, AS1700, AS1751, AS1808, AS2155, AS2188, AS2302, AS2462, AS2639, AS2645, AS2820, AS2839, AS2858, AS2868, AS2906, AS3025, AS3121, AS3127, AS3139, AS3198, AS3243, AS3448, AS3473, AS3523, AS3526, AS3560, AS3593, AS3636, AS3672, AS3685, AS3723, AS3763, AS3779, AS3791, AS3851, AS3853, AS5591, AS5650,	
Loss of public open space/sports pitches.	AS64, AS98, AS127, AS188, AS205, AS256,	



## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS269, AS284, AS290, AS322, AS338, AS350, AS380, AS387, AS395, AS432, AS468, AS487, AS504, AS509, AS513, AS540, AS551, AS555, AS558, AS560, AS684, AS719, AS724, AS781, AS805, AS813, AS824, AS829, AS845, AS865, AS934, AS940, AS941, AS942, AS952, AS959, AS973, AS974, AS1047, AS1059, AS1066, AS1076, AS1113, AS1169, AS1177, AS1215, AS1266, AS1290, AS1301, AS1312, AS1342, AS1350, AS1384, AS1496, AS1524, AS1611, AS1715, AS1740, AS1755, AS1757, AS1781, AS1788, AS1808, AS1814, AS1824, AS1858, AS1863, AS1878, AS1883, AS1900, AS1912, AS1914, AS1919, AS1924, AS1940, AS2037, AS2091, AS2103, AS2118, AS2155, AS2190, AS2193, AS2201, AS2225, AS2431, AS2447, AS2470, AS2494, AS2530, AS2639, AS2645, AS2776, AS2777, AS2818, AS2839, AS2858, AS2868, AS2877, AS2883, AS2888, AS2906, AS2968, AS3025, AS3035, AS3038, AS3081, AS3083, AS3100, AS3103, AS3139, AS3168, AS3190, AS3230, AS3243, AS3283, AS3290, AS3365, AS3375, AS3391, AS3398, AS3417, AS3444, AS3448, AS3470, AS3472, AS3479, AS3483, AS3494, AS3523, AS3526, AS3537, AS3539, AS3560, AS3582, AS3593, AS3632, AS3636, AS3657, AS3659, AS3672, AS3677, AS3678, AS3705, AS3717, AS3723, AS3734, AS3743, AS3763, AS3772, AS3775, AS3785,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS3791, AS3803, AS3825, AS3843, AS3853, AS4460, AS4502, AS5020, AS5041, AS5393, AS5413, AS5422, AS5469, AS5474, AS5504, AS5517, AS5573, AS5594, AS5595, AS5602, AS5626, AS5650, AS5669, AS5691, AS5696, AS5706, AS5723, AS5818, AS5824, AS5885, AS5888, AS5894, AS5914, AS5933, AS6090, AS6092, AS6110, AS6122, AS6211, AS6215, AS6219, AS6225, AS6260,	
Negative impact on the local community.	AS3, AS48, AS57, AS58, AS64, AS87, AS98, AS150, AS152, AS162, AS176, AS188, AS189, AS205, AS230, AS256, AS269, AS278, AS284, AS290, AS293, AS296, AS309, AS322, AS333, AS347, AS350, AS358, AS378, AS380, AS395, AS429, AS430, AS432, AS450, AS455, AS476, AS479, AS484, AS487, AS498, AS509, AS513, AS527, AS540, AS551, AS555, AS558, AS560, AS582, AS595, AS597, AS615, AS649, AS654, AS681, AS684, AS713, AS719, AS721, AS724, AS734, AS749, AS751, AS781, AS783, AS787, AS791, AS805, AS813, AS817, AS824, AS829, AS831, AS845, AS862, AS865, AS878, AS890, AS893, AS916, AS930, AS934, AS940, AS941, AS942, AS952, AS954, AS955, AS956, AS959, AS973, AS974, AS1038, AS1046, AS1047, AS1053, AS1066, AS1076, AS1102, AS1113, AS1127, AS1138, AS1162, AS1169, AS1177, AS1209, AS1215, AS1219, AS1229, AS1246, AS1266, AS1290, AS1301, AS1312, AS1326, AS1335, AS1342, AS1350, AS1412, AS1432, AS1450, AS1485, AS1492,	

## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS1495, AS1496, AS1524, AS1584, AS1611, AS1665, AS1700, AS1705, AS1715, AS1740, AS1741, AS1751, AS1755, AS1757, AS1779, AS1788, AS1808, AS1814, AS1824, AS1834, AS1846, AS1858, AS1863, AS1878, AS1883, AS1894, AS1899, AS1900, AS1912, AS1914, AS1918, AS1919, AS1924, AS1935, AS1940, AS2033, AS2034, AS2037, AS2068, AS2088, AS2091, AS2092, AS2099, AS2101, AS2103, AS2113, AS2118, AS2155, AS2161, AS2188, AS2190, AS2191, AS2193, AS2197, AS2201, AS2225, AS2284, AS2302, AS2309, AS2312, AS2370, AS2385, AS2386, AS2393, AS2398, AS2431, AS2447, AS2464, AS2470, AS2494, AS2519, AS2522, AS2556, AS2587, AS2614, AS2639, AS2645, AS2678, AS2715, AS2728, AS2776, AS2777, AS2795, AS2798, AS2802, AS2818, AS2820, AS2839, AS2853, AS2854, AS2858, AS2868, AS2874, AS2877, AS2883, AS2888, AS2906, AS2958, AS2968, AS3002, AS3025, AS3081, AS3083, AS3097, AS3100, AS3103, AS3121, AS3127, AS3135, AS3138, AS3139, AS3147, AS3168, AS3190, AS3198, AS3230, AS3237, AS3243, AS3254, AS3278, AS3281, AS3282, AS3283, AS3285, AS3286, AS3289, AS3290, AS3298, AS3309, AS3341, AS3365, AS3375, AS3377, AS3389, AS3391, AS3398, AS3404, AS3417,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS3418, AS3429, AS3434, AS3444, AS3448, AS3458, AS3459, AS3470, AS3472, AS3473, AS3479, AS3483, AS3494, AS3507, AS3523, AS3526, AS3537, AS3538, AS3539, AS3543, AS3552, AS3560, AS3573, AS3577, AS3582, AS3593, AS3636, AS3657, AS3659, AS3672, AS3677, AS3678, AS3685, AS3691, AS3692, AS3705, AS3713, AS3717, AS3723, AS3734, AS3748, AS3760, AS3763, AS3772, AS3775, AS3776, AS3785, AS3791, AS3793, AS3797, AS3803, AS3804, AS3805, AS3813, AS3815, AS3825, AS3843, AS3851, AS3853, AS5020, AS5041, AS5133, AS5149, AS5166, AS5187, AS5336, AS5339, AS5342, AS5381, AS5386, AS5407, AS5410, AS5413, AS5443, AS5469, AS5474, AS5478, AS5494, AS5504, AS5517, AS5594, AS5600, AS5613, AS5617, AS5626, AS5634, AS5639, AS5645, AS5669, AS5682, AS5688, AS5696, AS5717, AS5723, AS5730, AS5732, AS5734, AS5782, AS5789, AS5818, AS5824, AS5855, AS5877, AS5885, AS5888, AS5939, AS5942, AS5947, AS5951, AS5955, AS5961, AS5966, AS5968, AS5978, AS5987, AS5994, AS5995, AS6007, AS6016, AS6021, AS6033, AS6036, AS6055, AS6058, AS6062, AS6069, AS6073, AS6087, AS6088, AS6110, AS6122, AS6144, AS6145, AS6153, AS6162, AS6175, AS6191, AS6211,	

## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS6215, AS6219, AS6225, AS6238, AS6240, AS6255,	
Negative impact on local wildlife and biodiversity.	AS3, AS48, AS57, AS58, AS64, AS87, AS98, AS127, AS150, AS152, AS162, AS188, AS189, AS205, AS230, AS256, AS269, AS278, AS284, AS290, AS293, AS296, AS309, AS322, AS333, AS336, AS338, AS347, AS350, AS358, AS378, AS380, AS395, AS429, AS430, AS432, AS450, AS455, AS468, AS484, AS487, AS504, AS510, AS513, AS540, AS551, AS555, AS558, AS560, AS586, AS595, AS597, AS615, AS658, AS684, AS713, AS719, AS721, AS724, AS728, AS734, AS749, AS751, AS754, AS781, AS787, AS791, AS805, AS813, AS817, AS824, AS829, AS831, AS845, AS862, AS878, AS883, AS890, AS893, AS903, AS916, AS930, AS934, AS940, AS941, AS942, AS954, AS955, AS956, AS959, AS973, AS974, AS1038, AS1046, AS1047, AS1053, AS1066, AS1076, AS1102, AS1113, AS1127, AS1138, AS1158, AS1169, AS1177, AS1209, AS1215, AS1219, AS1229, AS1246, AS1266, AS1290, AS1301, AS1312, AS1326, AS1335, AS1342, AS1350, AS1384, AS1388, AS1409, AS1412, AS1442, AS1449, AS1450, AS1453, AS1472, AS1485, AS1492, AS1495, AS1496, AS1524, AS1568, AS1584, AS1611, AS1665, AS1700, AS1705, AS1715, AS1740, AS1741, AS1755, AS1757, AS1779, AS1781, AS1788, AS1808, AS1814, AS1821, AS1824, AS1834, AS1846, AS1858, AS1863, AS1868, AS1878, AS1883, AS1894, AS1899, AS1900, AS1911,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS1914, AS1918, AS1919, AS1924, AS1935, AS1940, AS2033, AS2034, AS2037, AS2045, AS2051, AS2068, AS2070, AS2075, AS2079, AS2085, AS2091, AS2092, AS2095, AS2101, AS2103, AS2112, AS2113, AS2118, AS2155, AS2161, AS2190, AS2191, AS2193, AS2197, AS2201, AS2214, AS2225, AS2284, AS2288, AS2302, AS2334, AS2370, AS2385, AS2386, AS2393, AS2398, AS2431, AS2447, AS2462, AS2464, AS2470, AS2489, AS2494, AS2508, AS2519, AS2530, AS2556, AS2587, AS2614, AS2639, AS2645, AS2715, AS2728, AS2740, AS2745, AS2776, AS2777, AS2788, AS2795, AS2818, AS2820, AS2839, AS2853, AS2854, AS2858, AS2868, AS2874, AS2877, AS2883, AS2888, AS2906, AS2958, AS2968, AS2979, AS2992, AS3002, AS3015, AS3025, AS3035, AS3037, AS3038, AS3081, AS3083, AS3091, AS3092, AS3097, AS3100, AS3103, AS3121, AS3127, AS3135, AS3138, AS3139, AS3147, AS3168, AS3190, AS3198, AS3230, AS3237, AS3243, AS3254, AS3257, AS3278, AS3281, AS3282, AS3283, AS3285, AS3286, AS3290, AS3298, AS3309, AS3341, AS3365, AS3375, AS3377, AS3389, AS3391, AS3398, AS3399, AS3404, AS3417, AS3418, AS3429, AS3431, AS3434, AS3444, AS3448, AS3458, AS3459, AS3470, AS3472, AS3473,	

## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS3479, AS3483, AS3494, AS3507, AS3523, AS3526, AS3539, AS3543, AS3552, AS3560, AS3573, AS3577, AS3582, AS3593, AS3632, AS3636, AS3641, AS3657, AS3659, AS3672, AS3677, AS3678, AS3685, AS3691, AS3692, AS3705, AS3713, AS3717, AS3723, AS3724, AS3734, AS3748, AS3760, AS3763, AS3772, AS3775, AS3779, AS3785, AS3791, AS3793, AS3797, AS3803, AS3804, AS3805, AS3813, AS3815, AS3825, AS3843, AS3851, AS3853, AS4327, AS4460, AS4502, AS5020, AS5133, AS5136, AS5156, AS5166, AS5187, AS5217, AS5325, AS5336, AS5339, AS5342, AS5377, AS5381, AS5410, AS5413, AS5416, AS5426, AS5441, AS5443, AS5464, AS5474, AS5488, AS5504, AS5517, AS5562, AS5565, AS5566, AS5568, AS5581, AS5586, AS5591, AS5594, AS5602, AS5617, AS5621, AS5624, AS5626, AS5634, AS5645, AS5647, AS5649, AS5654, AS5659, AS5682, AS5706, AS5710, AS5717, AS5723, AS5730, AS5737, AS5745, AS5757, AS5763, AS5782, AS5790, AS5792, AS5800, AS5811, AS5818, AS5831, AS5847, AS5855, AS5857, AS5870, AS5877, AS5878, AS5888, AS5899, AS5900, AS5912, AS5916, AS5926, AS5929, AS5942, AS5946, AS5957, AS5962, AS5978, AS5987, AS5994, AS5995, AS6007, AS6012, AS6016, AS6021,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS6029, AS6033, AS6047, AS6051, AS6058, AS6059, AS6062, AS6069, AS6073, AS6087, AS6088, AS6090, AS6092, AS6104, AS6107, AS6110, AS6122, AS6130, AS6144, AS6153, AS6154, AS6162, AS6167, AS6175, AS6183, AS6191, AS6211, AS6215, AS6219, AS6225, AS6245, AS6248, AS6252, AS6255, AS6260, AS79	
Negative impact on the conservation area.	AS48, AS58, AS64, AS87, AS98, AS152, AS162, AS188, AS230, AS278, AS284, AS296, AS309, AS322, AS333, AS347, AS350, AS468, AS487, AS510, AS555, AS654, AS713, AS724, AS749, AS787, AS813, AS829, AS831, AS845, AS878, AS930, AS940, AS941, AS952, AS973, AS974, AS1038, AS1053, AS1127, AS1266, AS1290, AS1301, AS1405, AS1432, AS1492, AS1524, AS1611, AS1665, AS1700, AS1755, AS1757, AS1779, AS1788, AS1808, AS1834, AS1846, AS1868, AS1878, AS1883, AS1912, AS1914, AS1918, AS1919, AS1924, AS2037, AS2068, AS2103, AS2113, AS2155, AS2161, AS2190, AS2191, AS2201, AS2302, AS2370, AS2385, AS2386, AS2393, AS2431, AS2447, AS2462, AS2464, AS2470, AS2494, AS2519, AS2639, AS2645, AS2678, AS2715, AS2728, AS2776, AS2777, AS2820, AS2839, AS2858, AS2868, AS2874, AS2958, AS2968, AS3025, AS3035, AS3091, AS3121, AS3127, AS3138, AS3139, AS3168, AS3190, AS3243, AS3278, AS3281,	



## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS3283, AS3290, AS3309, AS3365, AS3377, AS3398, AS3399, AS3417, AS3418, AS3429, AS3448, AS3470, AS3472, AS3483, AS3523, AS3526, AS3543, AS3560, AS3582, AS3593, AS3636, AS3641, AS3672, AS3677, AS3685, AS3713, AS3723, AS3734, AS3763, AS3775, AS3776, AS3785, AS3791, AS3793, AS3797, AS3803, AS3805, AS3813, AS3815, AS3843, AS3851, AS3853, AS5336, AS5339, AS5372, AS5397, AS5443, AS5517, AS5782, AS5789, AS5951, AS6007, AS6016, AS6021, AS6153, AS6162, AS6191, AS6211, AS6215, AS6219, AS6225, AS6260,	
Negative impact on a listed building(s).	AS48, AS350, AS813, AS829, AS845, AS930, AS974, AS1290, AS1524, AS1755, AS1788, AS1878, AS1914, AS1919, AS1924, AS2193, AS2462, AS2639, AS2645, AS2728, AS2788, AS2874, AS2906, AS2968, AS3025, AS3138, AS3243, AS3290, AS3417, AS3472, AS3507, AS3560, AS3573, AS3577, AS3723, AS3734, AS3763, AS4205, AS5634, AS5942, AS6055, AS6260,	
Negative impact on designated heritage assets.	AS48, AS58, AS189, AS293, AS813, AS829, AS845, AS878, AS973, AS974, AS1046, AS1047, AS1059, AS1246, AS1290, AS1485, AS1496, AS1524, AS1740, AS1755, AS1846, AS1878, AS1911, AS2037, AS2103, AS2113, AS2155, AS2191, AS2225, AS2370, AS2462, AS2470, AS2639, AS2645, AS2715,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS2740, AS2906, AS2968, AS3035, AS3092, AS3139, AS3190, AS3286, AS3290, AS3298, AS3417, AS3429, AS3472, AS3507, AS3560, AS3573, AS3577, AS3582, AS3672, AS3723, AS3724, AS3734, AS3760, AS3763, AS3851, AS5339, AS5369, AS5441, AS5745, AS5819, AS5851, AS6059, AS6260,	
Loss of employment land.	AS152, AS188, AS829, AS845, AS878, AS954, AS1046, AS1350, AS1755, AS1788, AS1911, AS1914, AS1919, AS1924, AS2431, AS2639, AS2645, AS2839, AS2858, AS2868, AS2906, AS3257, AS3494, AS3538, AS3560, AS3723, AS3763, AS3843, AS5339, AS6107,	
Would result in the coalescence of Harrogate and Pannal/ loss of village	AS162, AS278, AS728, AS1399, AS1611, AS1781, AS1924, AS230, AS256, AS290, AS296, AS378, AS380, AS429, AS432, AS450, AS455, AS487, AS510, AS527, AS540, AS615, AS649, AS654, AS655, AS734, AS774, AS791, AS813, AS817, AS824, AS862, AS865, AS916, AS974, AS1102, AS1162, AS1168, AS1215, AS1246, AS1290, AS1301, AS1312, AS1326, AS1335, AS1405, AS1413, AS1442, AS1460, AS1568, AS1581, AS1584, AS1665, AS2085, AS1755, AS1757, AS1868, AS2037, AS2051, AS2101, AS2161, AS2191, AS2225, AS2702, AS2753, AS2795, AS2868, AS3091, AS3097, AS3139, AS3404, AS3470, AS3472, AS3685, AS3797, AS5146, AS5170, AS5386, AS5824, AS5912, AS6047, AS6153,	

## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS6165, AS6175, AS6191, AS6248, AS6260, AS2328, AS2393, AS2462, AS5617, AS6021, AS2088, AS1808, AS6104, AS5763, AS5763, AS6016, AS5416, AS5416, AS6145, AS2854, AS2958, AS5675, AS5682, AS5710, AS5742, AS6180, AS5706, AS2026, AS6127, AS5524, AS6075, AS5478, AS5700, AS3389, AS2092, AS6034, AS5672, AS3263, AS3281, AS2337, AS2284, AS6242, AS5414, AS1919, AS2993, AS5650, AS5885, AS5946, AS3092, AS5666, AS2858, AS2968, AS2971, AS3038, AS3431, AS2962, AS4502, AS3537, AS3483, AS6183, AS5957, AS2431, AS5792, AS5796, AS2043, AS5443, AS5566, AS5230, AS2256, AS5719, AS5987, AS6252, AS5422, AS3459, AS4327, AS6062, , AS5945, AS1814, AS2095, AS6144, AS3434, AS1935, AS6069, AS5441, AS5841, AS6240, AS6044, AS5407, AS5747, AS5789, AS5176, AS5621, AS1878, , AS2068, AS3724, AS2489, AS6110, AS6255, AS1883, AS6154, AS6114, AS2447, AS1912, AS5745, AS6007, AS5149, AS5156, AS5870, AS5877, AS5939, AS5857, AS5968, AS5947, AS2645, AS6046, AS5456, AS1751, AS2155, AS2556, AS5222, AS6061, AS3417, AS3043, AS2614, AS3779, AS3825, AS1824, AS3713, AS3560, AS1821, AS3399, AS2802, AS2728, AS3743, AS3813, AS1741,	

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS3815, AS2987, AS1788, AS3805, AS5474, AS2759, AS6040, AS2334, AS5262, AS4394	
Site is within a Special Landscape Area and a recent appeal was dismissed on Rossett Green Lane for this reason	AS2062, AS787, AS805, AS856, AS1219, AS1266, AS2045, AS2085, AS2354, AS2470, AS3053, AS3147, AS3507, AS3748, AS3760, AS3776, AS3851, AS5565, AS5624, AS5975, AS4394	
Other brownfield alternatives have not been adequately investigated.	AS2508, AS6144	
Loss of agricultural land	AS5488, AS2858, AS2201, AS6196, AS1911, AS2066, AS5966, AS2082	
Loss of Harrogate Ringway footpath	AS48, AS58, AS64, AS205, AS278, AS309, AS326, AS336, AS378, AS429, AS450, AS479, AS520, AS3, AS57, AS79, AS87, AS98, AS127, AS150, AS152, AS162, AS176, AS178, AS188, AS189, AS230, AS256, AS269, AS284, AS290, AS293, AS296, AS305, AS322, AS330, AS333, AS338, AS347, AS350, AS358, AS380, AS384, AS387, AS395, AS411, AS420, AS430, AS432, AS455, AS468, AS476, AS484, AS487, AS498, AS504, AS509, AS510, AS513, AS527, AS6170, AS5662	
Negative impact on key gateway to town/tourism	AS5426, AS5629, AS5484, AS5669, AS5484, AS5568, AS6180, AS5706, AS6127, AS5517, AS5696, AS5878, AS2464, AS2105, AS6090, AS2962, AS2091, AS3483, AS6196, AS6183, AS1899, AS5209, AS1814, AS2095, AS5212, AS6180, AS5706, AS6127, AS5517, AS5696, AS5878, AS2464, AS2105, AS6090, AS2962, AS2091, AS3483, AS6196, AS6183, AS1899, AS5209, AS1814, AS2095, AS5212,	

## Additional Draft Housing Allocations 17

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
	AS3285, AS6167, AS4418, AS2614, AS3418, AS2802, AS2082, AS5753, AS5474, AS2759	
Will impact adversely on the character/identity of the village	AS2958, AS5675, AS5682, AS2026, AS5524, AS6075, AS6209, AS5478, AS3389, AS3537, AS3853, AS6062, AS6092, AS1814, AS2095, AS5942, AS6144, AS2188, AS5904, AS5995, AS6051, AS5789, AS6211, AS5662, AS5399, AS5691, AS1834, AS1779, AS3399, AS2987, AS1788, AS5413, AS5594, AS5595, AS5597, AS5600	
Railway bridge is inadequate for greater volumes of traffic	AS322, AS1412	
HBC cannot be expected to solve decades of housing shortage and risk causing resentment amongst residents	AS2979	
Key objective for the plan is to increase housing across the region by 11% - this is in excess of that	AS1524, AS1924,	The objectives relating to housing in the plan do not include a percentage increase but address the need to increase the supply of housing to address housing needs for all and contribute to sustainable patterns of development.
The section of PN19 which adjoins PN20 towards Crimple Beck would fit in neatly with the existing housing and the rest should be left undisturbed for walkers and others to enjoy	AS1059	Noted
Site adjoins boundary of Pannal Conservation Area and churchyard of Grade II* Church. Conservation and Design Site Assessment considers development of site likely to harm elements which contribute to significance of heritage assets in vicinity and that harm is not capable of effective mitigation. Agree with assessment and would also add that development of site would result in loss of last remnant of what was once the rural setting of listed church, which would cause considerable harm to its setting and views towards building from within conservation area. Development on this currently undeveloped site would be inconsistent with conservation of these assets as required by national policy guidance. As harm cannot be effectively mitigated, allocation should be deleted.	AS2729 (Historic England)	Measures are included in the site requirements designed to protect heritage assets. In addition a requirement for a Heritage Statement to accompany a planning application is also to be included in the site specific requirements for this site.
Residents feel that the G&T proposals were used to make housing development appear more acceptable	AS5737	The draft allocation for a Gypsy and Traveller site at Pannal (PN16) that was consulted on in November - December 2016 was identified in order to meet known needs, and not for the reason being suggested. However following further engagement with the Gypsy community, the updated GTAA, the number of vacant pitches on the existing public sites and the approach with regard to taking the three existing sites out of the Green Belt there is no need for this allocation.

## 17 Additional Draft Housing Allocations

Site PN19: Land to the west of Leeds Road, Pannal		
Comment	Comment Ref	HBC Response
The land is Council owned - other SLA land would not be developed if it wasn't Council owned	AS5020	There are a number of draft allocations e.g H49,H51 which are located in SLA and are not council owned. There are also a number of sites that are located within the Harrogate SLA that have recently being given planning approval such as Cardale Park, Otley Road and Crag Lane which are also not council owned sites.
Land was given to Council by Harewood Estate on the understanding that it would not be built on	AS2489	There is no restriction on the development of the land contained in the conveyance nor is there any discussion in the documents to suggest such a restriction might apply
<b>Comments</b>		
Has potential to increase commuting traffic to Pannal and Hornbeam Stations. Both stations have limited facilities and funding towards improved station facilities, commensurate with the size of the scheme should be sought. The impact on Spacey House Farm public footpath level crossing should be assessed and funding provided for improvements where increased use is identified. Network Rail's preferred approach would be to remove the level crossing and provide a footbridge. As part of the allocation of these sites the viability of funding the removal of the crossing should be assessed.	AS1485 (Network Rail)	Noted
Provide opportunity for Community Land Trust involvement	AS3705	Noted

Table 17.26 Site PN19: Land to the west of Leeds Road, Pannal

## Tockwith Site

### TW3: Church Farm, Tockwith

Site TW3: Church Farm, Tockwith		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
General Support with condition	AS1284	Noted.
Site supported due to opportunity to provide opportunities for community led housing.	AS3611	
<b>Reasons support allocation of site with conditions:</b>		
The shaded area showing access to the proposed development from Westfield Road is inaccurate and includes an area of land directly in front of the gated drive to my property which is the Village Bungalow. This area of land, shown to the left of the access road at its junction with Westfield Road is clearly marked on the land register to be owned by the Village Bungalow and extends to the pavement. Vehicle access is already difficult onto Westfield Road from my property and I would not support any application that involved vehicles using this farm access to the proposed site	AS1284	The site requirements for this site state that vehicular access will be gained from Fleet Lane.
<b>Reasons do not support allocation of site:</b>		

## Additional Draft Housing Allocations 17

Site TW3: Church Farm, Tockwith		
Comment	Comment Ref	HBC Response
A large amount of development has already been granted in the local area.	AS36, AS37, AS528, AS428, AS755, AS950, AS1086, AS960, AS996, AS998, AS1019, AS1032, AS1065, AS1103, AS1132, AS1176, AS1268, AS1328, AS1387, AS1392, AS1395, AS1401, AS1422, AS1448, AS1452, AS1497, AS1573, AS1634, AS1642, AS3175, AS2226,, AS1643, AS1645, AS1646, AS1648, AS1649, AS1650, AS1710, AS1730, AS1851, AS1964, AS1864, AS1861, AS2114, AS2115, AS2170, AS2351, AS2361, AS2363, AS2402, AS2709, AS2792, AS2805, AS3264, AS3260, AS3306, AS4225 (Long Marston Parish Council), AS4466 (Tockwith with Wilstrop Parish Council), AS3311, AS3330, AS3324, AS3378, AS3491, AS3546	<p>It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.</p> <p>It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.</p> <p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.</p>
Negative impact on the landscape	AS36, AS37, AS528, AS428, AS755, AS950, AS960, AS996, AS998, AS1032, AS1065, AS1103, AS1132, AS1176, AS1268, AS1387, AS1392, AS1395, AS1401, AS1422, AS1448, AS1452, AS1497, AS1573, AS1634, AS3175, AS2226, AS1643, AS1645, AS1646, AS1648, AS1649, AS1650, AS1710, AS1730, AS1851, AS1964, AS1864, AS1861, AS2114, AS2115, AS2170, AS2707, AS2351, AS2361, AS2363, AS2402, AS2709, AS2792, AS2805, AS3264, AS3260, AS3311, AS3330, AS3324, AS3378, AS3491, AS3546	
Negative impact on the local community	AS36, AS37, AS528, AS428, AS950, AS1086, AS960, AS996, AS998, AS1019, AS1032, AS1065, AS1103, AS1132, AS1176,	

## 17 Additional Draft Housing Allocations

Site TW3: Church Farm, Tockwith		
Comment	Comment Ref	HBC Response
	AS1268, AS1328, AS1387, AS1392, AS1395, AS1401, AS1422, AS1448, AS1452, AS1497, AS1634, AS3175, AS2226, AS1643, AS1645, AS1646, AS1648, AS1649, AS1710, AS1851, AS1964, AS1864, AS1861, AS2114, AS2115, AS2170, AS2351, AS2361, AS2363, AS2402, AS2709, AS2792, AS2805, AS3264, AS3306, AS3311, AS3330, AS4223	
Negative impact on local wildlife and biodiversity.	AS36, AS37, AS528, AS755, AS950, AS1086, AS960, AS996, AS998, AS1032, AS1387, AS1392, AS1448, AS1452, AS1497, AS1573, AS1634, AS3175, AS2226, AS1643, AS1645, AS1646, AS1648, AS1649, AS1650, AS1710, AS1730, AS1851, AS1964, AS1864, AS1861, AS2114, AS2115, AS2170, AS2361, AS2363, AS2402, AS2709, AS2805, AS3264, AS3260, AS3306, AS3311, AS3330, AS3324, AS3378, AS3491, AS3546	
The site is too big	AS37, AS528, AS950, AS1086, AS996, AS998, AS1019, AS1032, AS1268, AS1387, AS1401, AS1452, AS1573, AS1634, AS3175, AS2226, AS1643, AS1645, AS1646, AS1648, AS1649, AS1650, AS1964, AS2170, AS2351, AS2361, AS2363, AS2402, AS2709, AS2792, AS2805, AS3264, AS3260, AS3306, AS3311	
Negative impact on local roads/traffic	AS37, AS528, AS428, AS950, AS1086, AS960, AS996, AS998, AS1019, AS1032, AS1065, AS1132, AS1268, AS1328, AS1392, AS1395, AS1401,	



## Additional Draft Housing Allocations 17

Site TW3: Church Farm, Tockwith		
Comment	Comment Ref	HBC Response
	AS1422, AS1448, AS1452, AS1497, AS1573, AS1634, AS3175, AS2226, AS1643, AS1645, AS1646, AS1648, AS1649, AS1650, AS1710, AS1730, AS1851, AS1964, AS1864, AS1861, AS2114, AS2115, AS2170, AS2351, AS2361, AS2363, AS2402, AS2709, AS2792, AS2805, AS3264, AS3260, AS4225 (Long Marston Parish Council), AS3311, AS3330, AS3324, AS3378, AS3491, AS3546	
No local need for additional housing	AS528, AS428, AS755, AS950, AS1086, AS1032, AS1103, AS1176, AS1328, AS1387, AS1395, AS1401, AS1422, AS1448, AS1452, AS1497, AS1573, AS1634, AS3175, AS2226, AS1643, AS1645, AS1646, AS1648, AS1649, AS1650, AS1710, AS1964, AS1864, AS2170, AS2351, AS2361, AS2363, AS3264, AS3260, AS3306, AS3311, AS3330, AS3324, AS3378, AS4466	
Risk of flooding	AS528, AS428, AS755, AS950, AS960, AS996, AS998, AS1032, AS1086, AS1176, AS1268, AS1328, AS1387, AS1387, AS1392, AS1395, AS1401, AS1448, AS1452, AS1497, AS1573, AS1634, AS1642, AS3175, AS1643, AS1645, AS1646, AS1648, AS1710, AS1730, AS1851, AS1964, AS1864, AS2114, AS2115, AS2170, AS2351, AS2361, AS2363, AS2402, AS2709, AS2792, AS2805, AS3264, AS3306, AS3330, AS3324, AS3378, AS3546	

## 17 Additional Draft Housing Allocations

Site TW3: Church Farm, Tockwith		
Comment	Comment Ref	HBC Response
Local infrastructure cannot cope	AS528, AS428, AS950, AS1086, AS960, AS996, AS998, AS1019, AS1032, AS1065, AS1103, AS1132, AS1176, AS1268, AS1387, AS1392, AS1395, AS1422, AS1448, AS1452, AS1497, AS1573, AS1634, AS1642, AS3175, AS2226, AS1643, AS1645, AS1646, AS1648, AS1649, AS1650, AS1710, AS1730, AS1851, AS1964, AS1864, AS1861, AS2114, AS2115, AS2170, AS2351, AS2361, AS2363, AS2402, AS2709, AS2792, AS2805, AS2805, AS3264, AS3260, AS3306, AS4466 (Tockwith with Wilstrop Parish Council), AS3311, AS3330, AS3324, AS3378, AS3491, AS3546	
The site is a greenfield site	AS428, AS960, AS996, AS998, AS1032, AS1103, AS1132, AS1176, AS1268, AS1328, AS1387, AS1401, AS1422, AS1448, AS1452, AS1573, AS1634, AS3175, AS2226, AS1710, AS1851, AS1964, AS1861, AS2114, AS2115, AS2170, AS2351, AS2361, AS2363, AS2402, AS2709, AS2792, AS2805, AS3264, AS3264, AS3260, AS3311, AS3330, AS3324, AS3378, AS3546	
Negative impact on the conservation area	AS428, AS950, AS960, AS1328, AS1392, AS1401, AS1448, AS1452, AS1497, AS1573, AS1634, AS3175, AS2226, AS1643, AS1645, AS1646, AS1648, AS1710, AS1851, AS1964, AS1864, AS2363, AS2709, AS3264, AS3260, AS3306, AS3311, AS3324, AS3491, AS3546, AS4223	

## Additional Draft Housing Allocations 17

Site TW3: Church Farm, Tockwith		
Comment	Comment Ref	HBC Response
Negative impact on a listed building(s).	AS950, AS1132, AS3175, AS1649, AS1650, AS3260, AS3306	
No or poor access to public transport	AS960, AS996, AS998, AS1019, AS1103, AS1132, AS1176, AS1387, AS1395, AS1401, AS1422, AS1448, AS1452, AS1573, AS1634, AS3175, AS2226, AS1649, AS1650, AS1730, AS1851, AS1964, AS1861, AS2114, AS2115, AS2170, AS2351, AS2361, AS2402, AS2709, AS2792, AS2805, AS3264, AS3260, AS4225 (Long Marston Parish Council), AS4466 (Tockwith with Wilstrop Parish Council), AS3311, AS3330	
The site is outside the current development limit	AS996, AS998, AS1032, AS1103, AS1132, AS1176, AS1328, AS1387, AS1422, AS1448, AS1452, AS1634, AS3175, AS2226, AS2351, AS2361, AS2363, AS2709, AS3260, AS3306, AS3311, AS3324, AS3491	
Previous applications to develop the site have been refused	AS996, AS998, AS1032, AS1132, AS1448, AS3175, AS1649, AS1650, AS1851, AS1964, AS1861, AS2709, AS3260, AS3311, AS3324, AS3546	
Local schools are full	AS996, AS998, AS1065, AS1132, AS1328, AS1387, AS1392, AS1395, AS1497, AS1573, AS3175, AS1643, AS1645, AS1646, AS1648, AS1649, AS1650, AS1710, AS1851, AS1964, AS1861, AS2114, AS2115, AS2351, AS2363, AS2402, AS2792, AS2805, AS3260, AS3306, AS3311, AS3324, AS3378	
The site is the Green Belt.	AS996, AS998, AS1032, AS1387, AS1401, AS1634, AS2226, AS1710, AS2363,	

## 17 Additional Draft Housing Allocations

Site TW3: Church Farm, Tockwith		
Comment	Comment Ref	HBC Response
	AS2402, AS3260, AS3306, AS3311	
No or poor access to shops and services	AS1019, AS1065, AS1401, AS1634, AS3175, AS1649, AS1650, AS2114, AS2115, AS2402, AS2709, AS2792, AS3306, AS4466 (Tockwith with Wilstrop Parish Council), AS3311	
Loss of public open space/sports pitches	AS1032, AS1497, AS1643, AS1645, AS1646, AS1648, AS1851, AS1964, AS1861, AS2707	
Loss of employment land.	AS3175, AS2792, AS3306, AS3311, AS3324	
Negative impact on designated heritage assets.	AS1851, AS1861, AS3306	
Concern for the extent of allocation to the north of the current settlement and encourage development to the south of the settlement and to the east adjacent to the existing solitary cul-de-sac should this land become available and be viable and there is a need for development within the settlement	AS2268	
<b>Comments</b>		
Need to evaluate the degree to which development will impact elements of the Tockwith Conservation Area and the Registered Battlefield of Marston Moor in order to identify and ensure mitigation of potential impacts on these sites.	AS2734 (Historic England)	The site specific requirements for the draft allocation includes the need for a Heritage Statement to accompany a planning application. Pre-application discussions will also be required to inform archaeological investigations in relation to the nearby Registered Battlefield and its associated movement zones will be required.

Table 17.27 Site TW3: Church Farm, Tockwith

## Additional Draft Employment Allocations 18

## 18 Additional Draft Employment Allocations

## Question 4: Do you have any general comments about the additional draft employment allocations?

Question 4: Do you have any general comments about the additional draft employment allocations?		
Comment	Comment Ref	HBC Response
General objection to amount of additional employment land identified	AS5345	Noted
Should consider new settlements to support employment sites where infrastructure can support development	AS5992, AS6003	An element of employment land will be included in the new settlement proposal. The Draft Local Plan consultation identified land to the south of the A59 at Flaxby for employment uses. This has now been granted planning permission.
Plan does not identify Flaxby Golf course as an obvious area for employment development. If not identified, there would be insufficient employment opportunities for the projected residents of the new Green Hammerton development.	AS134, AS135, AS2141	
Through building houses and employment facilities on the agricultural land means that you are leaving many agricultural workers unemployed.	AS1188	Noted. The amount of land in productive agricultural use identified for housing and employment purposes is a small proportion of the total agricultural land within the district.
It is not at all transparent how the consultation sections on each site simply state "employment" as the proposed use. What employment? What could be put there? What is its likely nature (e.g. retail outlets, car dealership, industrial units etc.)?	AS1558	Employment land is classed as B Use class development which includes offices, light industrial, general industry, distribution. It does not include retail. This definition is included in the justification wording for Policy DM2 : Employment Allocations
The employment areas need to complement the housing developments. If we have higher cost housing developments we need to right kind of businesses to encourage local working. If the local employment will only support lower income jobs then housing should be appropriate. If they don't complement each other there will be further saturation of the road's as people have to cummute.	AS1655, AS247	Policy GS5 Supporting the District's Economy seeks to support the creation of 'higher value' employment sectors.
I object to the inclusion of the additional draft employment allocations in the draft Local Plan without an accompanying updated Strategic Traffic Assessment of Development Growth in Harrogate and Knaresborough.	AS2666	The traffic modelling work which is being undertaken alongside the Local Plan assesses the impact of the allocated growth both housing and employment and proposes mitigation measures where necessary.
The additional employment allocations have no rail or bus links so congestion is going to increase significantly.	AS4999	
Harrogate is a tourism, services and conference area, but with all the land grabbing that is going on we won't even have this asset anymore.	AS4999	Tourism is identified as important to the Harrogate District and 'maintaining and enhancing the district's visitor economy' is included as a key aim under Draft Policy GS5 : Supporting the District's Economy.
It is appropriate for Council to identify sufficient land in accessible locations to meet the needs of existing and emerging businesses within the District over the Plan period. In identifying such land it should be in accord with the settlement growth hierarchy and allow sufficient flexibility for businesses to adapt and evolve over that period.	AS4306, AS4315	The Draft Local Plan allocates more than the required employment land to provide for a choice of sites and ensure flexibility of supply.

Table 18.1 Question 4: Do you have any general comments about the additional draft employment allocations?

## 18 Additional Draft Employment Allocations

### Sites not identified as preferred allocations

Question 4: Do you have any general comments about the additional draft employment allocations?		
Comment	Comment Ref	HBC Response
Marston Business Park (KES13 in HEDNA) should be allocated for employment	AS2240	This site is already identified as a key employment site under Policy EC1: Protection of Existing Employment areas and therefore does not need allocating.
Former dental laboratory premises on Wetherby Road, Harrogate should be considered for local employment uses.	AS4504, AS4505	The site is too small to allocate but would be classed as being in employment use already. Re-development for employment purposes would be supported in principle.
<p><b>MB7: Land South of Barker Business Park, Melmerby</b></p> <p>Should be allocated for additional employment land for the following reasons:</p> <ul style="list-style-type: none"> <li>Evidence of actual demand for employment land</li> </ul>	AS2620	The council has allocated sufficient employment sites to meet the employment requirement and an additional buffer to provide flexibility and choice of sites over the plan period and, as such, does not consider the allocation of this site, which does not compare as favourably to other sites assessed and identified as allocations, is needed.

Table 18.2

## Harrogate Site

### H27: Showground car park, Wetherby Road, Harrogate

Site H27: Showground car park, Wetherby Road, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		Key issues for this site have been noted. Site to be deleted due to recent grant of permission for a hotel, resulting in limited available land remaining.  <b>Delete site H27</b>
It is a brownfield site.	AS49	
In keeping with surrounding land use.	AS49	
Former dental clinic should also be included for employment use	AS49	
Relative quick access to the A1(M)	AS1684	
<b>Reasons do not support allocation of site:</b>		
The site is too big.	AS2791	
Local infrastructure cannot cope.	AS2791, AS3294	
Negative impact on local roads/traffic.	AS2791, AS3294	
Negative impact on air quality.	AS2791	
Negative impact on local wildlife and biodiversity.	AS4660	
Negative impact on visual amenity	AS2791	
Existing problem with foul water drainage within the area leading to combined sewer and discharge into the Crimple Beck	AS4398	
Loss of parking for the Pavilions and consequently negative impact on viability of the Pavilions	AS4461	
<b>Comments</b>		
The site lies within an area identified under Policy S03 of the Minerals and Waste Joint Plan for safeguarding of a waste management facility	AS4568 (NYCC)	

## Additional Draft Employment Allocations 18

Site H27: Showground car park, Wetherby Road, Harrogate		
Comment	Comment Ref	HBC Response
however NYCC do not consider that any significant waste safeguarding issues are likely to arise and it would fit the proposed safeguarding exemption criteria under Policy S06 of the Minerals & Waste Local Plan as it would be infilling, via redevelopment, within an otherwise built up frontage within the settlement.		
An appeal for a hotel has recently been granted on this site and that the area of the hotel should be removed from the H27.	AS5080	

Table 18.3 Site H27: Showground car park, Wetherby Road, Harrogate

## Flaxby Site

## FX5: Extension to employment site to the south of the A59, Flaxby

Site FX5: Extension to employment site to the south of the A59, Flaxby		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development will help meet the council's employment land requirement	AS1283, AS1688, AS1770, AS2235, AS2669, AS3616, AS3644, AS3771	Key Issues on this site have been noted however site to be deleted due to uncertainty over availability  <b>Delete site FX5</b>
Site is within/adjacent to the current development limit.	AS2215	
It is a brownfield site.	AS1688, AS1770, AS2215, AS2235, AS3771, AS2730	
Minimal impact on local roads/traffic.	AS1688, AS1770, AS2215, AS3771, AS5078,	
Impact on local roads/traffic can be mitigated.	AS1283, AS2215, AS2235, AS2669, AS3644, AS5078	
Good access to public transport.	AS1688, AS3644, AS3771	
Development would help support local shops/services.	AS1770, AS2235	
No flood risk.	AS1770, AS2669	
Development will create new/improved employment sites/opportunities.	AS1283, AS1688, AS1770, AS2235, AS2584, AS3616, AS3644, AS5078	
Minimal impact on the landscape.	AS1283, AS2215, AS2235, AS2669, AS3771, AS4462, AS4506	
The site is not in the Green Belt or the Nidderdale Area of Outstanding Natural Beauty.	AS2215, AS2669, AS3616, AS3644, AS3771	
Development would not result in the loss of public open space/sport pitches.	AS1283, AS1770, AS2235, AS2669, AS3616	

## 18 Additional Draft Employment Allocations

Site FX5: Extension to employment site to the south of the A59, Flaxby		
Comment	Comment Ref	HBC Response
Development could provide new/improved public open space/sport pitches.	AS1688, AS2235	
Minimal impact on local wildlife and biodiversity.	AS1770, AS2235, AS2669	
Minimal impact on the conservation area.	AS1688, AS1770, AS2215, AS2235, AS2669	
Minimal impact on a listed building(s).	AS1770, AS2215, AS2235, AS2669	
Minimal impact on designated heritage assets.	AS1770, AS2235, AS2669	
Part of this site should include a Park and Ride	AS3644	
Difficulties with access identified in SA can be mitigated	AS4381	
Potential for internal road network, pedestrian and cycle access can all be connected to networks in FX4	AS3481	
Good access to existing road network	AS4462, AS4506, AS2730, AS2272 (CPRE)	
Support this site on the condition that it it made as part of Flaxby housing and employment development	AS1765	
Whilst site does not have a dedicated rail link, it is close to existing road infrastructure network, in particular, the A59 and A1 and therefore from a planning policy point of view is an obvious site for this extension and location of employment land. CPRE would wish to see the current landscaping and mature trees and hedges surrounding the site retained and enhanced where possible to encourage a network of green infrastructure.	AS2272	
<b>Reasons do not support allocation of site:</b>		
The site is too big.	AS1, AS1723, AS2453, AS2989 (Goldsborough and Flaxby Grouped PC), AS3199, AS3358, AS3412, AS895	
A large amount of development has already been granted in the local area.	AS502, AS1607, AS1723, AS1759, AS2453, AS2989, AS3199, AS3358, AS3412, AS895	
Previous applications to develop the site have been refused.	AS62, AS502, AS1607, AS1723, AS1759	
No local need for additional employment land.	AS1, AS62, AS502, AS1607, AS1723, AS1759, AS2453, AS3199, AS2989 (Goldsborough and Flaxby Grouped PC)	
Local infrastructure cannot cope.	AS1, AS62, AS448, AS502, AS712, AS1357, AS1607, AS1723, AS1759, AS2453,	



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Site FX5: Extension to employment site to the south of the A59, Flaxby		
Comment	Comment Ref	HBC Response
	AS2989 (Goldsborough and Flaxby Grouped PC), AS3199, AS3358, AS3412, AS895	
Negative impact on local roads/traffic.	AS1, AS62, AS448, AS502, AS712, AS977, AS1357, AS1607, AS1723, AS1759, AS2453, AS2989 (Goldsborough and Flaxby Grouped PC), AS3199, AS3199, AS3358, AS3412, AS895	
No or poor access to public transport.	AS1, AS62, AS448, AS502, AS712, AS1723, AS1759, AS2453, AS2531, AS3199, AS895	
Risk of flooding.	AS2453	
Risk of noise pollution.	AS62, AS298, AS448, AS502, AS712, AS2453, AS2989 (Goldsborough and Flaxby Grouped PC), AS3199, AS3358, AS3412, AS895	
Negative impact on air quality.	AS1, AS62, AS448, AS502, AS1723, AS2453, AS2989 (Goldsborough and Flaxby Grouped PC), AS3199, AS3358, AS3412, AS895	
Negative impact on the landscape.	AS1, AS62, AS448, AS502, AS712, AS1357, AS1607, AS1723, AS1759, AS2453, AS2531, AS2989 (Goldsborough and Flaxby Grouped PC), AS3199, AS3358, AS3412, AS895	
It is a greenfield site.	AS1, AS62, AS502, AS1759, AS3199	
Loss of public open space/sports pitches.	AS712, AS2453, AS2531, AS3199	
Negative impact on the local community.	AS1, AS448, AS502, AS712, AS1723, AS2453, AS2531, AS2989 (Goldsborough and Flaxby Grouped PC), AS3199, AS3358, AS3412, AS895	
Negative impact on local wildlife and biodiversity.	AS1, AS62, AS502, AS712, AS1607, AS1759, AS2453, AS2531, AS2989 (Goldsborough and Flaxby Grouped PC),	

## 18 Additional Draft Employment Allocations

Site FX5: Extension to employment site to the south of the A59, Flaxby		
Comment	Comment Ref	HBC Response
	AS3199, AS3358, AS3412, AS4661	
Negative impact on the conservation area.	AS712, AS2453	
Negative impact on a listed building(s).	AS62, AS1723, AS2453, AS2989 (Goldsborough and Flaxby Grouped PC), AS3199, AS3412	
Negative impact on designated heritage assets.	AS62, AS2453, AS2989 (Goldsborough and Flaxby Grouped PC),	
Rural aspect of gateway to Harrogate and Knaresborough	AS1723, AS2453, AS2531, AS3358	
Loss of agricultural land grade 1 and grade 2	AS62, AS502, AS3199	
Lead to ribbon development along A59	AS62, AS1759	
Impact on Flaxby, Coneythorpe and Arkendale from traffic trying to avoid the busy A59	AS448, AS3199	
Cumulative impact on traffic with FX4 and other development within the area	AS977, AS2989 (Goldsborough and Flaxby Grouped PC)	
Congestion will impact on trade in Harrogate and knaresbroough	AS1759	
Negative impact on Knaresbrough Round footpath	AS2531	
Land should be available for allocation of the new settlement to Flaxby. Employment land should be allocated to the south of FX4	AS3031	
<b>Comments</b>		
Network Rail comments have highlighted the importance of a travel plan to make the most use of nearby sustainable travel options including Cattal, Hammerton or Knaresborough stations. The ability of the site to provide sustainable transport alternatives for employees should be considered at the outset and where the travel options increase the use of adjacent stations appropriate funding for improvement in station facilities should be sought. Network Rail have highlighted that the public footpath which runs through the site crosses the railway line at Hunting Level Crossing. The impact of the development on the use of this level crossing should be assessed and funding provided for improvements to it where increase use is identified. It is anticipated that improvements to the level crossing (with a preference for the crossings removal) will need to be factored into the viability of the site as an employment allocation.	AS1488 (Network Rail)	
This site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4569 (NYCC)	

Table 18.4 Site FX5: Extension to employment site to the south of the A59, Flaxby

## Additional Draft Employment Allocations 18

## Melmerby Sites

## MB6: Land at Melmerby Industrial Estate

Site MB6: Land at Melmerby Industrial Estate		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development will help meet the council's employment land requirement	AS3617	Noted.
Site is within/adjacent to the current development limit.	AS3617	
Development would help support local shops/services.	AS1551	
Minimal impact on the landscape.	AS3617	
The site is not in the Green Belt or the Nidderdale Area of Outstanding Natural Beauty.	AS3617	
Demand for units at business park cannot be currently met	AS2622	
<b>Reasons do not support allocation of site:</b>		
Negative impact on local wildlife and biodiversity.	AS4662	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local
<b>Comments</b>		
This site lies partially within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4570 (NYCC)	Noted
Allocation has the potential to cause cumulative impacts on the nearby water dependent Ripon Parks SSSI. Mitigation should be included on these allocations to prevent impacts on the SSSI, in particular SuDS should be included which provide a treatment train to prevent additional pollutants entering the SSSI (as per draft policy NE2).	AS4197 (Natural England)	Noted
Concerns that there is a high probability of archaeological remains in area some of which might, potentially, be of national importance. Presence of archaeological remains could potentially impact on developability of parts of site or the form which development takes. Historic England have requested that development proposals are informed by an appropriate archaeological evaluation.	AS2891 (Historic England)	Noted

Table 18.5 Site MB6: Land at Melmerby Industrial Estate

## 18 Additional Draft Employment Allocations

### MB8: Land west of Barker Business Park, (larger site), Melmerby

Site :		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
It is a brownfield site.	AS691	Noted.
Development would help support local shops/services.	AS1550	
Good access to the A1	AS691	
Demand for units at business park cannot be currently met	AS2624	
<b>Reasons do not support allocation of site:</b>		
Junction from Melmerby Green Lane onto A61 is already busy and dangerous and would benefit from a roundabout	AS691	<p>It is not considered that the comment made has raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.</p> <p>It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.</p> <p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p> <p>Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan</p>
<b>Comments</b>		
This site lies partially within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4571 (NYCC)	Noted
Allocation has the potential to cause cumulative impacts on the nearby water dependent Ripon Parks SSSI. Mitigation should be included on these allocations to prevent impacts on the SSSI, in particular SuDS should be included which provide a treatment train to prevent additional pollutants entering the SSSI (as per draft policy NE2).	AS4198 (Natural England)	Noted
Site lies 1300m to east of a henge which is a Scheduled Monument, which has been identified on the Heritage at Risk Register. Grade II Registered	AS2892 (Historic England)	The requirement for a Heritage Statement , including impact on the Historic Park and Garden at Norton

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Site :		
Comment	Comment Ref	HBC Response
Historic Park and Garden (Norton Conyers) lies 1160m to north west. Conservation and Design Assessment has not evaluated impact development might have upon these assets. Before allocation site, need for evaluation of degree to which development will impact upon elements which contribute to significance of Historic Park and Garden and Scheduled Monument, together with appropriate archaeological evaluation. If development would harm elements which contribute to their significance, Plan needs to set out clearly measures by which harm may be removed or reduced. If despite mitigation measures concluded development would still be likely to harm elements which contribute to significance of various heritage assets, site should not be allocated unless clear public benefits that outweigh the harm. These need to be set out in justification for this allocation. If site is allocated to assist those in preparing schemes and those determining appropriateness of proposals, Plan should set out requirement any development proposals will be required to be informed by an appropriate archaeological evaluation to be undertaken.		Conyers to accompany a planning application is included in site specific requirements for this site.

Table 18.6 Site MB8: Land west of Barker Business Park, (larger site), Melmerby

## Pannal Site

## PN18: Employment site south of Almsford Bridge, Pannal

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Good access to public transport.	AS1690	Noted.
Would support development of smaller part of the site - affordable homes required	AS6203	
<b>Reasons do not support allocation of site:</b>		
The site is too big.	AS59, AS85, AS136, AS141, AS144, AS151, AS190, AS257, AS266, AS285, AS292, AS349, AS362, AS454, AS471, AS490, AS505, AS543, AS552, AS556, AS650, AS683, AS697, AS701, AS714, AS716, AS717, AS725, AS816, AS828, AS843, AS874, AS931, AS1040, AS1045, AS1073, AS1159, AS1170, AS1210, AS1220, AS1221, AS1230, AS1248, AS1252, AS1291, AS1316, AS1325, AS1338, AS1383, AS1391, AS1421, AS1424, AS1459,	<p>It is not considered that the comment made has raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.</p> <p>It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.</p> <p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p>

## 18 Additional Draft Employment Allocations

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS1468, AS1498, AS1501, AS1502, AS1515, AS1525, AS1528, AS1616, AS1633, AS1640, AS1664, AS1701, AS1712, AS1748, AS1772, AS1777, AS1778, AS1793, AS1797, AS1798, AS1810, AS1812, AS1816, AS1825, AS1835, AS1855, AS1875, AS1882, AS1892, AS1913, AS1917, AS1921, AS1925, AS1955, AS2100, AS2116, AS2121, AS2192, AS2194, AS2204, AS2280, AS2287, AS2333, AS2345, AS2388, AS2394, AS2430, AS2465, AS2468, AS2480, AS2491, AS2500, AS2517, AS2520, AS2606, AS2626, AS2633, AS2644, AS2674, AS2684, AS2706, AS2718, AS2724, AS2779, AS2780, AS2785, AS2811, AS2821, AS2827, AS2836, AS2842, AS2848, AS2870, AS2875, AS2885, AS2886, AS2903, AS2974, AS3006, AS3032, AS3075, AS3094, AS3108, AS3114, AS3122, AS3145, AS3158, AS3187, AS3191, AS3234, AS3242, AS3259, AS3275, AS3276, AS3287, AS3288, AS3310, AS3322, AS3331, AS3338, AS3343, AS3401, AS3421, AS3423, AS3433, AS3438, AS3445, AS3455, AS3456, AS3469, AS3475, AS3486, AS3488, AS3508, AS3542, AS3551, AS3555, AS3562, AS3575, AS3583, AS3584, AS3619, AS3622, AS3625, AS3634, AS3646, AS3656, AS3671, AS3688, AS3690, AS3714, AS3719, AS3733, AS3767, AS3777, AS3783, AS3808, AS3809,	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan

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Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS3818, AS3838, AS3850, AS3856, AS5160, AS5167, AS5340, AS5346, AS5352, AS5395, AS5423, AS5466, AS5473, AS5525, AS5648, AS5660, AS5667, AS5791, AS5801, AS5825, AS5862, AS5869, AS5887, AS5905, AS6008, AS6017, AS6022, AS6027, AS6041, AS6052, AS6094, AS6155, AS6192, AS6212, AS6217, AS6220, AS6226, AS6258,	
A large amount of development has already been granted in the local area.	AS59, AS85, AS141, AS143, AS151, AS190, AS292, AS308, AS346, AS349, AS362, AS385, AS388, AS426, AS427, AS454, AS471, AS480, AS485, AS490, AS500, AS505, AS511, AS543, AS552, AS701, AS716, AS717, AS725, AS726, AS740, AS742, AS775, AS793, AS806, AS820, AS825, AS828, AS843, AS863, AS874, AS889, AS905, AS961, AS1040, AS1045, AS1055, AS1067, AS1073, AS1128, AS1159, AS1170, AS1210, AS1220, AS1221, AS1230, AS1248, AS1252, AS1291, AS1316, AS1325, AS1383, AS1391, AS1410, AS1433, AS1443, AS1459, AS1525, AS1528, AS1567, AS1616, AS1631, AS1633, AS1640, AS1701, AS1712, AS1748, AS1774, AS1777, AS1778, AS1793, AS1797, AS1798, AS1812, AS1816, AS1835, AS1875, AS1898, AS1913, AS1917, AS1921, AS1925, AS1955, AS2027, AS2067, AS2086, AS2100, AS2106, AS2116, AS2121, AS2192, AS2194, AS2217, AS2280, AS2287, AS2289, AS2311, AS2333, AS2430, AS2465, AS2480, AS2500, AS2517,	

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Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS2520, AS2589, AS2633, AS2644, AS2674, AS2684, AS2706, AS2724, AS2741, AS2779, AS2785, AS2811, AS2821, AS2827, AS2836, AS2842, AS2848, AS2859, AS2870, AS2878, AS2884, AS2886, AS2966, AS3006, AS3054, AS3061, AS3075, AS3094, AS3108, AS3114, AS3145, AS3158, AS3234, AS3259, AS3275, AS3276, AS3322, AS3331, AS3335, AS3343, AS3401, AS3421, AS3433, AS3438, AS3445, AS3456, AS3469, AS3508, AS3533, AS3542, AS3562, AS3622, AS3625, AS3634, AS3671, AS3688, AS3716, AS3719, AS3733, AS3767, AS3769, AS3777, AS3808, AS3818, AS3850, AS3856, AS4463, AS4507, AS5077, AS5340, AS5344, AS5346, AS5352, AS5366, AS5380, AS5387, AS5395, AS5398, AS5400, AS5415, AS5452, AS5457, AS5461, AS5473, AS5483, AS5487, AS5502, AS5514, AS5515, AS5525, AS5574, AS5585, AS5604, AS5614, AS5630, AS5652, AS5655, AS5673, AS5687, AS5707, AS5727, AS5748, AS5839, AS5840, AS5845, AS5848, AS5850, AS5856, AS5869, AS5887, AS5898, AS5901, AS5909, AS5921, AS5941, AS5954, AS5981, AS6008, AS6017, AS6022, AS6053, AS6056, AS6091, AS6094, AS6098, AS6103, AS6105, AS6108, AS6123, AS6131, AS6136, AS6141, AS6184, AS6188, AS6192, AS6201, AS6212, AS6217,	



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Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS6220, AS6226, AS6230,	
The site is outside the current development limit.	AS190, AS266, AS292, AS339, AS377, AS427, AS606, AS701, AS725, AS1045, AS1073, AS1210, AS1220, AS1230, AS1316, AS1325, AS1748, AS1793, AS1797, AS1810, AS1812, AS1882, AS1917, AS2100, AS2500, AS2520, AS2633, AS2644, AS2684, AS2811, AS2821, AS2827, AS2836, AS2848, AS2870, AS2875, AS2884, AS3006, AS3075, AS3094, AS3114, AS3158, AS3234, AS3239, AS3259, AS3275, AS3310, AS3331, AS3401, AS3445, AS3455, AS3456, AS3542, AS3555, AS3562, AS3625, AS3634, AS3711, AS3719, AS3733, AS3762, AS3777, AS3818, AS5346, AS5352, AS5473, AS5683, AS5887, AS5924, AS6068,	
Previous applications to develop the site have been refused.	AS266, AS308, AS339, AS346, AS349, AS362, AS454, AS490, AS552, AS701, AS874, AS1502, AS1515, AS1525, AS1633, AS1793, AS1875, AS1882, AS1898, AS1913, AS1917, AS2287, AS2500, AS2633, AS2644, AS2684, AS2706, AS2724, AS2811, AS2821, AS2827, AS2836, AS2842, AS2848, AS2870, AS2886, AS3094, AS3114, AS3158, AS3242, AS3331, AS3456, AS3551, AS3562, AS3719, AS3762, AS3767, AS3802, AS4463, AS4507, AS5346, AS5352, AS5743, AS5764, AS6188, AS6212, AS6217, AS6220, AS6226, AS177	
No local need for additional employment land.	AS4, AS85, AS141, AS143, AS144, AS151,	

## 18 Additional Draft Employment Allocations

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS190, AS266, AS292, AS349, AS362, AS377, AS394, AS427, AS454, AS490, AS505, AS511, AS543, AS552, AS697, AS714, AS726, AS740, AS742, AS775, AS816, AS874, AS931, AS961, AS1043, AS1045, AS1073, AS1210, AS1220, AS1221, AS1230, AS1252, AS1291, AS1325, AS1424, AS1459, AS1498, AS1501, AS1515, AS1528, AS1616, AS1631, AS1640, AS1664, AS1701, AS1748, AS1774, AS1777, AS1778, AS1793, AS1810, AS1812, AS1816, AS1855, AS1862, AS1882, AS1892, AS1913, AS1917, AS1921, AS1925, AS1955, AS2027, AS2030, AS2100, AS2217, AS2280, AS2287, AS2345, AS2430, AS2480, AS2500, AS2520, AS2558, AS2633, AS2644, AS2684, AS2706, AS2724, AS2757, AS2779, AS2780, AS2811, AS2821, AS2827, AS2836, AS2842, AS2848, AS2859, AS2870, AS2875, AS2878, AS2884, AS2885, AS2886, AS3094, AS3122, AS3145, AS3158, AS3187, AS3191, AS3234, AS3242, AS3259, AS3275, AS3276, AS3287, AS3288, AS3310, AS3322, AS3331, AS3338, AS3343, AS3401, AS3421, AS3433, AS3438, AS3445, AS3456, AS3469, AS3475, AS3486, AS3508, AS3562, AS3585, AS3619, AS3625, AS3634, AS3646, AS3719, AS3733, AS3762, AS3767, AS3783, AS3808, AS3809, AS3818, AS3838, AS3850, AS3856, AS5605, AS5607, AS5630, AS5631, AS5683, AS5781,	

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Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS5801, AS5901, AS6056, AS6173, AS6188, AS3619, AS5605, AS6246, AS6188, AS5856	
Local infrastructure cannot cope.	AS4, AS59, AS80, AS85, AS136, AS141, AS143, AS144, AS151, AS165, AS190, AS266, AS285, AS292, AS308, AS334, AS339, AS346, AS349, AS377, AS388, AS421, AS427, AS454, AS471, AS480, AS485, AS490, AS500, AS511, AS521, AS542, AS543, AS552, AS556, AS650, AS659, AS697, AS701, AS714, AS716, AS717, AS720, AS725, AS726, AS736, AS740, AS742, AS748, AS762, AS763, AS770, AS776, AS785, AS793, AS806, AS816, AS828, AS843, AS874, AS889, AS902, AS905, AS931, AS1040, AS1043, AS1045, AS1073, AS1128, AS1163, AS1170, AS1210, AS1220, AS1221, AS1230, AS1248, AS1252, AS1291, AS1316, AS1325, AS1338, AS1383, AS1410, AS1424, AS1438, AS1443, AS1459, AS1463, AS1467, AS1468, AS1474, AS1487, AS1498, AS1501, AS1502, AS1515, AS1525, AS1528, AS1616, AS1631, AS1633, AS1640, AS1698, AS1701, AS1748, AS1752, AS1774, AS1777, AS1778, AS1793, AS1797, AS1798, AS1810, AS1812, AS1816, AS1825, AS1835, AS1862, AS1875, AS1882, AS1892, AS1898, AS1913, AS1917, AS1921, AS1925, AS1955, AS2067, AS2071, AS2080, AS2086, AS2100, AS2116, AS2121, AS2192, AS2194, AS2204, AS2280, AS2311, AS2333, AS2345, AS2394, AS2430, AS2465, AS2480, AS2491, AS2500, AS2517,	

## 18 Additional Draft Employment Allocations

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS2520, AS2558, AS2606, AS2633, AS2644, AS2674, AS2684, AS2706, AS2718, AS2724, AS2746, AS2757, AS2779, AS2780, AS2785, AS2811, AS2821, AS2827, AS2836, AS2842, AS2848, AS2859, AS2870, AS2875, AS2878, AS2884, AS2885, AS2886, AS2903, AS2966, AS2974, AS3006, AS3016, AS3075, AS3094, AS3108, AS3114, AS3122, AS3145, AS3158, AS3187, AS3191, AS3234, AS3239, AS3242, AS3259, AS3275, AS3276, AS3287, AS3288, AS3310, AS3322, AS3331, AS3335, AS3338, AS3343, AS3401, AS3421, AS3423, AS3433, AS3438, AS3445, AS3455, AS3456, AS3469, AS3475, AS3486, AS3488, AS3508, AS3533, AS3541, AS3542, AS3549, AS3551, AS3562, AS3585, AS3619, AS3622, AS3625, AS3634, AS3646, AS3656, AS3671, AS3688, AS3690, AS3711, AS3714, AS3716, AS3719, AS3725, AS3733, AS3762, AS3767, AS3769, AS3777, AS3778, AS3783, AS3802, AS3808, AS3809, AS3818, AS3822, AS3838, AS3850, AS3856, AS5143, AS5193, AS5228, AS5302, AS5340, AS5344, AS5346, AS5352, AS5360, AS5361, AS5366, AS5373, AS5378, AS5380, AS5382, AS5387, AS5394, AS5395, AS5400, AS5406, AS5452, AS5466, AS5470, AS5473, AS5483, AS5514, AS5515, AS5574, AS5603, AS5604, AS5605, AS5614, AS5616,	

## Additional Draft Employment Allocations 18

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS5622, AS5623, AS5631, AS5652, AS5655, AS5663, AS5667, AS5687, AS5690, AS5699, AS5725, AS5733, AS5743, AS5748, AS5764, AS5781, AS5784, AS5791, AS5794, AS5801, AS5802, AS5803, AS5812, AS5825, AS5832, AS5833, AS5839, AS5840, AS5848, AS5869, AS5884, AS5887, AS5905, AS5909, AS5927, AS5936, AS5941, AS5943, AS5950, AS5954, AS5956, AS5967, AS5977, AS5986, AS5999, AS6008, AS6017, AS6022, AS6025, AS6027, AS6031, AS6056, AS6063, AS6067, AS6086, AS6091, AS6094, AS6097, AS6103, AS6108, AS6111, AS6115, AS6123, AS6128, AS6131, AS6136, AS6141, AS6146, AS6150, AS6155, AS6164, AS6166, AS6186, AS6192, AS6201, AS6212, AS6217, AS6220, AS6226, AS6246, AS6253, AS6256,	
Negative impact on local roads/traffic.	AS4, AS59, AS80, AS85, AS136, AS141, AS143, AS144, AS151, AS165, AS190, AS257, AS266, AS285, AS292, AS308, AS327, AS334, AS337, AS339, AS346, AS349, AS362, AS377, AS385, AS388, AS394, AS421, AS426, AS427, AS454, AS471, AS477, AS480, AS485, AS490, AS500, AS505, AS511, AS521, AS529, AS531, AS542, AS543, AS552, AS556, AS583, AS587, AS598, AS650, AS656, AS657, AS659, AS660, AS683, AS697, AS701, AS714, AS716, AS717, AS720, AS725, AS726, AS736, AS740, AS742, AS748, AS762, AS763, AS770, AS775, AS776, AS779, AS785, AS793, AS806, AS816, AS820, AS825, AS828, AS832, AS843,	

## 18 Additional Draft Employment Allocations

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS857, AS863, AS866, AS874, AS889, AS897, AS902, AS905, AS931, AS961, AS1040, AS1043, AS1045, AS1060, AS1071, AS1073, AS1128, AS1159, AS1163, AS1170, AS1210, AS1220, AS1221, AS1230, AS1248, AS1252, AS1291, AS1316, AS1325, AS1338, AS1383, AS1389, AS1391, AS1403, AS1410, AS1415, AS1421, AS1423, AS1424, AS1427, AS1433, AS1443, AS1444, AS1456, AS1459, AS1463, AS1467, AS1468, AS1474, AS1498, AS1501, AS1502, AS1515, AS1525, AS1528, AS1567, AS1582, AS1616, AS1631, AS1633, AS1640, AS1698, AS1701, AS1712, AS1748, AS1752, AS1756, AS1772, AS1774, AS1777, AS1778, AS1793, AS1797, AS1798, AS1810, AS1812, AS1816, AS1825, AS1835, AS1855, AS1862, AS1875, AS1882, AS1892, AS1898, AS1913, AS1917, AS1921, AS1925, AS1955, AS2030, AS2046, AS2052, AS2067, AS2071, AS2080, AS2083, AS2086, AS2093, AS2094, AS2100, AS2104, AS2106, AS2116, AS2117, AS2121, AS2192, AS2194, AS2204, AS2217, AS2280, AS2287, AS2289, AS2311, AS2333, AS2345, AS2388, AS2394, AS2399, AS2430, AS2465, AS2468, AS2480, AS2491, AS2500, AS2517, AS2520, AS2558, AS2589, AS2606, AS2633, AS2644, AS2674, AS2684, AS2706, AS2718, AS2724, AS2741, AS2746, AS2760, AS2779,	

## Additional Draft Employment Allocations 18

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS2780, AS2785, AS2811, AS2821, AS2827, AS2836, AS2842, AS2848, AS2859, AS2870, AS2875, AS2878, AS2884, AS2885, AS2886, AS2903, AS2966, AS2974, AS2996, AS3003, AS3006, AS3016, AS3032, AS3042, AS3054, AS3061, AS3069, AS3075, AS3094, AS3108, AS3114, AS3122, AS3145, AS3158, AS3187, AS3191, AS3234, AS3239, AS3242, AS3259, AS3271, AS3275, AS3276, AS3287, AS3288, AS3310, AS3322, AS3331, AS3335, AS3338, AS3343, AS3401, AS3421, AS3423, AS3433, AS3438, AS3445, AS3455, AS3456, AS3469, AS3475, AS3486, AS3488, AS3508, AS3533, AS3541, AS3542, AS3549, AS3551, AS3555, AS3562, AS3583, AS3584, AS3585, AS3619, AS3622, AS3625, AS3634, AS3646, AS3656, AS3671, AS3690, AS3711, AS3714, AS3716, AS3719, AS3725, AS3733, AS3745, AS3762, AS3767, AS3769, AS3777, AS3778, AS3783, AS3802, AS3808, AS3809, AS3818, AS3822, AS3838, AS3848, AS3850, AS3856, AS4941, AS5134, AS5137, AS5143, AS5153, AS5157, AS5160, AS5167, AS5174, AS5177, AS5193, AS5199, AS5223, AS5337, AS5340, AS5344, AS5346, AS5352, AS5358, AS5360, AS5361, AS5366, AS5371, AS5373, AS5378, AS5380, AS5382, AS5387, AS5394, AS5395, AS5398, AS5400, AS5406, AS5409,	

## 18 Additional Draft Employment Allocations

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS5415, AS5452, AS5457, AS5461, AS5466, AS5470, AS5473, AS5476, AS5483, AS5487, AS5497, AS5502, AS5514, AS5515, AS5525, AS5563, AS5569, AS5574, AS5575, AS5578, AS5585, AS5589, AS5592, AS5603, AS5604, AS5605, AS5607, AS5616, AS5619, AS5622, AS5623, AS5627, AS5631, AS5635, AS5644, AS5648, AS5652, AS5655, AS5660, AS5663, AS5670, AS5673, AS5687, AS5690, AS5697, AS5699, AS5707, AS5711, AS5715, AS5718, AS5725, AS5727, AS5733, AS5735, AS5739, AS5743, AS5748, AS5764, AS5781, AS5791, AS5794, AS5801, AS5802, AS5803, AS5817, AS5821, AS5825, AS5832, AS5833, AS5839, AS5840, AS5848, AS5850, AS5862, AS5869, AS5875, AS5879, AS5884, AS5887, AS5895, AS5901, AS5909, AS5913, AS5918, AS5921, AS5924, AS5927, AS5936, AS5938, AS5940, AS5941, AS5943, AS5950, AS5954, AS5956, AS5958, AS5959, AS5967, AS5977, AS5981, AS5983, AS5986, AS5999, AS6008, AS6010, AS6017, AS6022, AS6025, AS6027, AS6035, AS6041, AS6042, AS6049, AS6052, AS6053, AS6056, AS6063, AS6067, AS6068, AS6086, AS6091, AS6097, AS6103, AS6105, AS6108, AS6111, AS6115, AS6120, AS6123, AS6128, AS6131, AS6136, AS6141, AS6146, AS6150, AS6155, AS6158, AS6161,	



## Additional Draft Employment Allocations 18

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS6164, AS6166, AS6173, AS6176, AS6181, AS6184, AS6186, AS6192, AS6197, AS6201, AS6212, AS6217, AS6220, AS6226, AS6230, AS6241, AS6246, AS6249, AS6253, AS6258,	
No or poor access to public transport.	AS4, AS59, AS141, AS144, AS490, AS500, AS552, AS716, AS717, AS816, AS1040, AS1073, AS1210, AS1220, AS1230, AS1252, AS1338, AS1459, AS1498, AS1501, AS1502, AS1528, AS1777, AS1778, AS1793, AS1810, AS1812, AS1921, AS2067, AS2100, AS2116, AS2204, AS2500, AS2589, AS2633, AS2644, AS2684, AS2779, AS2827, AS2836, AS2848, AS2870, AS2903, AS3108, AS3114, AS3145, AS3191, AS3242, AS3335, AS3421, AS3433, AS3456, AS3475, AS3551, AS3562, AS3622, AS3690, AS3711, AS3714, AS3719, AS3725, AS3733, AS3767, AS3777, AS3783, AS3808, AS3809, AS3822, AS3838, AS3850, AS3856, AS5340, AS5346, AS5352, AS5452, AS5457, AS5461, AS5514, AS5652, AS5655, AS5663, AS5687, AS6091, AS6146, AS6212, AS6217, AS6220, AS6226, AS6256,	
Risk of flooding.	AS59, AS285, AS334, AS339, AS346, AS349, AS388, AS421, AS426, AS454, AS485, AS490, AS500, AS505, AS511, AS542, AS543, AS552, AS556, AS650, AS657, AS697, AS716, AS717, AS740, AS742, AS806, AS816, AS828, AS843, AS863, AS887, AS889, AS1040, AS1045, AS1067, AS1073, AS1128, AS1159,	

## 18 Additional Draft Employment Allocations

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS1220, AS1230, AS1252, AS1325, AS1383, AS1389, AS1391, AS1403, AS1421, AS1424, AS1427, AS1438, AS1459, AS1467, AS1468, AS1487, AS1498, AS1501, AS1502, AS1515, AS1525, AS1567, AS1616, AS1631, AS1640, AS1664, AS1712, AS1748, AS1756, AS1772, AS1777, AS1778, AS1793, AS1797, AS1798, AS1812, AS1816, AS1835, AS1855, AS1875, AS1892, AS1898, AS1917, AS1921, AS1925, AS1955, AS2052, AS2086, AS2100, AS2104, AS2106, AS2116, AS2117, AS2121, AS2194, AS2204, AS2280, AS2287, AS2345, AS2399, AS2465, AS2491, AS2500, AS2517, AS2520, AS2558, AS2589, AS2633, AS2644, AS2674, AS2684, AS2718, AS2741, AS2746, AS2779, AS2780, AS2785, AS2811, AS2821, AS2827, AS2836, AS2848, AS2859, AS2870, AS2878, AS2884, AS2886, AS2903, AS2966, AS2974, AS2996, AS3039, AS3054, AS3061, AS3069, AS3094, AS3108, AS3114, AS3122, AS3145, AS3158, AS3191, AS3234, AS3242, AS3259, AS3275, AS3276, AS3287, AS3288, AS3310, AS3322, AS3331, AS3335, AS3343, AS3401, AS3421, AS3423, AS3433, AS3445, AS3455, AS3456, AS3469, AS3475, AS3486, AS3508, AS3533, AS3542, AS3549, AS3551, AS3555, AS3562, AS3583, AS3584, AS3585, AS3622, AS3625, AS3634, AS3642,	

## Additional Draft Employment Allocations 18

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS3646, AS3688, AS3711, AS3719, AS3733, AS3762, AS3767, AS3769, AS3778, AS3808, AS3809, AS3818, AS3822, AS3838, AS3850, AS3856, AS5134, AS5137, AS5157, AS5160, AS5337, AS5340, AS5344, AS5346, AS5352, AS5380, AS5395, AS5398, AS5409, AS5427, AS5452, AS5466, AS5473, AS5514, AS5525, AS5569, AS5574, AS5585, AS5592, AS5603, AS5623, AS5631, AS5648, AS5711, AS5715, AS5718, AS5735, AS5791, AS5832, AS5845, AS5879, AS5887, AS5898, AS5901, AS5909, AS5921, AS5927, AS5938, AS5941, AS5950, AS5959, AS6008, AS6017, AS6022, AS6042, AS6052, AS6056, AS6091, AS6094, AS6097, AS6098, AS6105, AS6108, AS6123, AS6141, AS6150, AS6155, AS6166, AS6176, AS6184, AS6192, AS6212, AS6217, AS6220, AS6226, AS6230, AS6249, AS6253, AS6256, AS3174, AS3642,	
Risk of noise pollution.	AS4, AS59, AS136, AS141, AS144, AS151, AS190, AS266, AS285, AS292, AS339, AS349, AS454, AS477, AS521, AS542, AS543, AS552, AS556, AS701, AS714, AS716, AS717, AS740, AS742, AS816, AS828, AS843, AS1040, AS1045, AS1073, AS1128, AS1210, AS1220, AS1230, AS1252, AS1291, AS1338, AS1424, AS1459, AS1498, AS1501, AS1502, AS1515, AS1525, AS1528, AS1616, AS1631, AS1633, AS1640, AS1664, AS1698, AS1756,	

## 18 Additional Draft Employment Allocations

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS1774, AS1777, AS1778, AS1793, AS1797, AS1798, AS1810, AS1812, AS1816, AS1835, AS1855, AS1862, AS1898, AS1913, AS1921, AS1925, AS1955, AS2100, AS2116, AS2121, AS2194, AS2204, AS2280, AS2287, AS2345, AS2388, AS2394, AS2465, AS2480, AS2491, AS2500, AS2517, AS2520, AS2633, AS2644, AS2684, AS2706, AS2718, AS2724, AS2779, AS2780, AS2785, AS2811, AS2821, AS2827, AS2836, AS2842, AS2848, AS2859, AS2870, AS2875, AS2878, AS2884, AS2885, AS2886, AS2996, AS3006, AS3094, AS3108, AS3114, AS3122, AS3158, AS3191, AS3242, AS3259, AS3275, AS3276, AS3287, AS3288, AS3322, AS3331, AS3338, AS3401, AS3421, AS3433, AS3445, AS3456, AS3469, AS3488, AS3533, AS3542, AS3551, AS3555, AS3562, AS3583, AS3584, AS3585, AS3619, AS3622, AS3634, AS3646, AS3656, AS3671, AS3688, AS3711, AS3714, AS3719, AS3733, AS3767, AS3777, AS3778, AS3783, AS3809, AS3818, AS3822, AS3838, AS3850, AS3856, AS5382, AS5452, AS5585, AS5673, AS5683, AS5839, AS5840,	
Negative impact on air quality.	AS4, AS59, AS80, AS136, AS141, AS144, AS151, AS190, AS266, AS285, AS292, AS339, AS346, AS349, AS454, AS490, AS521, AS542, AS552, AS556, AS714, AS716, AS717, AS736, AS740, AS742, AS775, AS816, AS828, AS843,	

## Additional Draft Employment Allocations 18

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS874, AS887, AS1040, AS1043, AS1128, AS1170, AS1210, AS1220, AS1221, AS1230, AS1252, AS1291, AS1338, AS1424, AS1459, AS1498, AS1501, AS1502, AS1515, AS1525, AS1528, AS1616, AS1631, AS1633, AS1640, AS1664, AS1698, AS1752, AS1756, AS1777, AS1778, AS1793, AS1797, AS1798, AS1810, AS1812, AS1816, AS1855, AS1862, AS1875, AS1882, AS1898, AS1917, AS1921, AS1925, AS1955, AS2030, AS2071, AS2100, AS2116, AS2121, AS2194, AS2204, AS2280, AS2287, AS2333, AS2345, AS2388, AS2394, AS2465, AS2480, AS2491, AS2500, AS2520, AS2633, AS2644, AS2684, AS2706, AS2718, AS2724, AS2779, AS2780, AS2785, AS2811, AS2821, AS2827, AS2836, AS2842, AS2848, AS2859, AS2870, AS2878, AS2884, AS2886, AS2903, AS3006, AS3094, AS3108, AS3114, AS3122, AS3145, AS3158, AS3191, AS3234, AS3242, AS3259, AS3275, AS3276, AS3287, AS3288, AS3310, AS3331, AS3338, AS3401, AS3421, AS3423, AS3433, AS3445, AS3456, AS3469, AS3475, AS3486, AS3488, AS3533, AS3541, AS3542, AS3549, AS3551, AS3555, AS3562, AS3585, AS3619, AS3625, AS3642, AS3646, AS3656, AS3671, AS3688, AS3714, AS3719, AS3733, AS3762, AS3767, AS3777, AS3778, AS3783, AS3809, AS3818, AS3822,	

## 18 Additional Draft Employment Allocations

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS3838, AS3848, AS3850, AS3856, AS5452, AS5525, AS5616, AS5648, AS5663, AS5673, AS5683, AS5791, AS5956, AS6103, AS6168, AS1210, AS2684	
Negative impact on the landscape.	AS4, AS59, AS80, AS85, AS128, AS136, AS141, AS143, AS144, AS151, AS165, AS177, AS190, AS257, AS266, AS285, AS292, AS306, AS308, AS327, AS331, AS334, AS337, AS339, AS349, AS362, AS377, AS385, AS394, AS427, AS454, AS471, AS477, AS480, AS490, AS500, AS505, AS511, AS529, AS542, AS543, AS552, AS583, AS606, AS623, AS650, AS656, AS657, AS659, AS660, AS683, AS697, AS701, AS714, AS716, AS717, AS720, AS725, AS726, AS736, AS740, AS742, AS762, AS763, AS770, AS775, AS776, AS785, AS793, AS806, AS816, AS820, AS825, AS828, AS832, AS843, AS857, AS863, AS866, AS874, AS887, AS889, AS897, AS901, AS902, AS931, AS961, AS984, AS1040, AS1043, AS1045, AS1060, AS1067, AS1071, AS1073, AS1128, AS1159, AS1163, AS1166, AS1170, AS1210, AS1220, AS1221, AS1230, AS1248, AS1252, AS1291, AS1316, AS1325, AS1338, AS1383, AS1389, AS1391, AS1403, AS1410, AS1415, AS1421, AS1423, AS1424, AS1427, AS1443, AS1456, AS1459, AS1463, AS1474, AS1487, AS1498, AS1501, AS1502, AS1515, AS1525, AS1528, AS1582, AS1616, AS1617, AS1631, AS1633, AS1640, AS1664, AS1698, AS1701, AS1712, AS1748, AS1752, AS1756, AS1772, AS1774, AS1777,	

## Additional Draft Employment Allocations 18

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS1778, AS1793, AS1797, AS1798, AS1810, AS1812, AS1816, AS1825, AS1835, AS1855, AS1862, AS1882, AS1892, AS1898, AS1913, AS1917, AS1921, AS1925, AS1955, AS2024, AS2027, AS2030, AS2052, AS2067, AS2071, AS2083, AS2086, AS2089, AS2093, AS2094, AS2100, AS2106, AS2116, AS2121, AS2192, AS2194, AS2204, AS2217, AS2264, AS2280, AS2287, AS2289, AS2311, AS2333, AS2345, AS2347, AS2388, AS2394, AS2399, AS2430, AS2468, AS2480, AS2491, AS2500, AS2517, AS2520, AS2532, AS2589, AS2606, AS2626, AS2633, AS2644, AS2674, AS2684, AS2706, AS2718, AS2724, AS2779, AS2780, AS2785, AS2786, AS2811, AS2821, AS2827, AS2836, AS2842, AS2848, AS2859, AS2870, AS2875, AS2878, AS2884, AS2885, AS2886, AS2903, AS2974, AS2996, AS3006, AS3032, AS3039, AS3042, AS3054, AS3061, AS3069, AS3075, AS3094, AS3108, AS3114, AS3122, AS3145, AS3158, AS3187, AS3191, AS3234, AS3239, AS3242, AS3259, AS3271, AS3275, AS3276, AS3287, AS3322, AS3331, AS3335, AS3338, AS3343, AS3401, AS3421, AS3423, AS3433, AS3438, AS3445, AS3455, AS3456, AS3469, AS3475, AS3486, AS3488, AS3508, AS3533, AS3541, AS3542, AS3549, AS3551, AS3555, AS3562, AS3575, AS3583,	

## 18 Additional Draft Employment Allocations

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS3584, AS3585, AS3619, AS3622, AS3625, AS3634, AS3642, AS3646, AS3656, AS3671, AS3690, AS3711, AS3714, AS3716, AS3719, AS3725, AS3733, AS3762, AS3767, AS3769, AS3777, AS3778, AS3783, AS3802, AS3808, AS3809, AS3818, AS3822, AS3838, AS3848, AS3850, AS3856, AS4463, AS4491, AS4507, AS5077, AS5143, AS5153, AS5157, AS5174, AS5177, AS5196, AS5202, AS5220, AS5225, AS5302, AS5340, AS5344, AS5346, AS5352, AS5360, AS5361, AS5366, AS5371, AS5373, AS5380, AS5382, AS5394, AS5395, AS5398, AS5406, AS5409, AS5423, AS5427, AS5452, AS5457, AS5461, AS5466, AS5470, AS5473, AS5476, AS5497, AS5502, AS5514, AS5515, AS5525, AS5574, AS5578, AS5592, AS5603, AS5604, AS5605, AS5607, AS5614, AS5616, AS5623, AS5631, AS5635, AS5648, AS5652, AS5655, AS5660, AS5663, AS5667, AS5673, AS5683, AS5687, AS5690, AS5699, AS5707, AS5711, AS5718, AS5725, AS5727, AS5733, AS5739, AS5743, AS5748, AS5764, AS5784, AS5791, AS5802, AS5803, AS5812, AS5817, AS5820, AS5821, AS5828, AS5832, AS5833, AS5839, AS5840, AS5848, AS5850, AS5869, AS5887, AS5895, AS5898, AS5901, AS5909, AS5913, AS5918, AS5921, AS5924, AS5927, AS5940, AS5941, AS5943,	



## Additional Draft Employment Allocations 18

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS5950, AS5954, AS5956, AS5958, AS5959, AS5967, AS5977, AS5981, AS5983, AS5986, AS5999, AS6008, AS6010, AS6017, AS6022, AS6025, AS6027, AS6035, AS6041, AS6049, AS6050, AS6052, AS6053, AS6056, AS6063, AS6068, AS6086, AS6091, AS6097, AS6103, AS6105, AS6108, AS6115, AS6123, AS6128, AS6131, AS6136, AS6141, AS6146, AS6150, AS6155, AS6158, AS6161, AS6164, AS6166, AS6168, AS6176, AS6181, AS6184, AS6186, AS6188, AS6192, AS6201, AS6212, AS6217, AS6220, AS6226, AS6241, AS2273	
It is a greenfield site.	AS59, AS80, AS85, AS128, AS136, AS141, AS143, AS144, AS151, AS190, AS266, AS292, AS308, AS339, AS346, AS349, AS362, AS388, AS427, AS454, AS471, AS477, AS480, AS490, AS505, AS511, AS521, AS542, AS543, AS552, AS556, AS587, AS623, AS650, AS683, AS701, AS714, AS716, AS717, AS725, AS726, AS740, AS742, AS762, AS763, AS785, AS806, AS816, AS828, AS843, AS863, AS866, AS874, AS931, AS1040, AS1128, AS1159, AS1166, AS1210, AS1220, AS1221, AS1230, AS1252, AS1291, AS1316, AS1325, AS1391, AS1433, AS1487, AS1498, AS1515, AS1525, AS1616, AS1631, AS1633, AS1640, AS1664, AS1698, AS1748, AS1756, AS1772, AS1777, AS1778, AS1793, AS1810, AS1812, AS1816, AS1855, AS1882, AS1898, AS1917, AS1921, AS1925, AS1955,	

## 18 Additional Draft Employment Allocations

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS2100, AS2106, AS2116, AS2121, AS2192, AS2194, AS2204, AS2217, AS2280, AS2333, AS2345, AS2388, AS2394, AS2430, AS2465, AS2468, AS2480, AS2491, AS2500, AS2517, AS2520, AS2558, AS2589, AS2633, AS2644, AS2674, AS2684, AS2706, AS2718, AS2780, AS2785, AS2786, AS2811, AS2821, AS2827, AS2836, AS2848, AS2859, AS2870, AS2875, AS2884, AS2903, AS3006, AS3016, AS3039, AS3075, AS3094, AS3114, AS3122, AS3145, AS3158, AS3187, AS3191, AS3234, AS3239, AS3242, AS3259, AS3275, AS3276, AS3287, AS3310, AS3331, AS3335, AS3338, AS3343, AS3401, AS3421, AS3423, AS3438, AS3445, AS3455, AS3456, AS3469, AS3475, AS3486, AS3488, AS3542, AS3549, AS3555, AS3562, AS3583, AS3584, AS3585, AS3634, AS3642, AS3656, AS3688, AS3711, AS3714, AS3719, AS3725, AS3733, AS3762, AS3767, AS3777, AS3778, AS3783, AS3802, AS3808, AS3809, AS3822, AS3838, AS3848, AS3856, AS4463, AS4507, AS4941, AS5077, AS5134, AS5157, AS5302, AS5340, AS5346, AS5352, AS5360, AS5361, AS5387, AS5398, AS5406, AS5427, AS5452, AS5470, AS5483, AS5497, AS5514, AS5525, AS5563, AS5569, AS5574, AS5575, AS5623, AS5627, AS5648, AS5652, AS5655, AS5663, AS5667, AS5670,	

## Additional Draft Employment Allocations 18

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS5673, AS5683, AS5697, AS5725, AS5733, AS5739, AS5784, AS5791, AS5801, AS5803, AS5817, AS5821, AS5825, AS5832, AS5848, AS5850, AS5898, AS5909, AS5924, AS5940, AS5950, AS5956, AS6008, AS6017, AS6022, AS6041, AS6050, AS6063, AS6091, AS6103, AS6108, AS6115, AS6123, AS6128, AS6131, AS6136, AS6168, AS6188, AS6192, AS6212, AS6217, AS6220, AS6226,	
Loss of public open space/sports pitches.	AS128, AS141, AS144, AS190, AS292, AS349, AS388, AS490, AS505, AS542, AS543, AS552, AS556, AS606, AS683, AS697, AS720, AS740, AS742, AS775, AS816, AS825, AS828, AS843, AS866, AS931, AS961, AS1073, AS1220, AS1221, AS1252, AS1291, AS1383, AS1468, AS1498, AS1525, AS1631, AS1633, AS1756, AS1793, AS1812, AS1816, AS1825, AS1855, AS1862, AS1875, AS1921, AS1955, AS2100, AS2116, AS2121, AS2517, AS2532, AS2633, AS2644, AS2674, AS2684, AS2724, AS2779, AS2780, AS2785, AS2821, AS2827, AS2836, AS2842, AS2848, AS2870, AS2878, AS2885, AS2886, AS2903, AS3006, AS3039, AS3094, AS3114, AS3145, AS3158, AS3234, AS3276, AS3421, AS3445, AS3456, AS3469, AS3533, AS3549, AS3551, AS3562, AS3622, AS3646, AS3671, AS3711, AS3719, AS3733, AS3745, AS3838, AS3850, AS3856, AS4463, AS4507, AS5346, AS5352,	

## 18 Additional Draft Employment Allocations

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS5394, AS5395, AS5423, AS5470, AS5473, AS5502, AS5514, AS5574, AS5604, AS5616, AS5627, AS5670, AS5690, AS5697, AS5707, AS5711, AS5727, AS5784, AS5817, AS5820, AS5825, AS5884, AS5887, AS5895, AS5913, AS5936, AS6091, AS6111, AS80, AS143	
Negative impact on the local community.	AS59, AS80, AS136, AS141, AS143, AS144, AS165, AS190, AS257, AS266, AS292, AS334, AS346, AS349, AS377, AS426, AS427, AS471, AS477, AS480, AS485, AS490, AS500, AS529, AS542, AS543, AS552, AS556, AS583, AS598, AS606, AS650, AS656, AS683, AS697, AS701, AS714, AS720, AS726, AS740, AS742, AS748, AS762, AS763, AS775, AS785, AS793, AS816, AS825, AS828, AS832, AS863, AS866, AS874, AS889, AS897, AS931, AS961, AS1040, AS1043, AS1045, AS1073, AS1128, AS1163, AS1170, AS1210, AS1220, AS1221, AS1230, AS1252, AS1291, AS1316, AS1325, AS1338, AS1424, AS1433, AS1459, AS1498, AS1502, AS1515, AS1525, AS1528, AS1616, AS1631, AS1633, AS1664, AS1698, AS1748, AS1752, AS1756, AS1777, AS1778, AS1793, AS1797, AS1798, AS1810, AS1812, AS1816, AS1825, AS1835, AS1855, AS1862, AS1875, AS1882, AS1892, AS1913, AS1917, AS1921, AS1925, AS1955, AS2093, AS2100, AS2104, AS2116, AS2121, AS2204, AS2217, AS2280, AS2287, AS2311, AS2333, AS2394, AS2399, AS2430, AS2465,	

## Additional Draft Employment Allocations 18

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS2468, AS2480, AS2491, AS2500, AS2517, AS2520, AS2532, AS2558, AS2589, AS2626, AS2633, AS2644, AS2674, AS2684, AS2706, AS2718, AS2724, AS2779, AS2780, AS2785, AS2811, AS2821, AS2827, AS2836, AS2842, AS2848, AS2859, AS2870, AS2875, AS2878, AS2884, AS2885, AS2886, AS2903, AS3003, AS3006, AS3094, AS3108, AS3114, AS3122, AS3145, AS3158, AS3187, AS3191, AS3234, AS3239, AS3242, AS3259, AS3275, AS3276, AS3287, AS3288, AS3310, AS3322, AS3331, AS3335, AS3338, AS3343, AS3401, AS3421, AS3423, AS3433, AS3445, AS3455, AS3456, AS3469, AS3475, AS3486, AS3488, AS3508, AS3533, AS3541, AS3549, AS3551, AS3555, AS3562, AS3575, AS3585, AS3619, AS3622, AS3625, AS3646, AS3656, AS3671, AS3688, AS3690, AS3711, AS3714, AS3719, AS3725, AS3733, AS3767, AS3777, AS3778, AS3783, AS3802, AS3808, AS3809, AS3818, AS3822, AS3838, AS3848, AS3850, AS3856, AS5134, AS5167, AS5340, AS5344, AS5346, AS5352, AS5360, AS5361, AS5382, AS5387, AS5395, AS5406, AS5452, AS5470, AS5473, AS5476, AS5487, AS5497, AS5502, AS5514, AS5585, AS5601, AS5603, AS5607, AS5614, AS5623, AS5627, AS5683, AS5687, AS5715, AS5718, AS5725, AS5727, AS5733,	

## 18 Additional Draft Employment Allocations

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS5784, AS5817, AS5825, AS5845, AS5875, AS5884, AS5887, AS5940, AS5941, AS5950, AS5954, AS5958, AS5967, AS5977, AS5981, AS5986, AS5999, AS6008, AS6017, AS6022, AS6031, AS6041, AS6050, AS6053, AS6063, AS6067, AS6086, AS6098, AS6111, AS6123, AS6146, AS6158, AS6161, AS6176, AS6192, AS6241,	
Negative impact on local wildlife and biodiversity.	AS59, AS80, AS128, AS136, AS141, AS143, AS144, AS151, AS190, AS257, AS285, AS292, AS308, AS334, AS337, AS339, AS346, AS349, AS377, AS426, AS427, AS454, AS471, AS485, AS490, AS505, AS511, AS542, AS552, AS556, AS587, AS598, AS606, AS659, AS660, AS683, AS697, AS701, AS714, AS716, AS717, AS720, AS725, AS726, AS736, AS740, AS742, AS748, AS775, AS793, AS816, AS825, AS828, AS832, AS843, AS863, AS874, AS889, AS901, AS902, AS931, AS961, AS1040, AS1043, AS1045, AS1067, AS1073, AS1128, AS1159, AS1170, AS1210, AS1220, AS1221, AS1230, AS1248, AS1252, AS1291, AS1316, AS1325, AS1338, AS1383, AS1389, AS1410, AS1423, AS1424, AS1443, AS1444, AS1456, AS1459, AS1468, AS1474, AS1487, AS1498, AS1502, AS1515, AS1525, AS1528, AS1567, AS1616, AS1631, AS1633, AS1640, AS1664, AS1698, AS1701, AS1712, AS1748, AS1756, AS1772, AS1774, AS1777, AS1778, AS1793, AS1797, AS1798, AS1810, AS1812, AS1816, AS1825, AS1835, AS1855,	

## Additional Draft Employment Allocations 18

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS1862, AS1875, AS1882, AS1892, AS1917, AS1921, AS1925, AS1955, AS2052, AS2071, AS2076, AS2080, AS2086, AS2093, AS2094, AS2100, AS2104, AS2116, AS2117, AS2121, AS2192, AS2194, AS2204, AS2280, AS2287, AS2289, AS2333, AS2345, AS2394, AS2399, AS2430, AS2468, AS2480, AS2491, AS2500, AS2517, AS2520, AS2532, AS2558, AS2589, AS2606, AS2626, AS2633, AS2644, AS2684, AS2706, AS2718, AS2724, AS2741, AS2746, AS2779, AS2780, AS2785, AS2786, AS2811, AS2821, AS2827, AS2836, AS2842, AS2848, AS2859, AS2870, AS2875, AS2878, AS2884, AS2885, AS2886, AS2903, AS2974, AS2996, AS3003, AS3006, AS3016, AS3039, AS3075, AS3094, AS3108, AS3114, AS3122, AS3158, AS3187, AS3191, AS3234, AS3239, AS3242, AS3259, AS3275, AS3276, AS3287, AS3288, AS3322, AS3331, AS3335, AS3338, AS3343, AS3401, AS3421, AS3423, AS3433, AS3438, AS3445, AS3455, AS3456, AS3469, AS3475, AS3486, AS3488, AS3533, AS3541, AS3542, AS3549, AS3551, AS3555, AS3562, AS3575, AS3583, AS3584, AS3585, AS3619, AS3622, AS3625, AS3634, AS3642, AS3646, AS3671, AS3688, AS3690, AS3711, AS3714, AS3716, AS3719, AS3725, AS3733, AS3762, AS3767, AS3777, AS3778, AS3783,	

## 18 Additional Draft Employment Allocations

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS3802, AS3808, AS3809, AS3818, AS3822, AS3838, AS3848, AS3850, AS3856, AS4328, AS4463, AS4507, AS4663, AS5134, AS5137, AS5157, AS5167, AS5337, AS5340, AS5344, AS5346, AS5352, AS5366, AS5380, AS5382, AS5395, AS5409, AS5427, AS5452, AS5466, AS5473, AS5502, AS5514, AS5563, AS5569, AS5575, AS5592, AS5603, AS5604, AS5605, AS5616, AS5622, AS5623, AS5627, AS5631, AS5648, AS5652, AS5655, AS5660, AS5683, AS5707, AS5711, AS5718, AS5725, AS5727, AS5739, AS5764, AS5784, AS5791, AS5794, AS5812, AS5817, AS5833, AS5845, AS5848, AS5850, AS5869, AS5875, AS5879, AS5887, AS5898, AS5918, AS5921, AS5927, AS5938, AS5940, AS5950, AS5956, AS5977, AS5986, AS5999, AS6008, AS6010, AS6017, AS6022, AS6027, AS6031, AS6052, AS6053, AS6056, AS6063, AS6067, AS6068, AS6086, AS6091, AS6094, AS6098, AS6105, AS6108, AS6111, AS6123, AS6131, AS6146, AS6155, AS6158, AS6161, AS6176, AS6184, AS6192, AS6249, AS6253, AS6256, AS4, AS3642	
Negative impact on the conservation area.	AS141, AS144, AS285, AS308, AS334, AS346, AS426, AS454, AS490, AS511, AS556, AS656, AS701, AS714, AS716, AS717, AS740, AS742, AS775, AS816, AS828, AS832, AS843, AS874, AS1040, AS1128, AS1210, AS1252, AS1291, AS1424,	



## Additional Draft Employment Allocations 18

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS1433, AS1468, AS1502, AS1525, AS1616, AS1631, AS1633, AS1664, AS1698, AS1712, AS1756, AS1777, AS1778, AS1793, AS1810, AS1812, AS1816, AS1875, AS1882, AS1917, AS1921, AS1925, AS1955, AS2100, AS2116, AS2121, AS2204, AS2287, AS2333, AS2394, AS2430, AS2465, AS2468, AS2589, AS2633, AS2644, AS2674, AS2684, AS2706, AS2718, AS2785, AS2827, AS2836, AS2848, AS2870, AS2875, AS2903, AS3006, AS3094, AS3114, AS3122, AS3158, AS3191, AS3234, AS3276, AS3338, AS3421, AS3445, AS3456, AS3469, AS3475, AS3486, AS3541, AS3549, AS3551, AS3562, AS3585, AS3622, AS3642, AS3671, AS3719, AS3725, AS3733, AS3769, AS3778, AS3783, AS3809, AS3818, AS3822, AS3838, AS3848, AS3850, AS3856, AS5340, AS5346, AS5352, AS5360, AS5361, AS5373, AS5395, AS5398, AS5473, AS5514, AS5784, AS6008, AS6017, AS6022, AS6158, AS6161, AS6192,	
Negative impact on a listed building(s).	AS362, AS816, AS828, AS1060, AS1252, AS1525, AS1633, AS1664, AS1875, AS1882, AS2465, AS2491, AS2633, AS2644, AS2786, AS2903, AS3006, AS3158, AS3421, AS3445, AS3475, AS3562, AS3575, AS3719, AS3733, AS5473, AS5578, AS5623, AS5644, AS5801, AS5901, AS5940, AS6050,	

## 18 Additional Draft Employment Allocations

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
Negative impact on designated heritage assets.	AS190, AS292, AS349, AS362, AS490, AS552, AS726, AS740, AS742, AS816, AS828, AS843, AS1045, AS1252, AS1525, AS1528, AS1633, AS1664, AS1756, AS1875, AS1882, AS1898, AS2100, AS2116, AS2121, AS2465, AS2500, AS2633, AS2644, AS2718, AS2741, AS2821, AS2903, AS3006, AS3094, AS3158, AS3191, AS3343, AS3423, AS3433, AS3445, AS3456, AS3475, AS3508, AS3562, AS3575, AS3583, AS3584, AS3622, AS3671, AS3716, AS3719, AS3733, AS3767, AS3778, AS4463, AS4507, AS5153, AS5340, AS5360, AS5361, AS5371, AS5452, AS5473, AS5607, AS5828, AS5850, AS5887, AS6164, AS6166,	
Loss of greenspace that separates Harrogate from Pannal and Burn Bridge (some comments reference the Landscape Character Assessment 2004)	AS59, AS80, AS141, AS190, AS257, AS292, AS308, AS334, AS377, AS421, AS426, AS427, AS477, AS480, AS500, AS505, AS542, AS623, AS650, AS656, AS657, AS697, AS716, AS725, AS726, AS740, AS762, AS763, AS776, AS785, AS793, AS806, AS820, AS825, AS863, AS866, AS874, AS889, AS984, AS1040, AS1073, AS1067, AS1210, AS1438, AS1463, AS1468, AS1567, AS1616, AS1712, AS1772, AS1898, AS1955, AS2052, AS2067, AS2080, AS2086, AS2093, AS2117, AS2289, AS2311, AS2345, AS2430, AS2468, AS2500, AS2558, AS2606, AS2633, AS2644, AS2684, AS2746, AS2984, AS3006, AS3114, AS3145, AS3158, AS3187, AS3242, AS3276, AS3310, AS3421, AS3445, AS3456, AS3475,	

## Additional Draft Employment Allocations 18

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS3486, AS3575, AS3583, AS3584, AS3585, AS3688, AS3716, AS3733, AS3777, AS4463, AS4507, AS5077, AS5137, AS5196, AS5225, AS5302, AS5346, AS5382, AS5394, AS5398, AS5406, AS5409, AS5423, AS5470, AS5476, AS5483, AS5578, AS5585, AS5640, AS5648, AS5663, AS6258, AS6256, AS6253, AS6249, AS6241, AS6230, AS6203, AS6201, AS6188, AS6186, AS6168, AS6161, AS6158, AS6146, AS6141, AS6128, AS6097, AS6086, AS6068, AS6056, AS6052, AS6049, AS6031, AS6027, AS6025, AS6022, AS6010, AS5999, AS5986, AS5977, AS5959, AS5958, AS5950, AS5940, AS5924, AS5921, AS5683, AS5707, AS5711, AS5718, AS5739, AS5743, AS5764, AS5794, AS5839, AS5840, AS5850, AS5909, AS5913, AS5918, AS2273, AS3642	
Negative impact on tourism for Harrogate	AS141, AS477, AS490, AS587, AS785, AS806, AS902, AS1067, AS1468, AS1515, AS2430, AS2684, AS2821, AS2821, AS3108, AS3114, AS3322, AS3343, AS3533, AS3549, AS6201, AS6176, AS6158, AS6155, AS6150, AS6053, AS5981, AS5954, AS5820	
Negative impact on the approach to Harrogate	AS266, AS426, AS471, AS480, AS505, AS543, AS623, AS650, AS740, AS762, AS857, AS843, AS889, AS984, AS1210, AS1410, AS1444, AS1617, AS1664, AS1748, AS1752, AS1797, AS1816, AS1875, AS1955, AS2024, AS2071,	

## 18 Additional Draft Employment Allocations

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS2083, AS2094, AS2117, AS2192, AS2264, AS2287, AS2430, AS2491, AS2500, AS2633, AS2644, AS2684, AS2821, AS2848, AS2903, AS2966, AS3094, AS3122, AS3187, AS3275, AS3322, AS3343, AS3401, AS3469, AS3475, AS3533, AS3541, AS3542, AS3549, AS3555, AS3583, AS3584, AS3622, AS3625, AS3634, AS3646, AS3725, AS3822, AS5346, AS5373, AS5409, AS5466, AS5470, AS5525, AS5603, AS5605, AS5622, AS5631, AS6249, AS6201, AS6184, AS6173, AS6158, AS6155, AS6150, AS6146, AS6141, AS6131, AS6108, AS6074, AS6068, AS5967, AS5924, AS5673, AS5791, AS5828	
Site is within Special Landscape Area (some comments refer to appeal decision at Rossett Green Lane)	AS394, AS485, AS828, AS887, AS1043, AS1525, AS1772, AS1917, AS1925, AS2116, AS2333, AS2430, AS2491, AS2589, AS2644, AS2674, AS2684, AS2718, AS2811, AS2821, AS2842, AS2884, AS2974, AS3075, AS2273, AS3642	
Loss of rural character/village identity	AS1128, AS1071, AS1170, AS1835, AS2089, AS2106, AS2468, AS2706, AS3094, AS3187, AS5371, AS5423, AS5470, AS5476, AS5563, AS5569, AS5623, AS5640, AS5652, AS5660, AS6192, AS6176, AS6166, AS6164, AS6161, AS6155, AS6123, AS6074, AS5983, AS5936, AS5673, AS5683, AS5820, AS5879	
Loss of agricultural land	AS1410, AS1487, AS2684, AS3688, AS5578, AS5663,	

## Additional Draft Employment Allocations 18

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
	AS6184, AS6166, AS5936, AS5825, AS5909	
Adverse impact on Harrogate Ringway footpath/ public rights of way	AS1410, AS1423, AS1835, AS2532, AS2821, AS5473, AS5623, AS5648, AS6253, AS6166, AS6164, AS6161, AS6056, AS5936, AS5924, AS5727, AS5791	
Negative impact on crime rate	AS1812	
Disagree with the Councils Economic Strategy	AS2684	
Dunlopillo are demolishing modern light industrial units of the type proposed. Available employment space elsewhere in the town - demonstrates no demand for employment/these units should have been retained	AS2684, AS2780, AS2875, AS3187, AS3275, AS3343, AS3455, AS3488, AS3508, AS3549, AS3762, AS3783, AS3808, AS3809, AS4463, AS4507, AS5630, AS5652, AS5655	
Rugby club were not allowed to use this site	AS2821, AS6239, AS6188	
General objection	AS3234, AS3287, AS3288, AS3423, AS3438	
Concerns regarding timing of consultation	AS3259, AS5452	
Any warehousing should be sited near to A1	AS3619	
Site conditions mean that site will not be viable to deliver	AS3762	
Will affect the value of my house	AS5398, AS5627, AS5663	
Land gifted to HBC by Lord Harwood in order to preserve it as green space - breaking of promise	AS1816, AS2104, AS2684, AS3006	There is no restriction on the development of the land contained in the conveyance nor is there any discussion in the documents to suggest such a restriction might apply
Residents feel that potential G&T allocation in Pannal was used as a bargaining chip to make more housing seem acceptable	AS5703	The draft allocation for a Gypsy and Traveller site at Pannal (PN16) that was consulted on in November - December 2016 was identified in order to meet known needs, and not for the reason being suggested. However following further engagement with the Gypsy community, the updated GTAA, the number of vacant pitches on the existing public sites and the approach with regard to taking the three existing sites out of the Green Belt there is no need for this allocation.
We believe the proposed development will undermine the positive environmental work we have undertaken so far for the River Crimple via the Natural Nidd project. We feel the proposed development, should it go ahead, would also prevent us from implementing further beneficial environmental work in and around the River Crimple, across a significant stretch of the Crimple Valley.	AS3642	The importance of the Crimple Beck has been identified in the site requirements for the site which state that an enhanced multi-functional Green Infrastructure corridor should be created alongside it with a number of specific recommendations.

## 18 Additional Draft Employment Allocations

Site PN18: Employment site south of Almsford Bridge, Pannal		
Comment	Comment Ref	HBC Response
<b>Comments</b>		
Has potential to increase commuting traffic to Pannal and Hornbeam Stations. Both stations have limited facilities and funding towards improved station facilities, commensurate with the size of the scheme should be sought. The impact on Spacey House Farm public footpath level crossing should be assessed and funding provided for improvements where increased use is identified. Network Rail's preferred approach would be to remove the level crossing and provide a footbridge. As part of the allocation of these sites the viability of funding the removal of the crossing should be assessed.	AS1486 (Network Rail)	Noted
This site lies outside an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource and hence it is not considered that any minerals safeguarding issues are likely to arise.	AS4572 (NYCC)	Noted
Note there is an area of around 2 ha of uncultivated land between site and Crimple Beck. Could be of significant value for biodiversity, potentially including Protected Species such as Otter. Full account should be taken of this if adjacent land is to be developed, and opportunities for conservation and enhancement should be considered in line with the NPPF.	AS4350 (NYCC)	Noted

**Table 18.7 Site PN18: Employment site south of Almsford Bridge, Pannal**

## Amended Draft Housing Amended Allocations 19

## 19 Amended Draft Housing Amended Allocations

## Question 5: Do you have any general comments about the amended draft allocations?

Question 5: Do you have any general comments about the amended draft allocations?		
Comment	Comment Ref	HBC Response
Lack of infrastructure to support additional houses to the West of Harrogate	AS227, AS1596, AS1627, AS2007, AS2416, AS2783, AS3402, AS3019, AS4361, AS4362, AS4465, AS4950, AS4954	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Additional houses will result in major Traffic problems	AS2007, AS2445, AS3402, AS3019, AS4361, AS4362, AS4954	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Extending the boundary does not resolve the issues from the previous consultations	AS444, AS4465, AS4511, AS5024	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
Lack of information and evidence about impact	AS444	

Table 19.1 Question 5: Do you have any general comments about the amended draft allocations?

## Harrogate Sites

## H49: Windmill Farm, Otley Road, Harrogate

Site H49: Windmill Farm, Otley Road, Harrogate		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Development will help meet the council's objectively assessed housing need.	AS169, AS4307	Noted.
Site has the potential to provide opportunities for a Community Land Trust development	AS35591	
Potential yield may yet be higher as further land is available for screening and junction improvements	AS4307	
<b>Reasons do not support allocation of site:</b>		
The site is too big.	AS27, AS566, AS617, AS737, AS853, AS1306, AS1362, AS1397, AS1597, AS1630, AS1746, AS1870, AS1872, AS1877, AS1952, AS2166, AS2222, AS2241, AS2243, AS2474, AS2512, AS2599, AS2653, AS2719, AS3161, AS3179,	It is considered that the comments made have not raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed housing allocation.  It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.

## 19 Amended Draft Housing Amended Allocations

Site H49: Windmill Farm, Otley Road, Harrogate		
Comment	Comment Ref	HBC Response
	AS3211, AS3342, AS3345, AS3452, AS3540, AS3561, AS3635, AS3710, AS3739, AS3788, AS3799, AS3800, AS5015, AS5076, AS5323,	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
A large amount of development has already been granted in the local area.	AS492, AS566, AS617, AS737, AS853, AS1175, AS1306, AS1362, AS1397, AS1417, AS1577, AS1597, AS1630, AS1746, AS1870, AS1872, AS1877, AS1952, AS2166, AS2222, AS2241, AS2243, AS2512, AS2599, AS2653, AS2719, AS2862, AS2865, AS3161, AS3179, AS3211, AS3342, AS3345, AS3452, AS3561, AS3635, AS3788, AS3799, AS3800, AS4492, AS4964, AS5015, AS5076, AS5686, AS1628,	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
The site is outside the current development limit.	AS617, AS1397, AS1597, AS1630, AS1877, AS1952, AS3540, AS3635, AS3788, AS3799,	
Previous applications to develop the site have been refused.	AS5063	
No local need for additional housing.	AS617, AS1597, AS2862, AS2865, AS3342, AS3345, AS3561, AS3635, AS3739, AS3788,	
Local infrastructure cannot cope.	AS27, AS405, AS492, AS496, AS522, AS566, AS617, AS737, AS853, AS870, AS1175, AS1306, AS1362, AS1397, AS1417, AS1577, AS1597, AS1630, AS1746, AS1870, AS1872, AS1877, AS1952, AS2144, AS2166, AS2222, AS2241, AS2243, AS2474, AS2512, AS2599, AS2653, AS2719, AS2862, AS2865, AS2982, AS3017, AS3067, AS3161, AS3179, AS3211, AS3221, AS3342, AS3345, AS3452, AS3540, AS3561,	



## Amended Draft Housing Amended Allocations 19

Site H49: Windmill Farm, Otley Road, Harrogate		
Comment	Comment Ref	HBC Response
	AS3566, AS3635, AS3710, AS3739, AS3788, AS3799, AS3800, AS4242, AS4257, AS4721, AS4849, AS4852, AS4854, AS4964, AS4976, AS4981, AS4985, AS4993, AS4998, AS5009, AS5014, AS5015, AS5063, AS5323, AS5418, AS5449, AS5686, AS5989, AS5998, AS20, AS1628, AS2274, AS2873	
Negative impact on local roads/traffic.	AS27, AS405, AS492, AS496, AS522, AS566, AS617, AS631, AS737, AS870, AS999, AS1175, AS1306, AS1362, AS1397, AS1417, AS1477, AS1577, AS1597, AS1630, AS1746, AS1870, AS1872, AS1877, AS1952, AS2144, AS2166, AS2222, AS2241, AS2243, AS2474, AS2512, AS2599, AS2653, AS2719, AS2862, AS2865, AS2982, AS3017, AS3067, AS3107, AS3161, AS3179, AS3211, AS3221, AS3265, AS3342, AS3345, AS3452, AS3540, AS3561, AS3566, AS3635, AS3710, AS3739, AS3788, AS3799, AS3800, AS4470, AS4492, AS4512, AS4964, AS4981, AS4985, AS4993, AS4998, AS5009, AS5014, AS5015, AS5063, AS5312, AS5323, AS5418, AS5449, AS5450, AS5686, AS5989, AS5998, AS6116, AS20, AS301, AS2873	
No or poor access to public transport.	AS492, AS566, AS617, AS1175, AS1306, AS1362, AS1397, AS1597, AS1630, AS1746, AS1872, AS1877, AS1952, AS2144, AS2241, AS2474, AS2512, AS2599, AS2653, AS2719, AS2982, AS3017, AS3161, AS3211, AS3342,	

## 19 Amended Draft Housing Amended Allocations

Site H49: Windmill Farm, Otley Road, Harrogate		
Comment	Comment Ref	HBC Response
	AS3345, AS3540, AS3561, AS3566, AS3635, AS3710, AS3739, AS3788, AS3799, AS3800, AS4721, AS4981, AS5009, AS5014, AS5015, AS5323, AS5449, AS5686, AS20,	
Local schools are full.	AS27, AS522, AS566, AS617, AS737, AS1175, AS1362, AS1397, AS1630, AS1746, AS1872, AS1877, AS1952, AS2166, AS2241, AS2243, AS2474, AS2599, AS3017, AS3107, AS3161, AS3211, AS3342, AS3345, AS3561, AS3566, AS3710, AS3739, AS3788, AS3799, AS3800, AS4964, AS4981, AS5063, AS5449, AS20	
No or poor access to shops and services.	AS492, AS566, AS617, AS870, AS1175, AS1306, AS1362, AS1397, AS1477, AS1597, AS1630, AS1746, AS1870, AS1872, AS1877, AS1952, AS2144, AS2166, AS2241, AS2474, AS2599, AS2653, AS3017, AS3221, AS3342, AS3345, AS3452, AS3540, AS3561, AS3566, AS3635, AS3788, AS3799, AS3800, AS4721, AS4964, AS5009, AS5014, AS5015, AS5123, AS5323, AS5449, AS5686,	
Risk of flooding.	AS1577, AS2862, AS2865, AS2873	
Risk of noise / light pollution.	AS522, AS631, AS737, AS1597, AS1630, AS2166, AS2512, AS2599, AS2862, AS2865, AS3635, AS3799, AS3800, AS4993, AS5015, AS5686,	
Negative impact on air quality.	AS492, AS1175, AS1397, AS1597, AS1630, AS1872, AS1952, AS2166, AS2241, AS2243, AS2474, AS2512, AS2599, AS2653,	

## Amended Draft Housing Amended Allocations 19

Site H49: Windmill Farm, Otley Road, Harrogate		
Comment	Comment Ref	HBC Response
	AS2719, AS2862, AS2865, AS3067, AS3161, AS3179, AS3452, AS3540, AS3561, AS3788, AS3799, AS3800, AS4993, AS5686,	
Negative impact on the landscape.	AS492, AS566, AS617, AS737, AS1306, AS1362, AS1397, AS1417, AS1577, AS1597, AS1630, AS1746, AS1872, AS1877, AS1952, AS2166, AS2241, AS2243, AS2474, AS2512, AS2599, AS2653, AS2719, AS2862, AS2865, AS3179, AS3211, AS3265, AS3342, AS3452, AS3540, AS3561, AS3566, AS3635, AS3788, AS3799, AS3800, AS5015, AS5076, AS5418, AS5989, AS5998, AS20,	
It is a greenfield site.	AS405, AS522, AS617, AS631, AS737, AS1362, AS1397, AS1597, AS1630, AS1746, AS1872, AS1877, AS1952, AS2166, AS2241, AS2243, AS2512, AS2719, AS2862, AS2865, AS3017, AS3179, AS3211, AS3452, AS3540, AS3561, AS3635, AS3788, AS3800, AS5076, AS5418,	
The site is the Green Belt.	AS3788, AS3800	
The site is in the Nidderdale Area of Outstanding Natural Beauty.	AS3179	
Loss of public open space/sports pitches.	AS405, AS3345, AS3788	
Negative impact on the local community.	AS617, AS999, AS1175, AS1397, AS1630, AS1872, AS1877, AS1952, AS2166, AS2241, AS2474, AS2512, AS2653, AS2862, AS2865, AS2982, AS3017, AS3107, AS3161, AS3179, AS3342, AS3345, AS3452, AS3566, AS3710, AS3739, AS3788, AS3799, AS4993, AS5015, AS5063,	

## 19 Amended Draft Housing Amended Allocations

Site H49: Windmill Farm, Otley Road, Harrogate		
Comment	Comment Ref	HBC Response
	AS5418, AS5686, AS5998, AS20	
Negative impact on local wildlife and biodiversity.	AS617, AS631, AS1362, AS1397, AS1417, AS1597, AS1630, AS1746, AS1872, AS1877, AS1952, AS2222, AS2243, AS2474, AS2512, AS2599, AS2653, AS2862, AS2865, AS3017, AS3211, AS3342, AS3345, AS3452, AS3540, AS3561, AS3635, AS3788, AS3799, AS4664, AS5015, AS5686, AS5989, AS5998, AS2873	
Negative impact on the conservation area.	AS2599, AS2653, AS2862, AS3561, AS5418	
Negative impact on designated heritage assets.	AS5418	
Otley Road cannot be widened to provide right hand turning therefore capacity of the road cannot be increased	AS301	
Cumulatively this area of Harrogate will be overdeveloped	AS2274, AS1628, AS5076	
Loss of agricultural land	AS52, AS631, AS1417,	
Edge of town location with no access to rail services leads to high dependency on cars	AS1397, AS1630, AS1746, AS1952, AS1362, AS1597, AS1870, AS2599, AS2719, AS3540, AS4721	
Yorkshire Water records show combined storm overflows discharges very regularly into Hookstone Beck, development would lead to increase in fecal contaminated effluent discharging into watercourse.	AS4400	
<b>Comments</b>		
This site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4573 (NYCC)	Noted

Table 19.2 Site H49: Windmill Farm, Otley Road, Harrogate

### H70: Land east of Whinney Lane, Harrogate

Site H70: Land east of Whinney Lane, Harrogate		
Comment	Comment Ref	HBC Response
Reasons support allocation of site:		

## Amended Draft Housing Amended Allocations 19

Site H70: Land east of Whinney Lane, Harrogate		
Comment	Comment Ref	HBC Response
Development will help meet the council's objectively assessed housing need.	AS2629	Noted.
Impact on local roads/traffic can be mitigated.	AS2629	
Development would help support local shops/services.	AS2629	
The site is not in the Green Belt or the Nidderdale Area of Outstanding Natural Beauty.	AS2629	
Development would not result in the loss of public open space/sport pitches.	AS2629	
Development could provide new/improved public open space/sport pitches.	AS2629	
Minimal impact on the conservation area.	AS2629	
Minimal impact on a listed building(s).	AS2629	
Minimal impact on designated heritage assets.	AS2629	
Does not intrude into open countryside	AS2629	
<b>Reasons do not support allocation of site:</b>		
The site is too big.	AS27, AS566, AS617, AS737, AS853, AS1306, AS1362, AS1397, AS1597, AS1630, AS1746, AS1870, AS1872, AS1877, AS1952, AS2166, AS2222, AS2241, AS2243, AS2474, AS2512, AS2599, AS2653, AS2719, AS3161, AS3179, AS3211, AS3342, AS3345, AS3452, AS3540, AS3561, AS3635, AS3710, AS3739, AS3788, AS3799, AS3800, AS5015, AS5076, AS5323	<p>It is considered that the comments made have not raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed housing allocation.</p> <p>It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.</p> <p>The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p>
A large amount of development has already been granted in the local area.	AS492, AS566, AS617, AS737, AS853, AS1175, AS1306, AS1362, AS1397, AS1417, AS1577, AS1597, AS1630, AS1746, AS1870, AS1872, AS1877, AS1952, AS2166, AS2222, AS2241, AS2243, AS2512, AS2599, AS2653, AS2719, AS2862, AS2865, AS3161, AS3179, AS3211, AS3342, AS3345, AS3452, AS3561, AS3635, AS3788, AS3799, AS3800, AS4492, AS4964, AS5015, AS5076, AS5686	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.

## 19 Amended Draft Housing Amended Allocations

Site H70: Land east of Whinney Lane, Harrogate		
Comment	Comment Ref	HBC Response
The site is outside the current development limit.	AS617, AS1397, AS1597, AS1630, AS1877, AS1952, AS3540, AS3635, AS3788, AS3799	
Previous applications to develop the site have been refused.	AS617, AS1597, AS2862, AS2865, AS3342, AS3345, AS3561, AS3635, AS3739, AS3788	
No local need for additional housing.	AS618, AS1085, AS1217, AS1227, AS1602, AS2223, AS3639, AS3790	
Local infrastructure cannot cope.	AS28, AS228, AS406, AS493, AS523, AS567, AS618, AS871, AS1085, AS1178, AS1183, AS1217, AS1227, AS1355, AS1363, AS1398, AS1418, AS1575, AS1602, AS1629, AS1713, AS1745, AS1747, AS1818, AS1873, AS1880, AS1887, AS1953, AS2005, AS2149, AS2168, AS2223, AS2251, AS2471, AS2600, AS2800, AS2801, AS2959, AS2985, AS3021, AS3062, AS3073, AS3181, AS3226, AS3255, AS3453, AS3534, AS3570, AS3639, AS3780, AS3790, AS4490, AS4497, AS4672, AS4718, AS4841, AS4851, AS4853, AS4855, AS4932, AS4956, AS4965, AS4975, AS4983, AS4986, AS4995, AS4996, AS5000, AS5011, AS5016, AS5065, AS5120, AS5144, AS5329, AS5420, AS5451, AS5694, AS5750, AS5990, AS5996, AS21, AS2275	
Negative impact on local roads/traffic.	AS28, AS228, AS406, AS493, AS523, AS567, AS618, AS871, AS1002, AS1085, AS1178, AS1183, AS1217, AS1227, AS1355, AS1363, AS1398, AS1418, AS1478, AS1575, AS1602, AS1629, AS1713, AS1745, AS1747, AS1818, AS1873,	

## Amended Draft Housing Amended Allocations 19

Site H70: Land east of Whinney Lane, Harrogate		
Comment	Comment Ref	HBC Response
	AS1880, AS1887, AS1953, AS2005, AS2149, AS2168, AS2223, AS2251, AS2471, AS2600, AS2800, AS2801, AS2959, AS2985, AS3021, AS3062, AS3073, AS3169, AS3181, AS3196, AS3226, AS3255, AS3267, AS3453, AS3534, AS3570, AS3639, AS3780, AS3790, AS3816, AS4672, AS4698, AS4718, AS4841, AS4932, AS4956, AS4965, AS4983, AS4986, AS4995, AS4996, AS5000, AS5011, AS5016, AS5065, AS5144, AS5277, AS5311, AS5329, AS5420, AS5451, AS5694, AS5750, AS5990, AS5996, AS6117, AS6233, AS21, AS303,	
No or poor access to public transport.	AS228, AS493, AS1085, AS1363, AS1398, AS1602, AS1629, AS1745, AS1747, AS1818, AS1873, AS1880, AS1953, AS2005, AS2149, AS2168, AS2223, AS2251, AS2471, AS2600, AS2800, AS2801, AS2959, AS2985, AS3021, AS3255, AS3267, AS3534, AS3570, AS3639, AS3780, AS3790, AS4672, AS4965, AS4983, AS5000, AS5016, AS5120, AS5451, AS5694, AS21	
Local schools are full.	AS28, AS228, AS523, AS567, AS618, AS1085, AS1178, AS1183, AS1217, AS1227, AS1355, AS1363, AS1398, AS1629, AS1747, AS1818, AS1873, AS1880, AS1953, AS2223, AS2251, AS2471, AS2800, AS2801, AS3021, AS3169, AS3255, AS3570, AS3780, AS3790, AS4956, AS4965, AS4983, AS5065, AS5451, AS5750, AS21	

## 19 Amended Draft Housing Amended Allocations

Site H70: Land east of Whinney Lane, Harrogate		
Comment	Comment Ref	HBC Response
No or poor access to shops and services.	AS228, AS493, AS618, AS871, AS1085, AS1178, AS1183, AS1217, AS1227, AS1363, AS1398, AS1478, AS1602, AS1629, AS1745, AS1747, AS1873, AS1880, AS1953, AS2168, AS2251, AS2471, AS2600, AS2959, AS3021, AS3226, AS3255, AS3453, AS3570, AS3639, AS3780, AS3790, AS4672, AS4965, AS5000, AS5011, AS5016, AS5120, AS5124, AS5451, AS5694, AS5750	
Risk of flooding.	AS1183, AS1575, AS1602, AS1629, AS2005, AS2223, AS2959	
Risk of noise / light pollution.	AS523, AS1085, AS1602, AS1629, AS1873, AS1887, AS2223, AS2600, AS2800, AS2801, AS3255, AS3780, AS3790, AS4672, AS4995, AS4996, AS5694, AS5451	
Negative impact on air quality.	AS493, AS1085, AS1178, AS1398, AS1602, AS1629, AS1818, AS1873, AS1887, AS1953, AS2168, AS2251, AS2471, AS2600, AS2800, AS2801, AS3073, AS3181, AS3255, AS3453, AS3534, AS3790, AS4932, AS4995, AS4996, AS5694, AS5694, AS6117	
Negative impact on the landscape.	AS567, AS618, AS1085, AS1183, AS1217, AS1227, AS1418, AS1575, AS1602, AS1629, AS1713, AS1745, AS1818, AS1873, AS1880, AS1887, AS1953, AS2005, AS2168, AS2223, AS2251, AS2471, AS2533, AS2600, AS2800, AS2801, AS2959, AS3181, AS3255, AS3267, AS3453, AS3534, AS3570, AS3639, AS3780,	



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Site H70: Land east of Whinney Lane, Harrogate		
Comment	Comment Ref	HBC Response
	AS3790, AS3816, AS4672, AS4698, AS4718, AS4841, AS4996, AS5011, AS5075, AS5277, AS5420, AS5750, AS5990, AS5996, AS21	
It is a greenfield site.	AS406, AS523, AS618, AS1085, AS1183, AS1217, AS1227, AS1398, AS1602, AS1629, AS1745, AS1873, AS1880, AS1887, AS1953, AS2005, AS2168, AS2251, AS2471, AS2800, AS3021, AS3181, AS3453, AS3534, AS3639, AS3790, AS4718, AS4932, AS5075, AS5420	
The site is the Green Belt.	AS1818, AS3790, AS4698	
The site is in the Nidderdale Area of Outstanding Natural Beauty.	AS3181, AS4841	
Loss of public open space/sports pitches.	AS406, AS1085, AS1745, AS2251, AS2471, AS2800, AS2801, AS5016	
Negative impact on the local community.	AS618, AS1002, AS1085, AS1178, AS1183, AS1217, AS1227, AS1355, AS1363, AS1398, AS1602, AS1629, AS1745, AS1747, AS1873, AS1880, AS1887, AS1953, AS2005, AS2223, AS2251, AS2471, AS2600, AS2801, AS2985, AS3021, AS3169, AS3181, AS3255, AS3453, AS3534, AS3570, AS3780, AS3790, AS4672, AS4995, AS4996, AS5065, AS5329, AS5420, AS5694, AS5996, AS21	
Negative impact on local wildlife and biodiversity.	AS618, AS1085, AS1183, AS1217, AS1227, AS1355, AS1398, AS1418, AS1602, AS1629, AS1713, AS1745, AS1818, AS1873, AS1887, AS1953, AS2005, AS2223, AS2251, AS2471, AS2533, AS2600, AS2800, AS2801,	

## 19 Amended Draft Housing Amended Allocations

Site H70: Land east of Whinney Lane, Harrogate		
Comment	Comment Ref	HBC Response
	AS2959, AS3021, AS3255, AS3453, AS3534, AS3570, AS3639, AS3780, AS3790, AS4665, AS4672, AS5329, AS5694, AS5990, AS5996	
Negative impact on the conservation area.	AS1085, AS1183, AS2600, AS2959, AS5420	
Negative impact on designated heritage assets.	AS5277, AS5420	
Loss of agricultural land	AS523, AS1085, AS1418,	
Higher than average dependency on car travel because of the edge of town location	AS1398, AS1953,	
Need to protect SLA	AS5750	

Table 19.3 Site H70: Land east of Whinney Lane, Harrogate

### Bishop Monkton Site

#### BM4: Land at Knaresborough Road, Bishop Monkton

Site BM4: Land at Knaresborough Road, Bishop Monkton		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Amendment to the site boundary will help ensure that the appropriate level of additional market and affordable housing is provided within the village and is welcomed. The requirement for masterplanning the site in combination with the adjacent site BM2 is supported.	AS868 (site promoter)	Noted.
<b>Reasons do not support allocation of site:</b>		
The site is too big.	AS295, AS709, AS2529, AS3480,	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
A large amount of development has already been granted in the local area.	AS2529, AS5072	
The site is outside the current development limit.	AS295, AS709, AS2529, AS2713, AS3480,	It is recognised that new development, both individual sites and from the cumulative impact of several sites, will place extra pressure on existing infrastructure and may need new or improved infrastructure to support it.
Previous applications to develop the site have been refused.	AS295, AS709, AS1003, AS2529, AS2713	
No local need for additional housing.	AS2529,	
Local infrastructure cannot cope.	AS295, AS709, AS2529, AS3480,	The Infrastructure Delivery Plan identifies the key infrastructure required to support the allocated sites. The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Negative impact on local roads/traffic.	AS709, AS1003, AS2529, AS2713, AS3480, AS4241	
No or poor access to public transport.	AS295, AS709, AS2529, AS3480	

## Amended Draft Housing Amended Allocations 19

Site BM4: Land at Knaresborough Road, Bishop Monkton		
Comment	Comment Ref	HBC Response
Local schools are full.	AS709, AS2529, AS2713,	Matters relating to how a site may be developed are reflected in the site guidelines that have been prepared for each allocated site and which will be included in the Publication Local Plan.
No or poor access to shops and services.	AS295, AS709, AS2529, AS3480, AS4241	
There is risk of flooding/ will increase flood risk	AS295, AS709, AS1003, AS2529, AS2713, AS3480	
Risk of noise / light pollution.	AS2529	
Negative impact on air quality.	AS709, AS2529	
Negative impact on the landscape.	AS709, AS2529, AS4241	
It is a greenfield site.	AS295, AS709, AS2529, AS3480	
The site is the Green Belt.	AS295, AS709, AS2529, AS2713,	
Negative impact on the local community.	AS709, AS2529, AS2713, AS3480, AS4241	
Negative impact on local wildlife and biodiversity.	AS709, AS1003, AS2529, AS4666	
Negative impact on the conservation area.	AS709,	
The level of housing planned for Bishop Monkton (multiple sites) is too great	AS709, AS2529, AS3480, AS5072	
The crossroads of Moor Lane/Knaresborough Road/Hungate is already an accident "black spot" and further development will make this problem worse	AS709, AS1003, AS2529, AS2713, AS3480	
Negative effect on the view from Mill Lane Burton Leonard towards Ripon Cathedral and the Hambleton Hills	AS709,	
Drains and/or sewerage systems already at capacity	AS1003, AS2529, AS2713, AS3480	
Negative impact on the character of the village	AS709, AS3480	
Communications infrastructure (broadband and/or mobile telephony) is poor	AS3480	
<b>Comment</b>		
This site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4576	Noted

Table 19.4 Site BM4: Land at Knaresborough Road, Bishop Monkton

## 20 Draft Gypsy and Traveller Allocations

## 20 Draft Gypsy and Traveller Allocations

## Question 6: Do you have any comments about the approach to Gypsy and Traveller sites?

Question 6: Do you have any comments about the approach to Gypsy and Traveller sites?		
Comment	Comment Ref	HBC Response
Support this approach as in line with national policy and sites are well-established	AS2276	Noted
Council misunderstand the concept of the Green Belt	AS524	Whilst the Planning Policy for traveller Sites states that traveller sites in the Green Belt are inappropriate development para 17 of the Planning Policy for Traveller Sites states that local planning authorities can make exceptional limited alteration to the defined green belt boundary to accommodate a site inset within the Green belt, to meet a specific, identified need for a Traveller site.
Green Belt must be maintained	AS2419, AS3202	
Approach is in response to planning applications which national policy does not allow	AS1302, AS2167, AS2419	Due to the circumstances of the three current sites (existing and contribute towards the additional need for pitches) in Knaresborough, the lack of a deliverable alternative site(s) and the small number of pitches required the three existing Gypsy and Traveller sites on Cass lane and Thistle Hill are recommended to be taken out of Green Belt and allocated as inset Gypsy and Traveller Sites in the Local Plan. This approach is consistent with the approach allowed in para 17 of the Planning Policy for Traveller Sites.
All sites should not be in the Calcutt area	AS2167, AS4587	
Gypsy and travellers should change their way of life to fit in with the local community	AS1192	Race is a protected characteristic under the Equality Act 2010.
Existing sites should be extended	AS1302, AS2167, AS2419	The public sites are already fairly large, with 20 pitches each. Experience of site managers and residents alike suggest that a maximum of 15 pitches is conducive to providing a comfortable environment which is easy to manage. Sites should ideally consist of up to 15 pitches in capacity unless there is clear evidence to suggest that a larger site is preferred by the local Gypsy and Traveller community. Discussions with the manager of the two public sites and representatives of the district's Gypsy and Traveller community have confirmed that each site is large enough and expansion of these sites should not be considered.
Approach creates a precedent for development in the Green Belt	AS1331, AS2419, AS4587	This approach does not create a precedent as the sites are being allocated as Green Belt insets to meet a specific, identified need for a Traveller site.
Needs to be a proper search for alternative sites	AS2534, AS2930 (Knaresborough Town Council), AS3202	The Gypsy and Traveller Site Assessments July 2017 assessed approximately 128 alternative sites and concluded that there are no available and deliverable sites which could be allocated in the Local Plan.
Approach simply makes present unofficial sites to be made legitimate	AS2534, AS2930 (Knaresborough Town Council), AS3202	Para 17 of the Planning Policy for Traveller Sites states that local planning authorities can make exceptional limited alteration to the defined green belt boundary to accommodate a site inset within the Green belt, to meet a specific, identified need for a Traveller site. The Gypsy and Traveller Site Assessments July 2017 defines why the recommended approach has been taken. Due to the circumstances of the three current sites in Knaresborough, the lack of a deliverable alternative site(s) and the small number of pitches required, the three existing Gypsy and Traveller sites can be taken out of the Green Belt and allocated.
The justification for removing the sites from Green Belt is inadequate.	AS2930 (Knaresborough Town Council)	
Allocations in Green Belt should show exceptional circumstances	AS4473, AS4517	

## Draft Gypsy and Traveller Allocations 20

Question 6: Do you have any comments about the approach to Gypsy and Traveller sites?		
Comment	Comment Ref	HBC Response
There is no clear evidence that consultation has been done with the wider gypsy/traveller community	AS2930 (Knaresborough Town Council)	The gypsy and traveller community were consulted as part of the the Gypsy and Traveller Accommodation Assessment (June 2017) using a robust methodology.

Table 20.1 Question 6: Do you have any comments about the approach to Gypsy and Traveller sites?

**K40: Green Acres, Cass Lane, Knaresborough**

Site K40: Green Acres, Cass Lane, Knaresborough		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Site is preferable to the one suggested in Pannal	AS1669	Noted
Support the justification in the additional sites consultation document	AS3116	
Site is privately owned, well-established and provide settled base for families	AS3116	
Lack of any deliverable alternative sites	AS3116	
No impact on area and Nidd Gorge SLA	AS3116	
Support of local residents	AS3116	
Need more traveller sites	AS2897	
<b>Reasons do not support allocation of site:</b>		
Cass Lane is a narrow, unsurfaced lane	AS231, AS2535, AS2368, AS2933, AS4518, AS3587, AS4475	This is an existing site which already benefits from temporary planning permission. These issues were therefore taken into account in the consideration of the application and appeal. Circumstances have not changed that result in a different conclusion.
Impact on Cass Lane as a public footpath	AS966, AS1849, AS2918, AS3159, AS2368, AS4518, AS4475	
Loss of amenity	AS968, AS1848	
No access to public transport, services and facilities	AS968, AS1547, AS1687, AS1849, AS2535, AS2933, AS4556, AS3587, AS3498, AS1848	
Adverse impact on area	AS1585, AS2368, AS1848	
Traffic impacts	AS3159, AS2298, AS2368, AS3132, AS3587	
Sites should not be removed from Green Belt	AS1826, AS1849, AS2535, AS2177, AS2298, AS2404, AS2933, AS2847, AS4556, AS4523, AS4534, AS4508, AS1848	
Green Belt should be protected and Gypsy and Traveller sites are inappropriate development	AS231, AS968, AS1298, AS1481, AS1510, AS1547, AS1687, AS1849, AS2535,	

## 20 Draft Gypsy and Traveller Allocations

Site K40: Green Acres, Cass Lane, Knaresborough		
Comment	Comment Ref	HBC Response
	AS3203, AS2933, AS2830, AS4667, AS4556, AS3498, AS4508, AS1848	
Gypsy and Traveller sites should not be allowed in Green Belt when other development isn't	AS231, AS1510, AS3293, AS2847	
Brownfield sites should be used	AS231, AS1510,	No available or deliverable alternative sites have been identified as evidenced in the Harrogate District Local Plan : Gypsy and Traveller Background Paper
Site is used for commercial purposes	AS966, AS2368	The site is recommended for allocation as a residential gypsy and traveller pitch and the residents will have to apply for permanent planning permission which will condition the use of the site.
Sites should not be occupied before permission has been granted	AS968, AS1510, AS1687, AS3203, AS3159, AS3132, AS4534	Site has benefit of temporary planning permission. Following allocation, permanent permission would need to be applied for.
Sets precedent for further gypsy and traveller development in the Green Belt	AS968, AS1585, AS2298, AS3132, AS2847	There is an identified need for Gypsy and Traveller pitches which is met by the allocation of the three existing sites. The justification of this approach is found in the Harrogate District Local Plan : Gypsy and Traveller Background Paper. The approach does not create a precedent as the sites are being allocated as Green Belt insets to meet this specific, identified need for a Traveller site. Any further development in the Green Belt would be classed as inappropriate development.
Disproportionate amount of gypsy and traveller sites in this vicinity	AS968, AS3159, AS2298, AS4534, AS3498, AS4508, AS1848	National planning policy does not state that Gypsy and Traveller sites cannot be in the same locality.  Due to the circumstances of the three current sites (they are existing and contribute towards the additional need for pitches) in Knaresborough, the lack of a deliverable alternative site(s) and the small number of pitches required the three existing Gypsy and Traveller sites on Cass lane and Thistle Hill are recommended to be taken out of Green Belt and allocated as inset Gypsy and Traveller Sites in the Local Plan. This approach is consistent with the approach allowed in para 17 of the Planning Policy for Traveller Sites.
Contrary to government Policy	AS1298, AS1585, AS1849, AS2368, AS2404, AS3587, AS3498	Para 17 of the Planning Policy for Traveller Sites states that local planning authorities can make exceptional limited alteration to the defined green belt boundary to accommodate a site inset within the Green belt, to meet a specific, identified need for a Traveller site.
An allocation should be selected to meet the future needs of the travellers rather than individual families	AS1298	The Gypsy and Traveller Accommodation Assessment 2017 examines the future need for additional gypsy and traveller pitches up to 2032. The identified need of 6 pitches is small and constitutes the specific need of the three families on the existing sites
Situation is caused by Council's lack of enforcement action	AS1481	This site has a temporary planning permission for gypsy and traveller site.
No evidence presented to justify exceptional need	AS1510, AS1826, AS3159, AS2368, AS4534, AS3498	The Gypsy and Traveller Background Paper defines why the recommended approach has been taken and why there are exceptional circumstances. Para 17 of the Planning Policy for Traveller Sites states

## Draft Gypsy and Traveller Allocations 20

Site K40: Green Acres, Cass Lane, Knaresborough		
Comment	Comment Ref	HBC Response
		that local planning authorities can make exceptional limited alteration to the defined green belt boundary to accommodate a site inset within the Green belt, to meet a specific, identified need for a Traveller site. Due to the circumstances of the three current sites in Knaresborough, the lack of a deliverable alternative site(s) and the small number of pitches required, the three existing Gypsy and Traveller sites can be taken out of the Green belt and allocated.
Sites are private so would not contribute to District pitch requirement	AS1510	Private and public sites all contribute towards the pitch requirement.
Sites has not been assessed	AS2404	The Harrogate District Local Plan : Gypsy and Traveller Background Paper provides the justification for the allocation of this site and includes a site assessment for this site.
Demand figures for gypsy and traveller accommodation is questionable	AS3354, AS3498	The Gypsy and Traveller Accommodation Assessment (June 2017) is an up to date evidence base and the calculation of additional needs is based on a robust methodology which reflects national planning policy.

Table 20.2 Site K40: Green Acres, Cass Lane, Knaresborough

**K41: The Paddocks, Cass Lane, Knaresborough**

Site K41: The Paddocks, Cass Lane, Knaresborough		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Site is preferable to the one suggested in Pannal	AS1670, AS5070	Noted
Need more traveller sites	AS4326, AS2898	
<b>Reasons do not support allocation of site:</b>		
Sites should not be removed from Green Belt	AS1506, AS1897, AS2536, AS2174, AS2293, AS2935, AS2851, AS4566, AS3588, AS4526, AS4546	Whilst the Planning Policy for traveller Sites states that traveller sites in the Green Belt are inappropriate development para 17 of the Planning Policy for Traveller Sites states that local planning authorities can make exceptional limited alteration to the defined green belt boundary to accommodate a site inset within the Green belt, to meet a specific, identified need for a Traveller site.
Green Belt should be protected and Gypsy and Traveller sites are inappropriate development	AS232, AS971, AS1299, AS1506, AS1511, AS1549, AS1696, AS2536, AS2727, AS3160, AS3227, AS4668, AS4513, AS3204, AS3499	
Gypsy and Traveller sites should not be allowed in Green Belt when other development isn't	AS232	
Brownfield sites should be used	AS232, AS1506, AS1511	No available or deliverable alternative sites have been identified as evidenced in the Harrogate District Local Plan : Gypsy and Traveller Background Paper
Site is used for commercial purposes	AS2369	The site is recommended for allocation as a residential gypsy and traveller pitch and the residents will have to apply for permanent planning permission which will condition the use of the site.

## 20 Draft Gypsy and Traveller Allocations

Site K41: The Paddocks, Cass Lane, Knaresborough		
Comment	Comment Ref	HBC Response
Sets precedent for further gypsy and traveller development in the Green Belt	AS1154, AS1299, AS1587, AS1853, AS2293	There is an identified need for Gypsy and Traveller pitches which is met by the allocation of the three existing sites. The justification of this approach is found in the Harrogate District Local Plan : Gypsy and Traveller Background Paper. The approach does not create a precedent as the sites are being allocated as Green Belt insets to meet this specific, identified need for a Traveller site. Any further development in the Green Belt would be classed as inappropriate development.
Disproportionate amount of gypsy and traveller sites in this vicinity	AS314, AS971, AS1506, AS2293, AS4546, AS4513, AS3499	Due to the circumstances of the three current sites (existing and contribute towards the additional need for pitches) in Knaresborough, the lack of a deliverable alternative site(s) and the small number of pitches required the three existing Gypsy and Traveller sites on Cass lane and Thistle Hill are recommended to be taken out of Green Belt and allocated as inset Gypsy and Traveller Sites in the Local Plan. This approach is consistent with the approach allowed in para 17 of the Planning Policy for Traveller Sites.
Contrary to government Policy	AS1299, AS1587, AS1853, AS2369, AS3588	Para 17 of the Planning Policy for Traveller Sites states that local planning authorities can make exceptional limited alteration to the defined green belt boundary to accommodate a site inset within the Green Belt, to meet a specific, identified need for a Traveller site.
An allocation should be selected to meet the future needs of the travellers rather than individual families		The Gypsy and Traveller Accommodation Assessment 2017 examines the future need for additional gypsy and traveller pitches up to 2032. The identified need of 6 pitches is small and constitutes the specific need of the three families on the existing sites.
Sites should not be occupied before permission has been granted	AS971, AS1511, AS1696, AS2175, AS3160, AS2851, AS4546	Site has benefit of temporary planning permissions. Following allocation, permanent permission would need to be applied for.
Situation is caused by Council's lack of enforcement action	AS1299, AS2851	
Adverse impact on area	AS314, AS1587, AS2727,	This is an existing site which already benefits from temporary planning permission. These issues were therefore taken into account in the consideration of the application. Circumstances have not changed that result in a different conclusion.
Traffic impacts	AS232, AS1154, AS1549, AS3160, AS2293, AS4520	
Loss of amenity	AS971, AS1154, AS3232	
Impact on Cass Lane as a public footpath	AS2920, AS3160, AS2369, AS4520, AS4476	
Cass Lane is a narrow, unsurfaced lane	AS232, AS1154, AS1853, AS2536, AS2369, AS2935, AS4520, AS3588, AS4476	
No access to public transport, services and facilities	AS971, AS1853, AS2536, AS2727, AS3160, AS2935, AS4566, AS3588, AS3499	



## Draft Gypsy and Traveller Allocations 20

Site K41: The Paddocks, Cass Lane, Knaresborough		
Comment	Comment Ref	HBC Response
No evidence presented to justify exceptional need	AS1506, AS1511, AS2727, AS2175, AAS3499S3160, AS2369, AS2405, AS4566, AS4546,	The Gypsy and Traveller Background Paper defines why the recommended approach has been taken and why there are exceptional circumstances. Para 17 of the Planning Policy for Traveller Sites states that local planning authorities can make exceptional limited alteration to the defined green belt boundary to accommodate a site inset within the Green belt, to meet a specific, identified need for a Traveller site. Due to the circumstances of the three current sites in Knaresborough, the lack of a deliverable alternative site(s) and the small number of pitches required, the three existing Gypsy and Traveller sites can be taken out of the Green belt and allocated.
Sites are private so would not contribute to District pitch requirement	AS1299, AS1511, AS2174	Private and public sites all contribute towards the pitch requirement.
Sites has not been assessed	AS2727, AS2369	The Harrogate District Local Plan : Gypsy and Traveller Background Paper provides the justification for the allocation of this site and includes a site assessment for this site.
Demand figures for gypsy and traveller accommodation is questionable	AS2727, AS2405	The Gypsy and Traveller Accommodation Assessment (June 2017) is an up to date evidence base and the calculation of additional needs is based on a robust methodology which reflects national planning policy.
Current vacancies on the public site	AS2405, AS2851, AS3499	Whilst there are some vacancies on the public sites, which have been taken account of in the Gypsy and Traveller Accommodation Study, there is still a requirement for 6 additional gypsy and traveller pitches in the District.

Table 20.3 Site K41: The Paddocks, Cass Lane, Knaresborough

**K42: Thistle Hill Stables, Knaresborough**

Site K42: Thistle Hill Stables, Knaresborough		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Site is preferable to the one suggested in Pannal	AS1671, AS5071	Noted
Need more traveller sites	AS2899	
<b>Reasons do not support allocation of site:</b>		
Sites should not be removed from Green Belt	AS2296, AS3590, AS3497, AS4567, AS4527, AS4548,	Whilst the Planning Policy for traveller Sites states that traveller sites in the Green Belt are inappropriate development para 17 of the Planning Policy for Traveller Sites states that local planning authorities can make exceptional limited alteration to the defined green belt boundary to accommodate a site inset within the Green belt, to meet a specific, identified need for a Traveller site.
Green Belt should be protected and Gypsy and Traveller sites are inappropriate development	AS233, AS972, AS1300, AS1507, AS1589, AS1508, AS1512, AS1552, AS1697, AS1850, AS2537, AS1859, AS3163, AS2400, AS2936 (Knaresborough Town Council), AS2856, AS3095, AS4477, AS3497, AS4515, AS4521, AS4669, AS3205	

## 20 Draft Gypsy and Traveller Allocations

Site K42: Thistle Hill Stables, Knaresborough		
Comment	Comment Ref	HBC Response
Gypsy and Traveller sites should not be allowed in Green Belt when other development isn't	AS233, AS2400	
Brownfield sites should be used	AS233, AS1508, AS1512	No available or deliverable alternative sites have been identified as evidenced in the Harrogate District Local Plan : Gypsy and Traveller Background Paper
Sets precedent for further gypsy and traveller development in the Green Belt	AS1589, AS2296, AS3235, AS4574,	There is an identified need for Gypsy and Traveller pitches which is met by the allocation of the three existing sites. The justification of this approach is found in the Harrogate District Local Plan : Gypsy and Traveller Background Paper. The approach does not create a precedent as the sites are being allocated as Green Belt insets to meet this specific, identified need for a Traveller site. Any further development in the Green Belt would be classed as inappropriate development.
Disproportionate amount of gypsy and traveller sites in this vicinity	AS972, AS1507, AS1850, AS2296, AS3497, AS4515, AS4548,	National planning policy does not state that Gypsy and Traveller sites cannot be in the same locality.  Due to the circumstances of the three current sites (they are existing and contribute towards the additional need for pitches) in Knaresborough, the lack of a deliverable alternative site(s) and the small number of pitches required the three existing Gypsy and Traveller sites on Cass lane and Thistle Hill are recommended to be taken out of Green Belt and allocated as inset Gypsy and Traveller Sites in the Local Plan. This approach is consistent with the approach allowed in para 17 of the Planning Policy for Traveller Sites.
Contrary to government Policy	AS1300, AS1589, AS1859, AS3497	Para 17 of the Planning Policy for Traveller Sites states that local planning authorities can make exceptional limited alteration to the defined green belt boundary to accommodate a site inset within the Green belt, to meet a specific, identified need for a Traveller site.
An allocation should be selected to meet the future needs of the travellers rather than individual families	AS1300, AS3590	The Gypsy and Traveller Accommodation Assessment 2017 examines the future need for additional gypsy and traveller pitches up to 2032. The identified need of 6 pitches is small and constitutes the specific need of the three families on the existing sites
Situation is caused by Council's lack of enforcement action	AS1300	There is an open enforcement case on this site however it is good practice to delay taking any form of enforcement action until the planning application and/or planning appeal process has concluded. Following allocation, permanent permission would need to be applied for.
Sites should not be occupied before permission has been granted	AS972, AS1512, AS3163, AS2400, AS2856, AS4548, AS3205	
No evidence presented to justify exceptional need	AS1507, AS1508, AS1512, AS1850, AS1859, AS3163, AS2400, AS3497, AS4567, AS4548,	The Gypsy and Traveller Background Paper defines why the recommended approach has been taken and why there are exceptional circumstances. Para 17 of the Planning Policy for Traveller Sites states that local planning authorities can make exceptional limited alteration to the defined green belt boundary to accommodate a site inset within the Green Belt, to meet a specific, identified need for a Traveller site. Due to the circumstances of the three current sites in Knaresborough, the lack of a deliverable alternative site(s) and the small number of pitches required, the three existing Gypsy and Traveller

## Draft Gypsy and Traveller Allocations 20

Site K42: Thistle Hill Stables, Knaresborough		
Comment	Comment Ref	HBC Response
		sites can be taken out of the Green Belt and allocated.
Sites are private so would not contribute to District pitch requirement	AS1300, AS1512	Private and public sites all contribute towards the pitch requirement.
Traffic impacts	AS1552, AS1697, AS1860, AS2537, AS1859, AS3163, AS2400, AS2936 (Knaresborough Town Council), AS3095, AS3235	These issues have been considered as part of the application which is currently at appeal. The application was not refused on these issues but on the the Green Belt location and landscape character. The Inspector will consider all aspects related to the application as part of the appeal.
Adverse impact on area	AS1589	
Loss of amenity	AS972, AS1860, AS1859	
No access to public transport, services and facilities	AS972, AS1507, AS1508, AS1860, AS2537, AS3163, AS2400, AS3590, AS2936 (Knaresborough Town Council), AS3095, AS3497, AS4574, AS4567	
Sites has not been assessed	AS1860, AS2400	The Harrogate District Local Plan : Gypsy and Traveller Background Paper provides the justification for the allocation of this site and includes a site assessment for this site.
Current vacancies on public sites	AS233, AS1859, AS3497, AS4521	Whilst there are some vacancies on the public sites, which have been taken account of in the Gypsy and Traveller Accommodation Study, there is still a requirement for 6 additional gypsy and traveller pitches in the District.
Site currently subject to appeal so should not be included	AS3590	The Local Plan process can allocate sites regardless of their status if it feels the site is suitable, achievable and deliverable. The application was refused due to the location of the site in Green Belt which is classed as inappropriate development however Para 17 of the Planning Policy for Traveller Sites states that local planning authorities can make exceptional limited alteration to the defined green belt boundary to accommodate a site inset within the Green Belt, to meet a specific, identified need for a Traveller site.

Table 20.4 Site K42: Thistle Hill Stables, Knaresborough

## 21 Draft New Settlement Allocation

### 21 Draft New Settlement Allocation

#### Question 7: Do you have any general comments about the draft new settlement allocation?

- 21.1** A number of respondents suggested that there was no need for such large scale growth in a single location but rather the housing requirement should be spread more widely across the district as there was scope for houses to be built within existing settlements. One respondent, queried why the idea of a new settlement (at either Green Hammerton or Flaxby) was being pursued given the Infrastructure Capacity Study had scored the growth scenario of concentrating development in the main urban areas more highly.
- 21.2** Conversely, a number of respondents supported the concept of a new settlement because it took pressure off developing in other settlements. Some respondents went further and suggested that more than one new settlement should be taken forward, although there were mixed views as to which locations would be the most appropriate combination.
- 21.3** Whilst a number of respondents expressed the view that a location in proximity to both the A59/A1(M) and rail line was the most appropriate, several respondents highlighted that investment would be required to upgrade/improve road (A59) and rail infrastructure whilst others raised concerns regarding the availability of infrastructure generally to support the scale of development proposed.
- 21.4** A number of respondents, particularly those promoting alternative locations, expressed concern that the evidence put forward through the New Settlement Report did not demonstrate the use of an objective evaluation methodology for the four potential New Settlement locations. In particular, it lacked consideration of deliverability/viability and compliance with national planning guidance regarding new settlements. Those promoting an alternative location to Green Hammerton submitted their own comparative assessment of the alternative locations: in these the alternative location being promoted was scored more highly than the assessment in the New Settlement Report.
- 21.5** One respondent (promoting a specific location) suggested that consideration should have been given to the potential for smaller new garden villages that would be more capable of delivering the required housing more quickly.
- 21.6** The majority of those responding to this question indicated that Flaxby should be the preferred location for the scale of growth being proposed. In the main these were respondents who objected to the preferred Green Hammerton location. The key issues raised were that Flaxby:
- Was a redundant, largely brownfield site;
  - There would be minimal impacts on the local road network due to proximity of the site to the A1(M) junction;
  - Roundabout access to the site was already provided;
  - The promoter was committed to re-opening the former Goldsborough station;
  - The permitted business park (to the south of the A59) would provide local job opportunities as would proximity to Harrogate and Knaresborough;
  - The site benefited from an existing gas supply and could benefit from heat/energy from the waste incinerator;
  - All required services/facilities to serve a new settlement could be provided from the outset;
  - The setting of heritage assets had already been affected by development i.e. the incinerator;
  - Impact on local communities would not be so great (as at Green Hammerton) due to the smaller number of people affected; and
  - It would be more deliverable due to lower infrastructure costs and single land ownership.

## Draft New Settlement Allocation 21

- 21.7** There were, however, a significant number of respondents who were opposed to Flaxby as a location for large scale growth. The reasons given for this, which were largely the direct opposite of those supporting Flaxby, were :
- Would add to congestion on the A59 between the A1(M) and Harrogate;
  - There was no certainty that re-opening of the rail station would ever happen, therefore, residents would largely be dependant on cars;
  - Proximity to sources of noise and air pollution;
  - Lack of nearby services and facilities to serve early phases of development;
  - Negative impact on heritage assets;
  - Impact on local community;
  - No or limited potential for future expansion;
  - Infrastructure would still require upgrading;
  - Issues arising from previous infilling/re-profiling of the site; and
  - The impact on Knaresborough and the creating a ribbon of development from Knaresborough along the A59.
- 21.8** There were fewer responses, either in support of or objection to, the Maltkiln (site CA5) or Deighton Grange (site OC5) locations. The reasons for objecting to Maltkiln were very similar to those given for site GH11, namely:
- Local infrastructure cannot cope;
  - Negative impact on local roads/traffic;
  - No or poor access to public transport;
  - Negative impact on local community;
  - Negative impact on the environment (heritage, wildlife, air, noise quality); and
  - Would not be deliverable.
- 21.9** Those who supported site CA5 did so on grounds of there being good access to public transport and development could help support local shops/services.
- 21.10** The main reason for opposing site OC5 was that it would be of benefit to Leeds district rather than Harrogate.
- 21.11** The planning and delivery of a new settlement is complex and given the significance a new settlement will have for future generations it is important that it is planned carefully. The council have, therefore, reviewed the options for the location of a new settlement. The detail of this review can be found in the New Settlement Background Paper (November 2017).
- 21.12** As a general point, with an increase in the housing need to be delivered over the plan period, the council remain of the view that the role of a new settlement in meeting part of the overall housing requirement of the district is essential and a reasonable and appropriate approach for the council to take. The council consider that in order for the new settlement to deliver an appropriate level of services and facilities it should deliver at least 3,000 homes.
- 21.13** For the reasons set out in the New Settlement Background Paper, the council remains satisfied that the Green Hammerton/Cattal area is the right location for a new settlement.
- 21.14** A new settlement represents an unprecedented scale of development in the district and the council is mindful of the need to ensure the effective and successful planning and delivery of a new settlement including achieving a step change in the quality of place making. In considering the available evidence and key issues raised during the Additional Sites consultation, the council considers that to achieve this, a broad location for a new settlement in the Green Hammerton/Cattal area should be identified in the Local Plan rather than allocation of a specific site.

## 21 Draft New Settlement Allocation

**21.15** Whilst the District Local Plan will provide the strategic policy context for development of a new settlement, the detailed site boundaries and detailed planning of the new settlement will be taken forward through the preparation of a separate Development Plan Document (DPD). A separate Infrastructure Delivery Plan will also be prepared to help determine future infrastructure requirements in more detail with input from key stakeholders.

Question 7: Do you have any general comments about the draft new settlement allocation?		
Comment	Comment Ref	HBC Response
Of all sites subject of current consultation new settlement is only one brought by constituents as a serious issue. Common factor in respect of all sites being put forward as potential locations for new settlement is that communities are strongly opposed to them. Representations deserve to be taken seriously and given significant weight when responses to the consultation are reviewed. Criteria for reaching decision needs to be fully transparent.	AS4406	Comments noted.
Ambitions and expectations for new settlement should be set out in Plan's Vision as significant strategic issue for Borough and settlement hierarchy should be amended to reflect implications.	AS4248 (NYCC)	The change in approach to identifying the new settlement has been reflect in Policy GS2: Growth Strategy.
Support identification of a preferred option for a new settlement and generally support objectives identified in New Settlement Report (NSR).	AS4248 (NYCC)	Comments noted.
Support requirement for new settlement as being most appropriate solution to meet identified assessed housing need and location along major transport corridor such as A59/A1(M) as being most sustainable.	AS3752 (Oakgate Group)	Comments noted.
Support new settlement idea as will take some of pressure off places such as Harrogate, Knaresborough and surrounding villages	AS1364, AS1743, AS2278 (CPRE North Yorkshire), AS2539, AS2938 (Knaresborough Town Council), AS4478, AS4524, AS4616, AS4683, AS4923, AS4958, AS5348, AS5598, AS5808, AS6232, AS6235	Comments noted.
More than one new settlement should be planned (different views on combination)	AS439, AS1368, AS1393, AS1674, AS1885, AS2291, AS2423, AS2448, AS2672, AS3823, AS4125, AS4246, AS4258, AS4478, AS4524, AS4683, AS4856, AS4857, AS4858, AS4923, AS4962, AS5731, AS5740, AS5829, AS1626	Such an approach could result in too much focus being taken away from other locations (Harrogate) where essential infrastructure improvements are needed to ensure their long term sustainability.
Should follow strategy of smaller, more self-sufficient eco-communities along the A1(M)/A168	AS1929	
May be possible and preferable to promote both sites GH11 and CA5 thus allowing less development to be required surrounding Harrogate and also mixed-use scheme at site FX3 to incorporate employment and smaller residential yield.	AS2278 (CPRE North Yorkshire)	The council have reviewed the options for the location of a new settlement, as set out in the New Settlement Background Paper (November 2017).  The council consider that in order for the new settlement to deliver an appropriate level of services and facilities it should deliver at least 3,000 homes.
Support idea of new settlement but Council should have investigated potential for smaller garden villages, capable of delivering required housing more	AS4112	

## Draft New Settlement Allocation 21

Question 7: Do you have any general comments about the draft new settlement allocation?		
Comment	Comment Ref	HBC Response
quickly. Propose site between Harrogate, Knaresborough and Ripon, immediately to the west of the A61 public transport corridor.		For the reasons set out in the Background Paper, the council remains satisfied that the Green Hammerton/Cattal area is the right location for a new settlement.
Inappropriate to allocate additional sites to scale and extent being put forward through Additional Sites consultation. Equally unsound to increase the scale of Great Hammerton. Most sustainable approach is to allocate an additional new settlement, with Deighton Grange (site OC5) being the most sustainable and best placed option to do so.	AS4048 (Berkley Deever)	
Flaxby should be considered for a smaller amount of development	AS4196	
Housing requirement should be spread across the district, sufficient infill opportunities in existing communities	AS95, AS117, AS148, AS199, AS302, AS621, AS1180, AS1182, AS1489, AS1570, AS1854, AS1856, AS1927, AS2219, AS2406, AS2475, AS2607, AS2619, AS2769, AS2770, AS2990, AS3007, AS3141, AS3182 (Kirk Hammerton PC), AS3197, AS3346, AS3468, AS3474, AS3571, AS3633, AS3638, AS3697, AS3871, AS4180, AS4239, AS4273, AS4276, AS4208, AS4220, AS4285, AS4441, AS4762, AS4780, AS4830, AS4834, AS4931	<p>The Local Plan does not solely rely on a new settlement: there are nearly 80 other sites identified in the main settlements or other settlements in the settlement hierarchy, which will deliver housing across the plan period. However, there are insufficient suitable and deliverable sites in these settlements to meet the district's full objectively assessed housing need.</p> <p>In respect of the Infrastructure Capacity Study it should be noted that this forms only one part of the evidence base which has informed decisions on the Local Plan growth strategy.</p>
Question need for new settlement, appears to be easy option in delivering housing requirement	AS2147, AS2406, AS2505, AS2607, AS2619, AS2660, AS3130	
In the Infrastructure Capacity Study concentrating growth in the main urban areas scores more highly than allocation of new settlement at either location. Allocation of new settlement is not, therefore, necessarily best option.	AS2675 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group)	
Infrastructure not available to support scale of development	AS317, AS3697, AS4180	It is recognised that the scale of development planned will require improvements in existing or new infrastructure to support growth. The Infrastructure Capacity Study has identified the key infrastructure requirements and these will be developed further with input from key stakeholders through the preparation of a separate Infrastructure Delivery Plan alongside the New Settlement DPD.
Infrastructure investment in A59 and rail line required	AS445, AS3516	
Support objectives for new settlement for it to have its own identity and create a sense of place having been designed to a high quality.	AS2278 (CPRE North Yorkshire)	Comments noted.
Support development close to rail and major road links and where necessary infrastructure can be provided not forthcoming in piecemeal developments	AS2448, AS2768, AS3014, AS3124, AS4363, AS4364, AS4596, AS4705, AS4830, AS4856, AS4857, AS4858, AS4951, AS4955,	Comments noted.

## 21 Draft New Settlement Allocation

Question 7: Do you have any general comments about the draft new settlement allocation?		
Comment	Comment Ref	HBC Response
	AS4962, AS4970 (Harlow Moor Drive Association), AS4984, AS5025, AS5931, AS6118	
HBC have no experience of delivering this scale of development	AS2406, AS2505	Comments noted. However, this is not a relevant consideration in determining the most appropriate strategy for delivering the district's required growth over the plan period.
Focus should be on delivering community led housing in a sustainable manner that is needed by local communities.	AS3594	The Publication Local Plan will require the provision of a range of affordable housing tenures (Policy HS2) and opportunities for self build (Policy HS3) on all qualifying sites.
Suggest Yorkshire Showground move to Flaxby site. Showground site would be sufficient to provide required housing numbers and enable Showground to develop without creating further traffic problems.	AS3347, AS4829	There is no evidence to suggest that the Showground is actively seeking to relocate.
Green Hammerton more likely to impact on services provided in York. Query if York City Council and service providers consulted under Duty to Cooperate regarding likelihood and acceptability of impacts.	AS2675 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group)	City of York Council and service providers have been engaged (and will continue to be engaged) through the Duty to Cooperate. To date no concerns have been raised.
Also seeking capacity improvements and enhancements to improve rail connectivity. Allocation within reasonably close proximity to at least one rail station could strengthen case for putting measures in place for reducing journey times and increasing service frequency.	AS4108 (City of York)	Comments noted.
Appears rejected options of Maltkiln (CA5) and Kirk Deighton (OC5) would have resulted in considerably less harm to historic environment. Would have been helpful for more robust evaluation of impact of all new settlement option locations might have on historic environment. Currently do not concur that adequately demonstrated what harm development of any four of proposed areas might cause historic environment or whether harm capable of mitigation.	AS2894 (Historic England)	Comments noted. The change in approach to identifying the new settlement will enable an assessment of the potential impact of development on heritage assets within the area and an evaluation of the known and potential archaeological significance of the area to be undertaken and inform the preparation of the DPD and development layout.
More consideration should be given to use of brownfield sites or greenfield sites with direct access onto A61	AS5911	Brownfield sites have been allocated where available and suitable. In the Additional Sites consultation sites off the A61 were included (Sites H2 and H69).
Do not consider NSR has evaluated all of the infrastructure needs and requirements and request further comparative assessment is undertaken and consulted on.	AS3752 (Oakgate Group)	The council have reviewed the options for the location of a new settlement, as set out in the New Settlement Background Paper (November 2017).
Disagree with Comparative Assessment in NSR that sites GH11, CA5 and FX3 share similar constraints in terms of landscape, ecological and heritage impacts and utilities.	AS4091 (CEG)	For the reasons set out in the Background Paper, the council remains satisfied that the Green Hammerton/Cattal area is the right location for a new settlement.
No evidence within Additional Sites SA to demonstrate Deighton Grange (site OC5) has been reassessed. NSR assessment is in context of existing growth strategy.	AS4050 (Berkley Deever)	



## Draft New Settlement Allocation 21

Question 7: Do you have any general comments about the draft new settlement allocation?		
Comment	Comment Ref	HBC Response
Flawed and erroneous evidence provided in NSR. Cannot be relied upon as basis for sound and robust plan making or decision taking. No reference in NSR to how consultation has informed decision; viability of options; fails to recognise land available at Flaxby for future expansion. Does not reflect detailed evidence work undertaken for site. Comparative Assessment does not allow for clear differences between sites to be properly reflected or weighted. Undertaken re-assessment of comparative assessment including some key considerations omitted from NSR assessment. Under this, Flaxby easily becomes most appropriate option for new settlement.	AS4027 (Flaxby Park)	

Table 21.1 Question 7: Do you have any general comments about the draft new settlement allocation?

Site FX3: Flaxby		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	AS114, AS1010, AS1985, AS1989, AS2301, AS2335, AS2359, AS5391, AS5736, AS5769, AS5872	Comments in support of this site are noted.
Support as location for new settlement. The part of FX3 that is now FX5 should revert to being included as part of a new settlement.	AS5067 (Harrogate Civic Society)	As Flaxby is not the preferred location for large scale growth during the plan period, the respondent's suggestion is unnecessary.
Brownfield/redundant site	AS25, AS26, AS101, AS110, AS117, AS132, AS187, AS194, AS202, AS204, AS209, AS211, AS222, AS272, AS274, AS276, AS302, AS374, AS398, AS441, AS443, AS472, AS534, AS536, AS607, AS608, AS611, AS613, AS642, AS644, AS646, AS648, AS702, AS729, AS743, AS744, AS766, AS772, AS802, AS812, AS815, AS849, AS850, AS876, AS880, AS885, AS907, AS909, AS911, AS913, AS923, AS924, AS925, AS926, AS927, AS928, AS929, AS962, AS964, AS990, AS991, AS993, AS995, AS997, AS1000, AS1044, AS1088, AS1090, AS1096, AS1097, AS1100, AS1123, AS1131, AS1134, AS1151, AS1172, AS1182, AS1184, AS1212, AS1241, AS1243, AS1265, AS1271, AS1279, AS1285, AS1292, AS1368, AS1428, AS1542,	Comments in support of this site are noted. The council's assessment of the preferred location for the new settlement is set out in the New Settlement Background Paper - see Summary of Comments.

## 21 Draft New Settlement Allocation

Site FX3: Flaxby		
Comment	Comment Ref	HBC Response
	AS1560, AS1570, AS1623, AS1672, AS1708, AS1714, AS1770, AS1782, AS1786, AS1787, AS1794, AS2150, AS2154, AS2172, AS2186, AS2195, AS2294, AS2304, AS2306, AS2310, AS2317, AS2319, AS2322, AS2323, AS2331, AS2235, AS2353, AS2372, AS2376, AS2378, AS2380, AS2381, AS2435, AS2443, AS2571, AS2675 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2761, AS2739, AS2747, AS2769, AS2770, AS2789, AS2823, AS2852, AS2864, AS2900, AS2932, AS2951 (Green Hammerton PC), AS3013, AS3040, AS3041, AS3117, AS3182 (Kirk Hammerton PC), AS3208, AS3252, AS3300, AS3321, AS3327, AS3333, AS3340, AS3344, AS3357, AS3374, AS3383, AS3384, AS3388, AS3390, AS3393, AS3400, AS3411, AS3436, AS3466, AS3477, AS3485, AS3511, AS3545, AS3547, AS3571, AS3618, AS3633, AS3684, AS3689, AS3706, AS3742, AS3757, AS3759, AS3788, AS3826, AS3827, AS3832, AS3861, AS3864, AS3867, AS3870, AS3873 (Keep Green Hammerton Green Action Group), AS4027 (Flaxby Park), AS4129, AS4141, AS4145, AS4150, AS4152, AS4159, AS4161, AS4164, AS4168, AS4179, AS4205, AS4206, AS4209, AS4216, AS4218, AS4230, AS4234, AS4237, AS4243, AS4245, AS4344, AS4388, AS4404, AS4425,	

## Draft New Settlement Allocation 21

Site FX3: Flaxby		
Comment	Comment Ref	HBC Response
	AS4428, AS4434, AS4438, AS4440, AS4615, AS4643, AS4711, AS4726, AS4738, AS4742, AS4746, AS4748, AS4749, AS4751, AS4753, AS4756, AS4759, AS4763, AS4765 (Cattal, Hunsingore and Walshford PC), AS4768, AS4774, AS4777, AS4778, AS4781, AS4782, AS4784, AS4803, AS4810, AS4824, AS4827, AS4844, AS4867, AS4877, AS4820, AS4829, AS4860, AS4884 (Whixley PC), AS4891, AS4896, AS4898, AS4901, AS4903, AS4910, AS4912, AS4914, AS4916, AS5806, AS6276	
Minimal impact on local roads/traffic	AS19, AS25, AS26, AS97, AS101, AS106, AS110, AS117, AS119, AS132, AS202, AS207, AS209, AS211, AS 302, AS355, AS356, AS360, AS398, AS424, AS443, AS472, AS604, AS702, AS743, AS744, AS745, AS766, AS772, AS789, AS802, AS880, AS885, AS 907, AS920, AS923, AS924, AS925, AS926, AS927, AS928, AS929, AS962, AS980, AS997, AS1000, AS1081, AS1179, AS1182, AS1184, AS1212, AS1265, AS1271, AS1285, AS1314, AS1542, AS1570, AS1603, AS1708, AS1714, AS1782, AS1786, AS2047, AS2055, AS2150, AS2154, AS2186, AS2195, AS2323, AS2331, AS2350, AS2353, AS2372, AS2389, AS2435, AS2571, AS2761, AS2823, AS2932, AS3034, AS3041, AS3141, AS3159, AS3252, AS3323, AS3300, AS3321, AS3327, AS3333, AS3340, AS3344, AS3357, AS3374, AS3383, AS3388, AS3390,	

## 21 Draft New Settlement Allocation

Site FX3: Flaxby		
Comment	Comment Ref	HBC Response
	AS3400, AS3428, AS3432, AS3436, AS3462, AS3477, AS3485, AS3545, AS3547, AS3633, AS3699, AS3574, AS3618, AS3626, AS3652, AS3684, 3706, 3796, 3827, 3832, AS3842, AS3864, AS3867, AS3873 (Keep Green Hammerton Green Action Group), AS4129, AS4137, AS4164, AS4168, AS4171, AS4179, AS4206, AS4209, AS4218, AS4243, AS4245, AS4344, AS4402, AS4406, AS4428, AS4434, AS4448, AS4643, AS4702, AS4711, AS4742, AS4751, AS4765 (Cattal, Hunsingore and Walshford PC), AS4777, AS4778, AS4784, AS4803, AS4810, AS4829, AS4836, AS4860, AS4884 (Whixley PC), AS4894, AS4910, AS4912, AS4914, AS4916, AS5292, AS5769, AS4468 (Tockwith with Wilstrop PC)	
Impact on local roads/traffic can be mitigated	AS19, AS25, AS26, AS101, AS110, AS117, AS132, AS202, AS222, AS260, AS272, AS274, AS276, AS355, AS360, AS374, AS398, AS424, AS441, AS443, AS472, AS534, AS608, AS536, AS604, AS607, AS611, AS613, AS642, AS644, AS646, AS648, AS702, AS743, AS744, AS766, AS772, AS729, AS802, AS812, AS815, AS850, AS876, AS880, AS907, AS909, AS911, AS913, AS924, AS925, AS926, AS927, AS928, AS929, AS990, AS991, AS993, AS995, AS1088, AS1090, AS1096, AS1100, AS1123, AS1131, AS1134, AS1137, AS1151, AS1156, AS1172, AS1179, AS1243, AS1265, AS1271, AS1285, AS1292, AS1304, AS1428, AS1570, AS1623, AS1714, AS1770,	

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Site FX3: Flaxby		
Comment	Comment Ref	HBC Response
	AS1782, AS1786, AS1787, AS1794, AS2150, AS2154, AS5186, AS2195, AS2235, AS2294, AS2304, AS2306, AS2310, AS2317, AS2319, AS2322, AS2323, AS2350, AS2353, AS2372, AS2378, AS2376, AS2380, AS2382, AS2389, AS2391, AS2435, AS2443, AS2451, AS2571, AS2675 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2747, AS2770, AS2823, AS2900, AS3013, AS3034, AS3041, AS3182 (Kirk Hammerton PC), AS3252, AS3300, AS3321, AS3327, AS3333, AS3340, AS3344, AS3357, AS3374, AS3383, AS3384, AS3388, AS3390, AS3400, AS3411, AS3428, AS3432, AS3436, AS3462, AS3477, AS3485, AS3618, AS3633, AS3684, AS3706, AS3729, AS3742, AS3757, AS3759, AS3826, AS3827, AS3832, AS3861, AS3870, AS3873 (Keep Green Hammerton Green Action Group), AS4027 (Flaxby Park), AS4129, AS4141, AS4145, AS4150, AS4159, AS4161, AS4164, AS4168, AS4179, AS4206, AS4216, AS4230, AS4234, v4243, AS4245, AS4388, AS4402, AS4404, AS4434, AS4438, AS4440, AS4442, AS4448, AS4450, AS4598, AS4615, AS4711, AS4726, AS4738, AS4746, AS4748, AS4749, AS4751, AS4756, AS4759, AS4768, AS4774, AS4781, AS4782, AS4784, AS4793, AS4803, AS4810, AS4815, AS4820, AS4824, AS4827,	

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Site FX3: Flaxby		
Comment	Comment Ref	HBC Response
	AS4844, AS4860, AS4867, AS4877, AS4884 (Whixley PC), AS4891, AS4896, AS4898, AS4901, AS4903, AS4905, AS4910, AS4912, AS4914, AS4916, AS5806	
Good access to public transport	AS19, AS25, AS26, AS117, AS209, AS211, AS222, AS260, AS272, AS274, AS276, AS302, AS356, AS398, AS424, AS441, AS472, AS534, AS536, AS642, AS644, AS646, AS648, AS702, AS743, AS744, AS766, AS802, AS849, AS850, AS876, AS880, AS909, AS911, AS913, AS924, AS925, AS926, AS927, AS928, AS929, AS964, AS990, AS993, AS995, AS1000, AS1088, AS1090, AS1096, AS1100, AS1131, AS1134, AS1151, AS1172, AS1182, AS1184, AS1241, AS1243, AS1285, AS1292, AS1428, AS1542, AS1570, AS1603, AS1623, AS1638, AS1708, AS1714, AS1782, AS1786, AS1787, AS1794, AS2130, AS2132, AS2150, AS2154, AS2186, AS2195, AS2238, AS2294, AS2304, AS2317, AS2319, AS2322, AS2331, AS2372, AS2382, AS2571, AS2675 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2739, AS2747, AS2770, AS2852, AS2864, AS3034, AS3040, AS3041, AS3252, AS3321, AS3333, AS3340, AS3344, AS3374, AS3393, AS3411, AS3462, AS3466, AS3485, AS3618, AS3633, AS3759, AS3826, AS3827, AS3832, AS3864, AS3869 (Great Ouseburn PC), AS3867, AS3870, AS3873 (Keep Green Hammerton Green Action Group), AS4027 (Flaxby Park),	

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Site FX3: Flaxby		
Comment	Comment Ref	HBC Response
	AS4129, AS4137, AS4164, AS4168, AS4171, AS4179, AS4206, AS4230, AS4234, AS4402, AS4404, AS4434, AS4438, AS4440, AS4442, AS4450, AS4738, AS4751, AS4753, AS4756, AS4765 (Cattal, Hunsingore and Walshford PC), AS4778, AS4784, AS4803, AS4810, AS4815, AS4820, AS4827, AS4877, AS4884 (Whixley PC), AS4910, AS4912, AS4914, AS4916, AS5292, AS5806	
Infrastructure is already in place	AS607, AS611, AS613, AS648, AS729, AS815, AS964, AS980, AS991, AS1081, AS1123, AS1603, AS2306, AS2310, AS2376, AS2378, AS2380, AS2451, AS2769, AS2864, AS3182 (Kirk Hammerton PC), AS4027 (Flaxby Park), AS4141, AS4145, AS4150, AS4159, AS4161, AS4206, AS4209, AS4450, AS4598, AS4615, AS4726, AS4746, AS4749, AS4759, AS4768, AS4769, AS4774, AS4808, AS4896, AS4898, AS4901, AS4903, AS4905,	
Development would help support local shops/services (provide all necessary services from outset as part of development)	AS117, AS743, AS744, AS924, AS925, AS926, AS927, AS928, AS929, AS2675 (Keep Green Hammerton Green Hammerton Action Group and Kirk Hammerton Action Group)	
No flood risk	AS2739	
Proximity to employment sites/opportunities	AS19, AS97, AS106, AS110, AS117, AS132, AS204, AS209, AS211, AS222, AS260, AS272, AS274, AS276, AS356, AS374, AS398, AS441, AS443, AS472, AS534, AS536, AS604, AS607, AS608, AS611, AS613, AS642, AS644, AS646, AS648, AS702, AS729, AS766, AS802,	

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Site FX3: Flaxby		
Comment	Comment Ref	HBC Response
	AS812, AS815, AS849, AS907, AS909, AS911, AS913, AS924, AS925, AS926, AS927, AS928, AS929, AS962, AS990, AS991, AS993, AS1000, AS1088, AS1090, AS1096, AS1100, AS1123, AS1131, AS1134, AS1151, AS1156, AS1172, AS1182, AS1184, AS1212, AS1219, AS1241, AS1243, AS1265, AS1285, AS1292, AS1304, AS1314, AS1366, AS1368, AS1428, AS1542, AS1560, AS1623, AS1708, AS1714, AS1754, AS1770, AS1782, AS1786, AS2235, AS2294, AS2130, AS2132, AS2150, AS2154, AS2186, AS2195, AS2304, AS2306, AS2310, AS2317, AS2322, AS2323, AS2331, AS2350, AS2372, AS2376, AS2378, AS2382, AS2435, AS2443, AS2571, AS2675 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2726, AS2739, AS2747, AS2761, AS2769, AS2770, AS2823, AS2852, AS2864, AS2932, AS2951 (Green Hammerton PC), AS3013, AS3040, AS3041, AS3141, AS3182 (Kirk Hammerton PC), AS3208, AS3252, AS3304, AS3321, AS3327, AS3333, AS3374, AS3388, AS3393, AS3411, AS3432, AS3462, AS3466, AS3545, AS3547, AS3618, AS3633, AS3684, AS3706, AS3738, AS3742, AS3757, AS3759, AS3826, AS3827, AS3832, AS3842, AS3861, AS3864, AS3870, AS3873 (Keep Green Hammerton Green Action Group), AS4027 (Flaxby Park), AS4137, AS4128, AS4129,	



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Site FX3: Flaxby		
Comment	Comment Ref	HBC Response
	AS4141, AS4145, AS4150, AS4159, AS4161, AS4164, AS4168, AS4171, AS4206, AS4230, AS4234, AS4388, AS4404, AS4425, AS4434, AS4438, AS4440, AS4442, AS4448, AS4450, AS4615, AS4742, AS4746, AS4748, AS4749, AS4751, AS4753, AS4756, AS4759, AS4762, AS4765 (Cattal, Hunsingore and Walshford PC), AS4768, AS4774, AS4777, AS4778, AS4781, AS4782, AS4784, AS4803, AS4815, AS4824, AS4827, AS4860, AS4877, AS4884 (Whixley PC), AS4891, AS4896, AS4898, AS4903, AS4905, AS4910, AS4912, AS4914, AS4916, AS5806	
Minimal impact on the landscape	97, 101, 110, 119, 132, 209, 211, 458, 604, 772, 745, 880, 885, 907, 1000, 1044, 1265, 1279, 1304, 1314, 1708, 1714, 1770, 1782, 1786, 1787, 2235, 2331, 2350, 2675 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), 3040, 3041, 3300, 3325, 3357, 3411, 3684, 3826, 3864, 3867, AS4027 (Flaxby Park), 4206, 4243, 4245, 4428, 4711, 4815, 4829, AS6276	
Minimal impact on local wildlife and biodiversity	AS3182 (Kirk Hammerton PC), AS3325, AS3466, AS3477, AS4027 (Flaxby Park),	
Minimal impact on conservation area/designated heritage assets	AS222, AS272, AS274, AS276, AS398, AS441, AS472, AS534, AS536, AS642, AS644, AS646, AS648, AS876, AS909, AS911, AS913, AS990, AS993, AS1096, AS1542, AS1623, AS1794, AS2150, AS2154, AS2186, AS2195, AS2319, AS2443, AS2675 (Keep Green Hammerton	

## 21 Draft New Settlement Allocation

Site FX3: Flaxby		
Comment	Comment Ref	HBC Response
	Green Action Group and Kirk Hammerton Action Group), AS3300, AS3327, AS3415, AS3436, AS3699, AS3827, AS3832, AS4027 (Flaxby Park), AS4129, AS4151, AS4164, AS4268, AS4230, AS4234, AS4402, AS4404, AS4434, AS4438, AS4711, AS4738, AS4748, AS4753, AS4756, AS4827, AS4824, AS4910, AS4912, AS4914, AS4916, AS5806	
Minimal impact on existing communities	AS19, AS204, AS209, AS211, AS222, AS272, AS274, AS276, AS374, AS398, AS441, AS458, AS472, AS534, AS536, AS607, AS608, AS611, AS613, AS642, AS644, AS646, AS648, AS702, AS743, AS744, AS766, AS815, AS876, AS909, AS911, AS913, AS923, AS924, AS925, AS926, AS927, AS928, AS929, AS962, AS990, AS991, AS993, AS1088, AS1090, AS1096, AS1104, AS1123, AS1131, AS1134, AS1137, AS1151, AS1212, AS1279, AS1285, AS1542, AS1570, AS1623, AS1794, AS2150, AS2154, AS2186, AS2195, AS2294, AS2304, AS2306, AS2310, AS2317, AS2319, AS2322, AS2376, AS2378, AS2380, AS2389, AS2391, AS2443, AS2571, AS2739, AS2747, AS2770, AS3182 (Kirk Hammerton PC), AS3321, AS3333, AS3466, AS3545, AS3547, AS3684, AS3742, AS3796, AS3827, AS3832, AS3861, AS3864, AS4129, AS4141, AS4145, AS4150, AS4159, AS4161, AS4164, AS4168, AS4179, AS4230, AS4234, AS4344, AS4402, AS4428, AS4434, AS4438, AS4615, AS4726,	

## Draft New Settlement Allocation 21

Site FX3: Flaxby		
Comment	Comment Ref	HBC Response
	AS4742, AS4753, AS4746, AS4748, AS4749, AS4751, AS4756, AS4759, AS4768, AS4774, AS4778, AS4824, AS4827, AS4829, AS4836, AS4891, AS4896, AS4898, AS4903, AS4905, AS4910, AS4912, AS4914, AS4916, AS5806, AS6276, AS4468 (Tockwith with Wilstrop PC)	
Proximity to Harrogate and Knaresborough	AS207, AS222, AS272, AS274, AS276, AS441, AS534, AS536, AS642, AS644, AS646, AS648, AS702, AS743, AS744, AS766, AS876, AS880, AS907, AS909, AS911, AS913, AS924, AS925, AS926, AS927, AS928, AS929, AS962, AS990, AS993, AS997, AS1000, AS1088, AS1090, AS1096, AS1131, AS1134, AS1241, AS1285, AS1304, AS1542, AS1560, AS1570, AS1623, AS1714, AS1786, AS1787, AS1794, AS2186, AS2195, AS2294, AS2304, AS2317, AS2319, AS2322, AS2372, AS2389, AS2443, AS2571, AS2675 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2739, AS2747, AS2770, AS2932, AS3034, AS3208, AS3321, AS3333, AS3393, AS3428, AS3466, AS3485, AS3511, AS3684, AS3759, AS3827, AS3832, AS3873 (Keep Green Hammerton Green Action Group), AS4129, AS4164, AS4168, AS4206, AS4230, AS4234, AS4428, AS4344, AS4402, AS4434, AS4438, AS4442, AS4748, AS4751, AS4753, AS4756, AS4762, AS4765 (Cattal, Hunsingore and Walshford PC), AS4815, AS4824, AS4827, AS4877, AS4884	

## 21 Draft New Settlement Allocation

Site FX3: Flaxby		
Comment	Comment Ref	HBC Response
	(Whixley PC), AS4910, AS4912, AS4914, AS4916, AS5806	
No loss of agricultural land	AS97, AS202, AS204, AS209, AS211, AS604, AS745, AS772, AS789, AS997, AS1137, AS1156, AS1279, AS3013, AS4137, AS4179, AS4237, AS4425, AS4769	
Utilities present	AS97, AS110, AS260, AS604, AS743, AS744, AS772, AS850, AS880, AS885, AS907, AS924, AS925, AS926, AS927, AS928, AS929, AS995, AS1000, AS1151, AS1179, AS1182, AS1184, AS1304, AS1314, AS1366, AS1428, AS1570, AS1708, AS1787, AS2172, AS2236, AS2451, AS2675 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2739, AS2951 (Green Hammerton PC), AS3208, AS3327, AS3388, AS3390, AS3393, AS3466, AS3477, AS3684, AS3706, AS3742, AS3873 (Keep Green Hammerton Green Action Group), AS4027 (Flaxby Park), AS4171, AS4388, AS4428, AS4442, AS4777, AS4781, AS4784, AS4803, AS4810, AS4815, AS4844, AS4860, AS4884 (Whixley PC), 4894	
Site is deliverable/land in single ownership	AS204, AS222, AS272, AS276, AS355, AS398, AS441, AS531, AS534, AS604, AS607, AS608, AS611, AS613, AS642, AS644, AS646, AS648, AS702, AS743, AS744, AS766, AS815, AS876, AS880, AS909, AS911, AS913, AS924, AS925, AS926, AS927, AS928, AS929, AS990, AS991, AS993, AS1000, AS1088, AS1090, AS1096, AS1100, AS1123, AS1131, AS1134, AS1137, AS1156, AS1172, AS1285, AS1292,	

## Draft New Settlement Allocation 21

Site FX3: Flaxby		
Comment	Comment Ref	HBC Response
	AS1623, AS1782, AS1786, AS2130, AS2186, AS2195, AS2294, AS2306, AS2310, AS2317, AS2319, AS2322, AS2376, AS2378, AS2380, AS2675 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2747, AS2770, AS2852, AS2951 (Green Hammerton PC), AS3300, AS3321, AS3333, AS3357, AS3383, AS3384, AS3411, AS3428, AS3436, AS3684, AS3861, AS3870, AS3873 (Keep Green Hammerton Green Action Group), AS4027 (Flaxby Park), AS4129, AS4137, 4141, 4145, 4150, AS4152, AS4159, AS4161, AS4164, AS4168, AS4206, AS4216, AS4230, AS4234, AS4243, AS4245, AS4402, AS4425, AS4428, AS4434, AS4438, AS4440, AS4615, AS4726, AS4746, AS4748, AS4749, AS4751, AS4753, AS4756, AS4759, AS4768, AS4774, AS4815, AS4820, AS4824, AS4827, AS4867, AS4877, AS4891, AS4896, AS4898, AS4901, AS4903, AS4905, AS4910, AS4912, AS4914, AS4916, AS5806	
Client's land (site FX2) should be considered for inclusion as part of new settlement option at Flaxby	AS4404	
<b>Reasons do not support allocation of site:</b>		
Agree with conclusions that number of key constraints which would prevent delivery of new settlement in this location.	AS3752 (Oakgate Group)	Comments objecting to this site are noted. The council's assessment of the preferred location for the new settlement is set out in the New Settlement Background Paper - see Summary of Comments.
Object	AS625, AS4444	
The site is too big	AS4888	
Lack of local infrastructure	AS265, AS435, AS449, AS621, AS987, AS1180, AS1358, AS1739, AS1856, AS2238, AS2902, AS4155,	

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Site FX3: Flaxby		
Comment	Comment Ref	HBC Response
	AS4881, AS4888, AS6266	
Negative impact on local roads/traffic	AS109, AS185, AS186, AS248, AS253, AS265, AS282, AS323, AS365, AS369, AS 435, AS449, AS538, AS600, AS662, AS799, AS879, AS987, AS1180, AS1358, AS1618, AS1856, AS2450, AS2692, AS2902, AS2956, AS2991 (Goldsborough and Flaxby Grouped PC), AS3007, AS3770, AS3863, AS4155, AS4602, AS4771, AS4888, AS6265, AS6266	
No or poor access to public transport	AS109, AS185, AS248, AS253, AS265, AS282, AS369, AS449, AS466, AS621, AS799, AS879, AS987, AS1180, AS1739, AS1856, AS2450, AS2692, AS2902, AS2991 (Goldsborough and Flaxby Grouped PC), AS3770, AS4087 (CEG), AS4155, AS4602, AS4771, AS4881, AS6265	
No or poor access to shops and services	AS248, AS253, AS282, AS2450, AS2902, AS2991 (Goldsborough and Flaxby Grouped PC), AS3007, AS4087 (CEG), AS4602, AS4771	
Negative impact on the landscape	AS369, AS987, AS2450, AS2902, AS2956, AS2991 (Goldsborough and Flaxby Grouped PC), AS4155, AS4602	
Negative impact on the local community	AS369, AS662, AS1180, AS2956, AS2991 (Goldsborough and Flaxby Grouped PC), AS4602, AS4888, AS6265, AS6266	
Negative impact on the local wildlife and biodiversity	AS1180, AS2238, AS2902, AS4087 (CEG)	
Negative impact on conservation area/designated heritage assets	AS369, AS435, AS987, AS2450, AS2902, AS 2991 (Goldsborough and Flaxby Grouped PC), AS4087 (CEG), AS4155	
No local employment	AS4602	
Loss of agricultural land	AS4888	

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Site FX3: Flaxby		
Comment	Comment Ref	HBC Response
Noise and air pollution	AS109, AS253, AS265, AS323, AS369, AS449, AS568, AS621, AS662, AS872, AS987, AS1180, AS1358, AS1739, AS2450, AS2902, AS2956, AS2991 (Goldsborough and Flaxby Grouped PC), AS4087 (CEG), AS4155, AS4771, AS6265, AS6266	
No/limited potential for expansion	AS265, AS879, AS987, AS1739, AS2450, AS2692, AS2902, AS2991 (Goldsborough and Flaxby Grouped PC), AS3007, AS4087 (CEG), AS4155	
Should be used for recreation	AS185, AS538, AS872, AS1609, AS1856	
Land contamination/infilling of site	AS538, AS1180, AS1739, AS2902, AS2991 (Goldsborough and Flaxby Grouped PC), AS4087 (CEG),	
Delivery issues	AS409, AS662, AS2902, AS2991 (Goldsborough and Flaxby Grouped PC), AS4087 (CEG)	
Impact/separate from Knaresborough, ribbon of urban development from Knaresborough along A59	AS799, AS2991 (Goldsborough and Flaxby Grouped PC), AS3115, AS4050 (Berkley Deever), AS4155, AS4479, AS4525	
Unsuitable to accommodate such quantity of development in one location.	AS4050 (Berkley Deever)	

Table 21.2 Site FX3: Flaxby

Site CA5: Maltkiln		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	AS1001, AS1563, AS1985, AS1972, AS1980, AS1989, AS3014, AS4616, AS4714, AS4907, AS4909, AS5034, AS5304, AS5362, AS5367,	Comments in support of this site are noted. The council's assessment of the preferred location for the new settlement is set out in the New Settlement Background Paper - see Summary of Comments.
Good access to public transport	AS2238	
Development would help support local shops/services	AS3089	

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Site CA5: Maltkiln		
Comment	Comment Ref	HBC Response
Minimal impact on local communities	AS3089, AS3756 (Oakgate Group)	Comments objecting to this site are noted. The council's assessment of the preferred location for the new settlement is set out in the New Settlement Background Paper - see Summary of Comments.
Deliverable	AS3756 (Oakgate Group)	
<b>Reasons do not support allocation of site:</b>		
Object	AS1105, AS2292, AS4196, AS4761 (Cattal, Hunsingore and Walshford PC)	
The site is too big	AS472	
Local infrastructure cannot cope	AS472, AS2852, AS2864, AS2948 (Green Hammerton PC), AS3485, AS3796, AS3862, AS4027 (Flaxby Park), AS4469 (Tockwith with Wilstrop PC)	
Negative impact on local roads/traffic	AS472, AS2852, AS2864, AS3436, AS3485, AS3796, AS3862, AS4083 (CEG), AS4762, AS4865, AS4880, AS4469 (Tockwith with Wilstrop PC)	
No or poor access to public transport	AS2852, AS2864, AS3415, AS3485, AS3796, AS3862, AS4083 (CEG), AS4133, AS4865, AS4880	
Local schools are full	AS2948 (Green Hammerton PC), AS2852, AS3862	
No or poor access to shops and services	AS4027 (Flaxby Park), AS4083 (CEG), AS4469 (Tockwith with Wilstrop PC)	
Risk of flooding	AS472, AS2852, AS3796, AS3862, AS4762, AS4865	
Negative impact on the local community	AS472, AS2852, AS2864, AS2948 (Green Hammerton PC), AS4133, AS4865, AS4469 (Tockwith with Wilstrop PC)	
Negative impact on the local wildlife and biodiversity	AS472, AS2948 (Green Hammerton PC), AS4027 (Flaxby Park), AS4865	
Negative impact on conservation area/designated heritage assets	AS2852, AS2948 (Green Hammerton PC), AS4027 (Flaxby Park), AS4865	



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Site CA5: Maltkiln		
Comment	Comment Ref	HBC Response
Loss of local employment	AS472, AS3436, AS3485, AS3862	
Loss of agricultural land	4AS72, AS2238, AS2852, AS2948 (Green Hammerton PC), AS3436, AS4027 (Flaxby Park), AS4865	
Amalgamation of villages is contrary to national planning policy	AS472, AS3796	
Delivery issues	AS2852, AS2948 (Green Hammerton PC), AS3182 (Kirk Hammeton PC), AS3485, AS4083 (CEG), AS4865	
Noise and air pollution	AS472, AS3485, AS3796, AS4865	
Little or no local employment	AS472, AS3485, AS4865	

Table 21.3 Site CA5: Maltkiln

Site OC5: Deighton Grange		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support	AS1563, AS1980, AS1985, AS1989, AS4616, AS4714, AS4907, AS4909, AS5034, AS5304, AS5362, AS5367, AS6274	Comments in support of this site are noted. The council's assessment of the preferred location for the new settlement is set out in the New Settlement Background Paper - see Summary of Comments.
Minimal impact on local roads/traffic. Well located to strategic transport infrastructure	AS2990, AS4218, AS4050 (Berkley Deever)	
Good access to public transport	AS2990	
Development would help support local shops/services	AS2990, AS4050 (Berkley Deever)	
Development will help create new/improved employment sites/opportunities	AS4218, AS4050 (Berkley Deever)	
Deliverable	AS4050 (Berkley Deever)	
Relationship of site to Wetherby means site will be sustainable from outset, benefiting from wider range of facilities and services in the town. Existing infrastructure in Wetherby can be upgraded if necessary through legal obligations.	AS4050 (Berkley Deever)	
<b>Reasons do not support allocation of site:</b>		
Object	AS1831, AS1832	Comments objecting to this site are noted. The council's assessment of the preferred location for the new settlement is set out in the New Settlement Background Paper - see Summary of Comments.
No or poor access to public transport	AS4090 (CEG), AS4883	
Risk of flooding	AS4090 (CEG)	
Negative impact on the local wildlife and biodiversity	AS4090 (CEG)	

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Site OC5: Deighton Grange		
Comment	Comment Ref	HBC Response
Noise and air pollution	AS4090 (CEG)	
Not within east west transport corridor	AS4090 (CEG)	
Risk employment provision will jeopardise employment delivery in more appropriate locations	AS4090 (CEG)	
Benefits Leeds not Harrogate	AS2238, AS4196	

Table 21.4 Site OC5: Deighton Grange

### **GH11: New/expanded settlement at Green Hammerton**

**21.16** Although a number of respondents supported the Green Hammerton area being identified as the preferred location for large scale growth during the plan period, the overwhelming majority of respondents were opposed to it. Perhaps not unsurprisingly, the reasons given for supporting the location were also the reasons given for opposing it.

**21.17** The main reasons for opposing this location were:

- Impact on local communities: residents had chosen to live in a village not a town;
- Existing services and facilities are already under pressure and could not be expected to serve initial phases of development;
- Loss of agricultural land;
- Amalgamation of two villages would be contrary to national planning policy;
- The proposal did not meet the criteria for a new settlement set out in the Government's Garden City Prospectus;
- The availability of public transport, particularly rail services, was overstated: the current service is limited, facilities at both rail stations are poor and there is uncertainty as to any future service improvements;
- Loss of existing local employer;
- No employment proposed resulting in more commuting;
- Lack of utilities serving site, with particular mention being made of a gas supply;
- Viability and deliverability of proposed A59 re-alignment and whether this would, in fact, ever happen;
- Development would not be deliverable due to the cost of providing infrastructure and the uncertainty of delivery due to not all of the land being in the control of the development promoter;
- Detrimental impact on the landscape, heritage assets etc.; and
- Location of development would be more beneficial to the York economy rather than that of Harrogate.

**21.18** A number of respondents also expressed concern over the approach taken to the Additional Sites consultation in respect of the proposal. In particular concerns related to:

- Exhibition was held for a very limited time;
- The presence of the development promoter as part of the exhibition gave the impression that a decision had already been made and came across as more of a sales pitch.

**21.19** The main reasons put forward by those respondents who supported the Green Hammerton area being identified as the preferred location were:

- Impacts on road network can be mitigated;
- Benefits from two operational rail stations;

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- Integration with existing communities;
- Availability of local services;
- Opportunity for future expansion.

Site GH11: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
Within area identified in Minerals Local Plan as area for safeguarding of mineral resource. If site allocated, NYCC should be consulted on any future planning application associated with development as not considered to meet exemption criteria	AS4580 (NYCC)	Comments noted. Reference to the relevant Minerals Local Plan policy will be made.
Works required to allow Cattal and Hammerton Stations to accommodate level of additional passengers likely to be generated by development and effect on level crossings should be considered.	AS1489 (Network Rail)	Comments noted. There is ongoing discussion with Network Rail regarding the impact of development on the operation of the rail line and stations and any mitigation measures necessary.
Numerous heritage assets which could be affected by development. Robust assessment of impact development might have upon historic environment required. If considered development would harm elements contributing to significance of heritage assets, Plan should set out clearly measures as to how harm might be removed or reduced. If despite mitigation concluded harm would still arise, site should not be allocated unless there are clear public benefits that outweigh the harm.	AS2901 (Historic England)	Comments noted. The change in approach to identifying the new settlement will enable an assessment of the potential impact of development on heritage assets within the area and an evaluation of the known and potential archaeological significance of the area to be undertaken which will inform the preparation of the DPD and development layout.
Comprehensive approach should be taken to addressing operational needs of A1(M) J47 as forms pivotal part of east-west connectivity for local and strategic movement.	AS4248 (NYCC)	Comments noted. The traffic modelling work undertaken has assessed the additional traffic impacts on the strategic road network in a comprehensive manner and has concluded that the additional traffic can be accommodated subject to appropriate mitigation measures being implemented.
In bringing forward development consideration should be given to: safeguarding road space along A59 corridor to ensure adequate capacity; preparation of masterplan as SPD to guide development of new settlement; water bodies should be assessed for potential to support Great Crested Newts.	AS4248 (NYCC)	Comments noted. The matters referred, to including the delivery of supporting infrastructure, will be addressed as part of the preparation of the New Settlement Development Plan Document.
Support but following should be taken into consideration: improvements to rail line/service, duelling of A59, pedestrian access to stations, design of development to support bus network, provision of mix of housing types	AS447, AS2781	
<b>Reasons support allocation of site:</b>		
Support	AS437, AS602, AS625, AS1001, AS1609, AS1972, AS2057, AS2939 (Knaresborough TC), AS3014, AS3292, AS4856, AS4857, AS4858, AS5301, AS5334, AS5390, AS5405, AS5442	Comments in support of the site are noted. The council's assessment of the preferred location for the new settlement is set out in the New Settlement Background Paper - see Summary of Comments.
Development will help meet the council's objectively assessed housing need	AS73, AS77, AS229, AS248, AS253, AS324, AS369, AS525, AS541, AS808, AS1262, AS1275, AS1287, AS1359, AS1393, AS1674, AS1811, AS1885, AS2011, AS2224, AS2543,	

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Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS2596, AS2699, AS3022, AS3098, AS3577, AS3740, AS3824	
Minimal impact on local roads/traffic	AS73, AS130, AS219, AS248, AS253, AS324, AS369, AS409, AS541, AS808, AS1262, AS1393, AS1674, AS1811, AS1954, AS2011, AS2200, AS2224, AS2259, AS2450, AS2543, AS2596, AS2902, AS2991 (Goldsborough and Flaxby Grouped PC), AS3007, AS3022, AS3115, AS3824, AS4070 (CEG), AS4429, AS4878, AS5836	
Impact on local roads/traffic can be mitigated	AS73, AS77, AS219, AS229, AS248, AS253, AS264, AS324, AS392, AS409, AS494, AS525, AS541, AS808, AS1262, AS1359, AS1393, AS2224, AS2450, AS2543, AS2596, AS2699, AS3022, AS3098, AS3577, AS3740, AS3824, AS4070 (CEG), AS4158, AS4779, AS4525, AS6266	
Good access to public transport	AS73, AS77, AS130, AS219, AS223, AS229, AS248, AS253, AS264, AS324, AS369, AS392, AS409, AS467, AS494, AS525, AS541, AS621, AS662, AS808, AS873, AS994, AS1262, AS1274, AS1275, AS1359, AS1393, AS1610, AS1638, AS1674, AS1739, AS1811, AS1885, AS1954 (Harlow and Pannal Ash Residents' Association), AS2011, AS2200, AS2224, AS2259, AS2450, AS2543, AS2546, AS2699, AS2902, AS2991 (Goldsborough and Flaxby Grouped PC), AS3007, AS3022, AS3098, AS3517, AS3740, AS3824, AS4070 (CEG), AS4158, AS4479, AS4525, AS4770, AS5836, AS6265, AS6266	
Development could provide a new school, or expansion of an existing one	AS77, AS229, AS248, AS253, AS324, AS369,	

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Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS494, AS541, AS808, AS1262, AS1275, AS1393, AS1811, AS1885, AS2224, AS2450, AS2543, AS2939 (Knaresborough TC), AS3022, AS3098, AS3740, AS3824	
Development would help support local shops/services	AS77, AS130, AS229, AS248, AS253, AS264, AS324, AS369, AS808, AS1262, AS1274, AS1275, AS1739, AS1811, AS1885, AS2200, AS2450, AS2596, AS2699, AS2902, AS2991 (Goldsborough and Flaxby Grouped PC), AS3007, AS3022, AS3740, AS3824, AS4770, AS5836, AS6266	
No flood risk	AS73, AS77, AS248, AS253, AS541, AS1262, AS1811, AS2450, AS2596, AS3022, AS3740, AS3824, AS4070 (CEG),	
Development will help create new/improved employment sites/opportunities	AS219, AS324, AS994, AS1393, AS1674, AS1811, AS2200, AS2450, AS2543, AS3022, AS3517, AS3740, AS3824	
Minimal impact on the landscape	AS73, AS77, AS219, AS248, AS253, AS324, AS515, AS541, AS1393, AS2450, AS2902, AS3022, AS3517, AS3740, AS3824	
Site is not in the Green Belt or the Nidderdale Area of Outstanding Natural Beauty	AS77, AS248, AS324, AS369, AS1359, AS1393, AS1674, AS1885, AS2224, AS2450, AS2543, AS2596, AS3022, AS3098, AS3517, AS3740, AS3824, AS4779, AS4525	
Development would not result in the loss of public open space/sports pitches	AS73, AS248, AS253, AS324, AS369, AS525, AS541, AS1262, AS1885, AS2450, AS2543, AS2596, AS3022, AS3740, AS3824	
Development could provide new/improved public open space/sport pitches	AS77, AS253, AS369, AS1262, AS1275, AS1393, AS1811, AS1885, AS2450, AS2543, AS3022, AS3824	

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Site GH11: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
Minimal impact on local wildlife and biodiversity	AS73, AS248, AS253, AS369, AS525, AS541, AS2902, AS3022, AS3740, AS3824, AS4070 (CEG),	
Minimal impact on conservation area/designated heritage assets	AS108, AS248, AS253, AS324, AS369, AS525, AS541, AS994, AS1393, AS1811, AS2450, AS2543, AS2596, AS2902, AS3022, AS3517, AS3740, AS3824, AS4070 (CEG), AS4158	
Opportunity for future expansion	AS108, AS130, AS264, AS409, AS541, AS662, AS808, AS994, AS1739, AS1954, AS2596, AS2902, AS2991 (Goldsborough and Flaxby Grouped PC), AS3007, AS3517, AS4479, AS4525, AS6265	
Deliverable	AS108, AS392, AS662, AS841, AS873, AS2902, AS2991 (Goldsborough and Flaxby Grouped PC), AS4070 (CEG), AS4429, AS6265	
Clients land available for inclusion within new settlement area	AS2444, AS5836, AS5844	Noted.
<b>Reasons do not support allocation of site:</b>		
Object	AS398, AS3131, AS4760 (Cattal, Hunsingore and Walshford PC), AS5067 (Harrogate Civic Society)	Comments objecting to the site are noted. The council's assessment of the preferred location for the new settlement is set out in the New Settlement Background Paper - see Summary of Comments.
The site is too big	AS11, AS14, AS19, AS25, AS29, AS34, AS65, AS70, AS88, AS93, AS94, AS95, AS104, AS117, AS129, AS132, AS171, AS184, AS187, AS192, AS193, AS194, AS199, AS206, AS212, AS213, AS214, AS215, AS221, AS271, AS273, AS275, AS291, AS318, AS341 (Nun Monkton PC), AS366, AS374, AS440, AS443, AS460, AS472, AS499, AS533, AS535, AS580, AS605, AS609, AS612, AS614, AS641, AS643, AS645, AS647, AS677, AS696, AS704, AS743, AS744, AS766, AS796, AS801, AS849, AS850, AS877, AS892, AS908, AS910, AS912, AS917, AS924, AS925, AS926,	

## Draft New Settlement Allocation 21

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS927, AS928, AS929, AS939, AS988, AS992, AS1033, AS1044, AS1087, AS1089, AS1091 (Little Ouseburn PC), AS1105, AS1109, AS1121, AS1130, AS1133, AS1135, AS1155, AS1173, AS1179, AS1182, AS1184, AS1204, AS1213, AS1242, AS1244, AS1263, AS1265, AS1278, AS1282, AS1286, AS1293, AS1332, AS1354, AS1366, AS1368, AS1435, AS1445, AS1542, AS1562, AS1565, AS1570, AS1622, AS1708, AS1714, AS1731, AS1783, AS1794, AS1804, AS1889, AS1923, AS1927, AS1930, AS1932, AS1939, AS1650, AS1981, AS2130, AS2132, AS2150, AS2154, AS2186, AS2195, AS2206, AS2208, AS2236, AS2286, AS2291, AS2297, AS2316, AS2318, AS2320, AS2324, AS2338, AS2342, AS2372, AS2377, AS2379, AS2390, AS2397, AS2403, AS2417 (Kirk Hammerton PC), AS2433, AS2443, AS2511, AS2571, AS2611, AS2625, AS2637, AS2646, AS2665, AS2695, AS2716, AS2722, AS2748, AS2751, AS2761, AS2816, AS2822, AS2825, AS2841, AS2849, AS2879, AS2900, AS2954, AS3034, AS3041, AS3117, AS3129, AS3164, AS3208, AS3256, AS3270, AS3300, AS3304, AS3312, AS3319, AS3321, AS3325, AS3327, AS3332, AS3333, AS3340, AS3344, AS3347, AS3351, AS3367, AS3374, AS3383, AS3384, AS3390, AS3394, AS3396, AS3397, AS3400, AS3407,	

## 21 Draft New Settlement Allocation

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS3411, AS3415, AS3416, AS3419, AS3428, AS3432, AS3435, AS3462, AS3466, AS3468, AS3474, AS3484, AS3485, AS3495, AS3547, AS3621, AS3623, AS3626, AS3643, AS3652, AS3681, AS3684, AS3694, AS3699, AS3706, AS3729, AS3742, AS3751, AS3757, AS3759, AS3796, AS3826, AS3827, AS3829, AS3832, AS3842, AS3844, AS3854, AS3857, AS4125, AS4135, AS4138, ASA4144, AS4146, AS4149, AS4160, AS4162, AS4163, AS4167, AS4169, AS4212, AS4215, AS4217, AS4224, AS4232, AS4239, AS4244, AS4368, AS4420, AS4426, AS4432, AS4437, AS4445, AS4467 (Tockwith with Wilsthorpe PC), AS4737, AS4740, AS4743, AS4744, AS4745, AS4747, AS4750, AS4752, AS4754, AS4755, AS4758, AS4766, AS4767, AS4773, AS4775, AS4819, AS4822, AS4826, AS1875, AS4879, AS4895, AS4897, AS4899, AS4900, AS4902, AS4904, AS4906, AS4908, AS4911, AS4913, AS4915, AS4929, AS4937, AS5804, AS5807	
A large amount of development has already been granted in the area	AS29, AS65, AS69, AS88, AS171, AS194, AS203, AS261, AS318, AS366, AS374, AS399, AS443, AS526, AS849, AS850, AS892, AS925, AS926, AS927, AS928, AS929, AS1033, AS1044, AS1105, AS1173, AS1179, AS1182, AS1184, AS1204, AS1213, AS1242, AS1244, AS1263, AS1282, AS1293, AS1332, AS1366, AS1435, AS1562, AS1565,	



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Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS1570, AS1708, AS1714, AS1731, AS1783, AS1794, AS1930, AS1932, AS1937, AS1950, AS2108, AS2130, AS2132, AS2154, AS2172, AS2186, AS2195, AS2203, AS2208, AS2219, AS2236, AS2291, AS2324, AS2338, AS2342, AS2346, AS2357, AS2372, AS2381, AS2387, AS2397, AS2417 (Kirk Hammerton PC), AS2433, AS2435, AS2511, AS2522, AS2571, AS2611, AS2625, AS2665, AS2695, AS2716, AS2722, AS2751, AS2761, AS2816, AS2822, AS2825, AS2841, AS2849, AS2879, AS2900, AS2929, AS3034, AS3117, AS3129, AS3270, AS3312, AS3319, AS3327, AS3332, AS3333, AS3340, AS3344, AS3347, AS3351, AS3357, AS3374, AS3384, AS3390, AS3396, AS3400, AS3407, AS3411, AS3415, AS3416, AS3419, AS3428, AS3432, AS3435, AS3462, AS3466, AS3468, AS3474, AS3484, AS3485, AS3495, AS3574, AS3621, AS3623, AS3626, AS3652, AS3681, AS3684, AS3699, AS3706, AS3729, AS3742, AS3751, AS3757, AS3759, AS3826, AS3829, AS3842, AS3854, AS4144, AS4162, SA4182, AS4203, AS4386, AS4420, AS4421, AS4447, AS4449, AS4737, AS4743, AS4757, AS4779, AS4811, AS4816, AS4819, AS4821, AS4834, AS4859, AS4874, AS4899	
The site is outside the current development limit	AS34, AS70, AS291, AS318, AS743, AS744, AS924, AS925, AS926, AS927, AS928, AS929,	

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Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS939, AS1105, AS1173, AS1204, AS1213, AS1242, AS1244, AS1263, AS1265, S1293, AS1317, AS1435, AS1536, AS1708, AS1714, AS1804, AS1923, AS1950, AS2154, AS2195, AS2236, AS2372, AS2417 (Kirk Hammerton PC), AS2511, AS2522, AS2646, AS2681 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2816, AS2822, AS2825, AS2929, AS2953, AS2954, AS3030, AS3117, AS3129, AS3321, AS3325, AS3327, AS3333, AS3351, AS3384, AS3396, AS3415, AS3416, AS3474, AS3484, AS3495, AS3621, AS3623, AS3626, AS3652, AS3694, AS3706, AS3729, AS3751, AS3757, AS3826, AS4467 (Tockwith with Wilsthorpe PC),	
Previous applications to develop the site have been refused	AS1242, AS1244, AS1264, AS1293, AS1445, AS2172, AS2372, AS2816, AS2822, AS3729,	
No local need for additional housing	AS29, AS88, AS129, AS171, AS192, AS193, AS194, AS318, AS704, AS744, AS766, AS924, AS925, AS926, AS927, AS928, AS929, AS939, AS978, AS1009, AS1044, AS1173, AS1182, AS1184, AS1242, AS1244, AS1264, AS1332, AS1366, AS1376, AS1536, AS1562, AS1565, AS1708, AS1714, AS1731, AS1804, AS1930, AS1950, AS1981, AS2130, AS2132, AS2150, AS2154, AS2172, AS2195, AS2206, AS2219, AS2357, AS2417 (Kirk Hammerton PC), AS2511, AS2571, AS2611, AS2665, AS2681 (Keep Green	

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Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	Hammerton Green Action Group and Kirk Hammerton Action Group), AS2748, AS2816, AS2822, AS2825, AS2849, AS2900, AS2953, AS3030, AS3256, AS3270, AS3300, AS3325, AS3327, AS3344, AS3374, AS3384, AS3396, AS3400, AS3411, AS3415, AS3416, AS3419, AS3435, AS3495, AS3547, AS3638, AS3681, AS3729, AS3844, AS3857, AS4144, AS4386, AS4426,	
Local infrastructure cannot cope	AS11, AS14, AS19, AS25, AS29, AS34, AS44, AS65, AS69, AS70, AS72, AS88, AS93, AS94, AS95, AS96, AS107, AS117, AS129, AS132, AS171, AS184, AS187, AS192, AS193, AS194, AS199, AS203, AS212, AS213, AS215, AS221, AS259, AS271, AS273, AS275, AS291, AS300, AS318, AS341 (Nun Monkton PC), AS356, AS366, AS373, AS374, AS398, AS399, AS423, AS440, AS442, AS443, AS458, AS460, AS472, AS499, AS533, AS535, AS604, AS605, AS609, AS612, AS614, AS641, AS643, AS645, AS647, AS677, AS696, AS743, AS744, AS766, AS773, AS796, AS801, AS849, AS850, AS875, AS877, AS882, AS892, AS896, AS908, AS910, AS912, AS915, AS921, AS924, AS925, AS926, AS927, AS928, AS929, AS939, AS962, AS978, AS985, AS988, AS992, AS1033, AS1044, AS1087, AS1089, AS1100, AS1105, AS1109, AS1121, AS1130, AS1133, AS1150, AS1155, AS1173, AS1179, AS1182, AS1184, AS1204, AS1213, AS1242, AS1244, AS1263, AS1265, AS1278, AS1282, AS1286, AS1293, AS1317, AS1354, AS1366,	

## 21 Draft New Settlement Allocation

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS1368, AS1416, AS1435, AS1445, AS1536, AS1542, AS1562, AS1565, AS1570, AS1622, AS1708, AS1714, AS1731, AS1787, AS1794, AS1804, AS1889, AS1923, AS1927, AS1930, AS1932, AS1937, AS1939, AS1950, AS1981, AS2108, AS2130, AS2132, AS2154, AS2172, AS2186, AS2195, AS2203, AS2206, AS2207, AS2208, AS2219, AS2236, AS2291, AS2297, AS2316, AS2318, AS2320, AS2324, AS2325, AS2327, AS2338, AS2342, AS2343, AS2344, AS2346, AS2357, AS2372, AS2375, AS2377, AS2379, AS2381, AS2387, AS2403, AS2417 (Kirk Hammerton PC), AS2433, AS2435, AS2443, AS2451, AS2511, AS2522, AS2571, AS2611, AS2625, AS2646, AS2681 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2695, AS2700, AS2716, AS2722, AS2739, AS2748, AS2751, AS2761, AS2816, AS2822, AS2825, AS2841, AS2849, AS2864, AS2879, AS2900, AS2929, AS2934 (Green Hammerton PC), AS2953, AS2954, AS3034, AS3041, AS3117, AS3129, AS3164, AS3208, AS3252, AS3256, AS3270, AS3300, AS3304, AS3312, AS3319, AS3321, AS3325, AS3327, AS3332, AS3333, AS3340, AS3344, AS3347, AS3351, AS3357, AS3367, AS3374, AS3383, AS3384, AS3390, AS3394, AS3396, AS3397, AS3407, AS3411, AS3413,	

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Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS3415, AS3416, AS3419, AS3428, AS3432, AS3435, AS3462, AS3466, AS3468, AS3474, AS3477, AS3484, AS3485, AS3495, AS3547, AS3565, AS3574, AS3618, AS3621, AS3623, AS3626, AS3638, AS3643, AS3652, AS3681, AS3684, AS3694, AS3699, AS3706, AS3729, AS3738, AS3751, AS3757, AS3759, AS3796, AS3826, AS3827, AS3829, AS3832, AS3842, AS3844, AS3854, AS3857, AS3859, AS3866, AS3868 (Great Ouseburn PC), AS3871, AS4027 (Flaxby Park), AS4127, AS4162, AS4163, AS4167, AS4177, AS4202, AS4217, AS4224, AS4232, AS4368, AS4420, AS4421, AS4424, AS4432, AS4437, AS4469, AS4449, AS4467 (Tockwith with Wilsthorpe PC), AS4737, AS4741, AS4747, AS4750, AS4752, AS4755, AS4758, AS4766, AS4767, AS4776, AS4779, AS4801, AS4807, AS4809, AS4811, AS4822, AS4826, AS4833, AS4834, AS4859, AS4875, AS4876, AS4885 (Whixley PC), AS4892, AS4899, AS4908, AS4911, AS4913, AS4915, AS4925, AS5804, AS5810	
Negative impact on local roads/traffic	AS14, AS19, AS25, AS29, AS34, AS44, AS65, AS69, AS70, AS72, AS88, AS93, AS94, AS105, AS107, AS112, AS116, AS117, AS129, AS132, AS171, AS184, AS187, AS192, AS193, AS194, AS199, AS201, AS203, AS206, AS212, AS213, AS215, AS221, AS259, AS271, AS273, AS275, AS291, AS300, AS318, AS341 (Nun Monkton PC), AS360, AS366, AS373,	

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Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS374, AS398, AS399, AS423, AS433, AS440, AS442, AS443, AS458, AS460, AS472, AS499, AS526, AS533, AS535, AS580, AS604, AS605, AS609, AS612, AS614, AS641, AS643, AS645, AS647, AS677, AS696, AS704, AS743, AS744, AS745, AS766, AS773, AS788, AS801, AS810, AS814, AS849, AS850, AS877, AS886, AS892, AS896, AS908, AS910, AS912, AS919, AS921, AS922, AS924, AS925, AS926, AS927, AS928, AS929, AS932, AS939, AS962, AS963, AS978, AS985, AS988, AS992, AS1009, AS1033, AS1044, AS1087, AS1089, AS1091 (Little Ouseburn PC), AS1105, AS1109, AS1121, AS1130, AS1135, AS1150, AS1155, AS1173, AS1179, AS1182, AS1184, AS1204, AS1213, AS1242, AS1244, AS1263, AS1265, AS1271, AS1278, AS1282, AS1286, AS1293, AS1332, AS1354, AS1366, AS1368, AS1376, AS1416, AS1435, AS1445, AS1494, AS1536, AS1542, AS1562, AS1565, AS1570, AS1622, AS1708, AS1714, AS1731, AS1783, AS1786, AS1794, AS1804, AS1889, AS1923, AS1927, AS1930, AS1932, AS1937, AS1939, AS1950, AS1981, AS2108, AS2130, AS2132, AS2150, AS2154, AS2172, AS2183, AS2186, AS2195, AS2203, AS2206, AS2207, AS2208, AS2219, AS2236, AS2286, AS2291, AS2297, AS2303, AS2316, AS2318, AS2320, AS2324, AS2338, AS2342, AS2352, AS2355, AS2357, AS2372, AS2377, AS2379, AS2387, AS2390, 2AS397, AS2403, AS2417 (Kirk	

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Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	<p>Hammerton PC), AS2435, AS2443, AS2451, AS2511, AS2522, AS2571, AS2611, AS2625, AS2637, AS2646, AS2665, AS2681 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2695, AS2700, AS2716, AS2722, AS2739, AS2748, AS2751, AS2761, AS2816, AS2822, AS2825, AS2826, AS2841, AS2849, AS2864, AS2879, AS2900, AS2929, AS2953, AS2954, AS3030, AS3034, AS3040, AS3041, AS3129, AS3208, AS3256, AS3270, AS3300, AS3304, AS3312, AS3319, AS3321, AS3325, AS3327, AS3332, AS3333, AS3340, AS3344, AS3347, AS3351, AS3357, AS3367, AS3383, AS3384, AS3390, AS3394, AS3396, AS3397, AS3400, AS3407, AS3411, AS3413, AS3415, AS3416, AS3419, AS3428, AS3432, AS3435, AS3462, AS3466, AS3468, AS3474, AS3484, AS3485, AS3495, AS3511, AS3547, AS3565, AS3574, AS3618, AS3621, AS3623, AS3626, AS3638, AS3643, AS3652, AS3681, AS3684, AS3689, AS3694, AS3699, AS3706, AS3729, AS3738, AS3742, AS3751, AS3757, AS3759, AS3796, AS3826, AS3827, AS3829, AS3832, AS3842, AS3844, AS3854, AS3857, AS3868 (Great Ousesburn PC), AS3870, AS4027 (Flaxby Park), AS4125, AS4127, AS4131, AS4135, AS4138, AS4144, AS4146, AS4149, AS4160, AS4132, AS4163, AS4166 (Moor Markton</p>	

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Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	PC), AS4167, AS4169, AS4177, AS4203, AS4207, AS4215, AS4221, AS4224, AS4232, AS4239, AS4244, AS4342, AS4420, AS4426, AS4432, AS4437, AS4439, AS4446, AS4447, AS4467 (Tockwith with Wilsthorpe PC), AS4652, AS4737, AS4741, AS4743, AS4745, AS4747, AS4750, AS4752, AS4755, AS4757, AS4766, AS4767, AS4772, AS4773, AS4775, AS4776, AS4779, AS4783, AS4789, AS4790, AS4801, AS4811, AS4813, AS4816, AS4833, AS4834, AS4838, AS4842, AS4861, AS4873, AS4874, AS4875, AS4876, AS4879, AS4885 (Whixley PC), AS4895, AS4897, AS4899, AS4900, AS4902, AS4904, AS4906, AS4908, AS4911, AS4913, AS4915, AS4925, AS4937, AS5804, AS5810, AS6275	
No or poor access to public transport	AS14, AS19, AS25, AS29, AS34, AS65, AS70, AS72, AS88, AS96, AS117, AS129, AS171, AS184, AS187, AS192, AS193, AS194, AS199, AS203, AS221, AS259, AS271, AS273, AS275, AS300, AS318, AS360, AS366, AS374, AS398, AS442, AS533, AS535, AS604, AS641, AS643, AS645, AS647, AS677, AS696, AS704, AS743, AS744, AS814, AS849, AS850, AS875, AS877, AS882, AS892, AS896, AS908, AS910, AS912, AS921, AS922, AS924, AS925, AS926, AS927, AS928, AS929, AS988, AS992, AS1033, AS1044, AS1087, AS1089, AS1105, AS1109, AS1120, AS1133, AS1150, AS1173, AS1179, AS1182, AS1184, AS1204, AS1213, AS1242, AS1244,	



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Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS1263, AS1265, AS1278, AS1282, AS1286, AS1293, AS1366, AS1368, AS1445, AS1542, AS1562, AS1565, AS1570, AS1622, AS1708, AS1731, AS1783, AS1786, AS1787, AS1794, AS1866, AS1889, AS1923, AS1927, AS1930, AS1937, AS1950, AS1981, AS2130, AS2132, AS2150, AS2154, AS2172, AS2186, AS2195, AS2203, AS2206, AS2207, AS2208, AS2219, AS2236, AS2286, AS2291, AS2297, AS2303, AS2305, AS2308, AS2316, AS2318, AS2320, AS2324, AS2338, AS2342, AS2355, AS2357, AS2372, AS2387, AS2390, AS2417 (Kirk Hammerton PC), AS2433, AS2435, AS2443, AS2511, AS2522, AS2571, AS2625, AS2646, AS2681 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2695, AS2700, AS2722, AS2739, AS2751, AS2761, AS2816, AS2822, AS2825, AS2864, AS2929, AS2934 (Green Hammerton PC), AS2953, AS3034, AS3041, AS3117, AS3129, AS3208, AS3252, AS3256, AS3270, AS3300, AS3304, AS3319, AS3325, AS3327, AS3332, AS3333, AS3340, AS3344, AS3357, AS3374, AS3383, AS3384, AS3390, AS3394, AS3396, AS3400, AS3407, AS3411, AS3413, AS3415, AS3416, AS3419, AS3428, AS3432, AS3466, AS3474, AS3477, AS3484, AS3485, AS3495, AS3511, AS3547, AS3574, AS3623,	

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Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS3626, AS3638, AS3643, AS3652, AS3681, AS3684, AS3694, AS3699, AS3706, AS3729, AS3742, AS3751, AS3757, AS3759, AS3796, AS3827, AS3829, AS3832, AS3842, AS3859, AS3873 (Keep Green Hammerton Green Action Group), AS3960, AS3871, AS4027 (Flaxby Park), AS4162, AS4226 (Long Marston PC), AS4342, AS4421, AS4424, AS4467 (Tockwith with Wilsthorpe PC), AS4772, AS4833, AS4855, AS4925, AS5804, AS5810	
Local schools are full	AS11, AS14, AS29, AS44, AS65, AS69, AS70, AS72, AS88, AS95, AS117, AS129, AS171, AS184, AS187, AS192, AS193, AS194, AS199, AS318, AS341 (Nun Monkton PC), AS356, AS366, AS374, AS398, AS423, AS442, AS443, AS458, AS677, AS696, AS743, AS744, AS766, AS849, AS850, AS882, AS896, AS921, AS924, AS925, AS926, AS927, AS928, AS929, AS939, AS1044, AS1105, AS1150, AS1155, AS1173, AS1179, AS1182, AS1184, AS1213, AS1242, AS1244, AS1263, AS1265, AS1286, AS1293, AS1368, AS1435, AS1445, AS1562, AS1565, AS1570, AS1807, AS1714, AS1731, AS1794, AS1804, AS1889, AS1923, AS1927, AS1930, AS1932, AS1950, AS2108, AS2130, AS2132, AS2150, AS2154, AS2186, AS2195, AS2203, AS2206, AS2207, AS2219, AS2236, AS2291, AS2324, AS2338, AS2342, AS2357, AS2403, AS2433, AS2451, AS2511, AS2522, AS2571, AS2611, AS2625,	

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Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS2637, AS2646, AS2681 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2695, AS2716, AS2722, AS2739, AS2751, AS2761, AS2816, AS2822, AS2825, AS2841, AS2849, AS2879, AS2895, AS2900, AS2953, AS2954, AS3034, AS3041, AS3117, AS3129, AS3208, AS3256, AS3270, AS3300, AS3304, AS3312, AS3319, AS3321, AS3325, AS3327, AS3332, AS3333, AS3340, AS3344, AS3347, AS3357, AS3374, AS3383, AS3384, AS3390, AS3394, AS3396, AS3397, AS3400, AS3411, AS3415, AS3416, AS3419, AS3428, AS3432, AS3462, AS3466, AS3468, AS3474, AS3484, AS3485, AS3495, AS3547, AS3574, AS3638, AS3643, AS3681, AS3684, AS3694, AS3699, AS3706, AS3729, AS3742, AS3751, AS3757, AS3759, AS3826, AS3827, AS3829, AS3832, AS3842, AS3844, AS3854, AS4151, AS4203, AS4217, AS4421, AS4426, AS4447, AS4449, AS4772, AS4776, AS4779, AS4859, AS4892, AS5810	
No or poor access to shops and services	AS11, AS14, AS19, AS29, AS34, AS65, AS70, AS88, AS117, AS129, AS171, AS192, AS193, AS194, AS199, AS318, AS366, AS374, AS398, AS442, AS499, AS677, AS704, AS743, AS744, AS766, AS849, AS850, AS892, AS924, AS925, AS926, AS927, AS928, AS929, AS939, AS1044, AS1105, AS1173, AS1179, AS1182, AS1184, AS1242, AS1244, AS1263,	

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Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS1265, AS1278, AS1282, AS1286, AS1366, AS1368, AS1369, AS1435, AS1445, AS1565, AS1570, AS1708, AS1714, AS1794, AS1923, AS1927, AS1930, AS1950, AS2130, AS2132, AS2150, AS2154, AS2186, AS2195, AS2203, AS2206, AS2208, AS2219, AS2291, AS2324, AS2338, AS2342, AS2346, AS2372, AS2403, AS2417 (Kirk Hammerton PC), AS2433, AS2511, AS2522, AS2571, AS2625, AS2637, AS2646, AS2681 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2816, AS2822, AS2825, AS2841, AS2900, AS2953, AS2954, AS3034, AS3317, AS3129, AS3164, AS3208, AS3256, AS3270, AS3300, AS3304, AS3319, AS3321, AS3325, AS3327, AS3333, AS3340, AS3344, AS3347, AS3357, AS3374, AS3383, AS3384, AS3390, AS3394, AS3396, AS3397, AS3400, AS3411, AS3413, AS3416, AS3419, AS3428, AS3432, AS3462, AS3468, AS3474, AS3484, AS3485, AS3495, AS3574, AS3621, AS3626, AS3638, AS3643, AS3652, AS3694, AS3699, AS3706, AS3729, AS3742, AS3751, AS3756 (Oakgate Group), AS3757, AS3759, AS3826, AS3827, AS3829, AS3832, AS4027 (Flaxby Park), AS4368, AS4421, AS4467 (Tockwith with Wilsthorpe PC), AS5810	
Risk of flooding	AS69, AS88, AS117, AS129, AS171, AS184, AS187, AS192, AS193, AS194, AS199, AS221,	

## Draft New Settlement Allocation 21

Site GH11: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS271, AS273, AS275, AS300, AS318, AS341 (Nun Monkton PC), AS366, AS398, AS442, AS472, AS533, AS535, AS641, AS643, AS645, AS647, AS704, AS766, AS875, AS882, AS 892, AS908, AS910, AS912, AS921, AS962, AS988, AS992, AS1044, AS1087, AS1089, AS1100, AS1109, AS1130, AS1133, AS1135, AS1150, AS1173, AS1242, AS1244, AS1263, AS1278, AS1293, AS1366, AS1445, AS1536, AS1542, AS1562, AS1565, AS1570, AS1622, AS1708, AS1923, AS1927, AS1932, AS1937, AS2130, AS2132, AS2150, AS2154, AS2172, AS2195, AS2203, AS2206, AS2208, AS2219, AS2286, AS2316, AS2318, AS2320, AS2372, AS2387, AS2397, AS2403, AS2435, AS2443, AS2511, AS2522, AS2571, AS2611, AS2625, AS2637, AS2665, AS2681 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2739, AS2816, AS2822, AS2825, AS2849, AS2853, AS2954, AS3030, AS3034, AS3040, AS3041, AS3117, AS3129, AS3208, AS3256, AS3270, AS3304, AS3312, AS3319, AS3321, AS3325, AS3327, AS3333, AS3347, AS3367, AS3374, AS3384, AS3390, AS3396, AS3400, AS3411, AS3413, AS3415, AS3419, AS3432, AS3435, AS3462, AS3474, AS3484, AS3485, AS3495, AS3511, AS3547, AS3574, AS3618, AS3621, AS3623, AS3638, AS3681, AS3684, AS3694, AS3699, AS3706,	

## 21 Draft New Settlement Allocation

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS3729, AS3751, AS3757, AS3796, AS3827, AS3829, AS3832, AS3842, AS4151, AS4163, AS4166 (Moor Markton PC), AS4167, AS4177, AS4203, AS4221, AS4232, AS4239, AS4244, AS4437, AS4737, AS4741, AS4747, AS4750, AS4752, AS4755, AS4790, AS4822, AS4826, AS4861, AS4895, AS4908, AS4911, AS4913, AS4915, AS5804, AS6275	
Negative impact on the landscape	AS14, AS19, AS29, AS69, AS70, AS72, AS88, AS93, AS94, AS96, AS104, AS107, AS116, AS117, AS129, AS132, AS171, AS184, AS187, AS192, AS193, AS194, AS199, AS208, AS210, AS212, AS213, AS215, AS291, AS318, AS341 (Nun Monkton PC), AS366, AS374, AS398, AS399, AS440, AS442, AS443, AS458, AS472, AS499, AS605, AS609, AS612, AS614, AS677, AS696, AS704, AS743, AS744, AS745, AS766, AS796, AS801, AS814, AS849, AS850, AS875, AS877, AS892, AS896, AS915, AS924, AS925, AS926, AS927, AS928, AS929, AS939, AS985, AS1033, AS1044, AS1091 (Little Ouseburn PC), AS1105, AS1109, AS1121, AS1173, AS1179, AS1182, AS1184, AS1204, AS1213, AS1242, AS1244, AS1263, AS1265, AS1278, AS1282, AS1286, AS1293, AS1317, AS1332, AS1366, AS1368, AS1416, AS1435, AS1445, AS1536, AS1542, AS1562, AS1565, AS1570, AS1708, AS1714, AS1731, AS1783, AS1786, AS1794, AS1804, AS1889, AS1923, AS1927, AS1930, AS1937, AS1939, AS1950, AS1981, AS2108,	

## Draft New Settlement Allocation 21

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS2130, AS2132, AS2150, AS2154, AS2172, AS2186, AS2195, AS2203, AS2206, AS2208, AS2219, AS2236, AS2291, AS2297, AS2305, AS2308, AS2324, AS2325, AS2327, AS2330, AS2338, AS2342, AS2343, AS2344, AS2346, AS2352, AS2372, AS2375, AS2377, AS2379, AS2397, AS2403, AS2417 (Kirk Hammerton PC), 2433, 2511, 2522, 2571, 2611, 2625, 2637, 2646, 2665, 2681 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2695, AS2716, AS2722, AS2748, AS2751, AS2761, AS2816, AS2822, AS2825, AS2841, AS2849, AS2879, AS2900, AS2929, AS2934 (Green Hammerton PC), AS2953, AS2954, AS3034, AS3040, AS3041, AS3117, AS3129, AS3164, AS3208, AS3256, AS3270, AS3300, AS3304, AS3312, AS3319, AS3321, AS3325, AS3327, AS3332, AS3333, AS 3340, AS3344, AS3351, AS3357, AS3367, AS3374, AS3383, AS3384, AS3390, AS3394, AS3396, AS3397, AS3400, AS3407, AS3411, AS3413, AS3415, AS3416, AS3419, AS3432, AS3435, AS3462, AS3466, AS3468, AS3474, AS3485, AS3495, AS3574, AS3621, AS3623, AS3626, AS3638, AS3643, AS3652, AS3681, AS3684, AS3694, AS3699, 3AS706, AS3729, AS3738, AS3742, AS3751, AS3757, AS3759, AS3796, AS3826, AS3827, AS3829, AS3832, AS3842, AS3844, AS3847,	

## 21 Draft New Settlement Allocation

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS3854, AS3859, AS3865, AS3866, AS3870, AS3873 (Keep Green Hammerton Green Action Group), AS4027 (Flaxby Park), AS4123, AS4125, AS4138, AS4144, AS4146, AS4149, AS4160, AS4212, AS4215, AS4217, AS4368, AS4421, AS4422, AS4424, AS4445, AS4449, AS4670, AS4740, AS4741, AS4743, AS4744, AS4745, AS4754, AS4766, AS4772, AS4773, AS4775, AS4783, AS4789, AS4801, AS4809, AS4811, AS4816, AS4833, AS4834, AS4879, AS4889, AS4897, AS6275	
The site is in the Green Belt	AS580, AS932	
Loss of public open space/sports pitches	AS65, AS70, AS199, AS318, AS374, AS398, AS442, AS892, AS924, AS925, AS926, AS927, AS928, AS929, AS1105, AS1173, AS1213, AS1242, AS1244, AS1263, AS1368, AS1445, AS1542, AS1937, AS2150, AS2154, AS2206, AS2236, AS2816, AS3041, AS3129, AS3270, AS3319, AS3325, AS3357, AS3374, AS3384, AS3396, AS3400, AS3419, AS3466, AS3468, AS3474, AS3574, AS3638, AS3643, AS3699, AS3729, AS3832, AS3842, AS3844,	
Negative impact on the local community	AS14, AS19, AS29, AS34, AS65, AS69, AS70, AS72, AS88, AS93, AS94, AS95, AS96, AS105, AS107, AS112, AS116, AS117, AS129, AS132, AS171, AS184, AS187, AS192, AS193, AS194, AS199, AS201, AS203, AS206, AS208, AS210, AS212, AS213, AS215, AS221, AS259, AS271, AS273, AS275, AS291, AS300, AS318, AS341 (Nun Monkton PC), AS366,	



## Draft New Settlement Allocation 21

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS374, AS398, AS440, AS442, AS443, AS458, AS460, AS472, AS499, AS526, AS533, AS535, AS580, AS604, AS605, AS609, AS612, AS614, AS641, AS643, AS645, AS647, AS677, AS704, AS729, AS743, AS744, AS745, AS766, AS796, AS801, AS810, AS814, AS849, AS850, AS875, AS882, AS886, AS892, AS896, AS908, AS910, AS912, AS915, AS917, AS921, AS924, AS925, AS926, AS927, AS928, AS929, AS932, AS939, AS962, AS963, AS988, AS992, AS1033, AS1044, AS1087, AS1089, AS1104, AS1105, AS1109, AS1121, AS1130, AS1133, AS1135, AS1150, AS1155, AS1173, AS1179, AS1182, AS1184, AS1193, AS1204, AS1213, AS1242, AS1244, AS1263, AS1278, AS1282, AS1286, AS1293, AS1317, AS1332, AS1354, AS1366, AS1368, AS1435, AS1445, AS1536, AS1542, AS1565, AS1570, AS1622, AS1708, AS1714, AS1731, AS1783, AS1786, AS1794, AS1804, AS1889, AS1923, AS1927, AS1930, AS1932, AS1939, AS1950, AS1981, AS2108, AS2130, AS2132, AS2150, AS2154, AS2172, AS2183, AS2186, AS2195, AS2203, AS2206, AS2208, AS2219, AS2236, AS2286, AS2291, AS2303, AS2035, AS2038, AS2316, AS2318, AS2320, AS2324, AS2325, AS2327, AS2338, AS2342, AS2343, AS2344, AS2352, AS2357, AS2372, AS2375, AS2377, AS2379, AS2387, AS2390, AS2397, AS2403, AS2417 (Kirk Hammerton PC), AS2423, AS2433,	

## 21 Draft New Settlement Allocation

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS2443, AS2511, AS2571, AS2611, AS2625, AS2637, AS2646, AS2665, AS2681 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2695, AS2700, AS2716, AS2722, AS2739, AS2748, AS2751, AS2816, AS2822, AS2825, AS2826, AS2841, AS2849, AS2864, AS2879, AS2929, AS2953, AS2954, AS3034, AS3040, AS3041, AS3117, AS3129, AS3164, AS3256, AS3270, AS3300, AS3304, AS3312, AS3319, AS3321, AS3325, AS3327, AS3332, AS3333, AS3340, AS3344, AS3347, AS3351, AS3357, AS3367, AS3374, AS3383, AS3384, AS3390, AS3394, AS3396, AS3397, AS3400, AS3407, AS3411, AS3413, AS3415, AS3416, AS3419, AS3428, AS3432, AS3435, AS3462, AS3466, AS3468, AS3474, AS3477, AS3484, AS3485, AS3495, AS3547, AS3565, AS3574, AS3618, AS3621, AS3623, AS3626, AS3638, AS3643, AS3652, AS3681, AS3684, AS3689, AS3694, AS3699, AS3706, AS3729, AS3738, AS3742, AS3751, AS3757, AS3759, AS3796, AS3827, AS3829, AS3832, AS3842, AS3844, AS3854, AS3859, AS3860, AS3866, AS3870, AS3873 (Keep Green Hammerton Green Action Group), AS4027 (Flaxby Park), AS4123, AS4127, AS4138, AS4144, AS4146, AS4149, AS4160, AS4163, AS4167, AS4169, AS4177,	

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Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS4182, AS4207, AS4212, AS4215, AS4222, AS4224, AS4232, AS4239, AS4244, AS4368, AS4386, AS4404, AS4420, AS4421, AS4422, AS4424, AS4426, AS4432, AS4437, AS4439, AS4445, AS4447, AS4449, AS4467 (Tockwith with Wilsthorpe PC), AS4452, AS4743, AS4744, AS4745, AS4747, AS4750, AS4752, AS4754, AS4755, AS4757, AS4766, AS4767, AS4775, AS4776, AS4779, AS4783, AS4789, AS4790, AS4801, AS4807, AS4809, AS4816, AS4819, AS4821, AS4822, AS4826, AS4828, AS4833, AS4834, AS4859, AS4861, AS4874, AS4875, AS4879, AS4885 (Whixley PC), AS4889, AS4892, AS4895, AS4897, AS4899, AS4900, AS4902, AS4904, AS4906, AS4908, AS4911, AS4913, AS4915, AS4925, AS4929, AS4937, AS5804, AS5807, AS5810	
Negative impact on the local wildlife and biodiversity	AS14, AS19, AS25, AS29, AS69, AS70, AS72, AS88, AS96, AS107, AS116, AS117, AS129, AS171, AS187, AS192, AS193, AS194, AS199, AS206, AS291, AS318, AS341 (Nun Monkton PC), AS366, AS374, AS398, AS442, AS443, AS458, AS460, AS472, AS499, AS580, AS677, AS696, AS704, AS743, AS744, AS745, AS766, AS796, AS801, AS849, AS850, AS877, AS892, AS896, AS908, AS910, AS912, AS921, AS924, AS925, AS926, AS927, AS928, AS929, AS932, AS939, AS963, AS988, AS992, AS1044, AS1087, AS1089, AS1091 (Little Ouseburn PC), AS1104, AS1105, AS1109, AS1130, AS1133, AS1150, AS1173, AS1179,	

## 21 Draft New Settlement Allocation

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS1182, AS1184, AS1204, AS1213, AS1242, AS1244, AS1263, AS1265, AS1278, AS1282, AS1286, AS1293, AS1317, AS1332, AS1366, AS1368, AS1416, AS1435, AS1445, AS1536, AS1542, AS1562, AS1565, AS1570, AS1708, AS1714, AS1731, AS1783, AS1787, AS1794, AS1804, AS1889, AS1923, AS1927, AS1930, AS1932, AS1937, AS1950, AS2108, AS2130, AS2132, AS2150, AS2154, AS2172, AS2195, AS2203, AS2206, AS2208, AS2219, AS2236, AS2291, AS2303, AS2316, AS2318, AS2320, AS2324, AS2338, AS2342, AS2355, AS2357, AS2387, AS2397, AS2403, AS2417 (Kirk Hammerton PC), AS2433, AS2511, AS2522, AS2571, AS2611, AS2625, AS2637, AS2665, AS2695, AS2716, AS2722, AS2751, AS2761, AS2816, AS2822, AS2825, AS2841, AS2849, AS2900, AS2934 (Green Hammerton PC), AS3034, AS3041, AS3117, AS3129, AS3164, AS3256, AS3270, AS3300, AS3304, AS3312, AS3319, AS3321, AS3325, AS3327, AS3322, AS3333, AS3340, AS3347, AS3351, AS3357, AS3367, AS3374, AS3383, AS3384, AS3390, AS3394, AS3396, AS3397, AS3400, AS3411, AS3413, AS3415, AS3416, AS3419, AS3428, AS3432, AS3435, AS3466, AS3468, AS3474, AS3477, AS3484, AS3485, AS3495, AS3547, AS3565, AS3574, AS3621, AS3623, AS3626,	

## Draft New Settlement Allocation 21

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS3638, AS3643, AS3681, AS3684, AS3694, AS3699, AS3706, AS3729, AS3738, AS3742, AS3757, AS3759, AS3796, AS3826, AS3827, AS3829, AS3832, AS3842, AS3844, AS3873 (Keep Green Hammerton Green Action Group), AS4027 (Flaxby Park), AS4127, AS4162, AS4163, AS4167, AS4203, AS4207, AS4217, AS4222, AS4224, AS4232, AS4239, AS4244, AS4422, AS4432, AS4437, AS4439, AS4447, AS4670, AS4741, AS4743, AS4747, AS4750, AS4752, AS4755, AS4766, AS4767, AS4772, AS4776, AS4779, AS4819, AS4821, AS4822, AS4826, AS4834, AS4842, AS4861, AS4976, AS4889, AS4908, AS4911, AS4913, AS4915	
Negative impact on conservation area/designated heritage assets	AS19, AS29, AS65, AS93, AS94, AS96, AS105, AS107, AS117, AS129, AS132, AS171, AS184, AS187, AS192, ASS193, AS194, AS199, AS201, AS208, AS210, AS212, AS213, AS215, AS221, AS271, AS273, AS275, AS291, AS341 (Nun Monkton PC), AS366, AS374, AS398, AS399, AS440, AS442, AS460, AS499, AS526, AS533, AS535, AS604, AS605, AS609, AS612, AS614, AS641, AS643, AS645, AS647, AS677, AS704, AS729, AS743, AS744, AS766, AS 814, AS849, AS875, AS877, ASAS882, AS896, AS 908, AS910, AS912, AS 915, AS924, AS 925, AS926, AS927, AS928, AS929, AS932, AS939, AS962, AS963, AS988, AS992, AS1044, AS1087, AS1089, AS1091 (Little Ouseburn PC), AS1100, AS1105, AS1121, AS1130, AS1133, AS1135, AS1173,	

## 21 Draft New Settlement Allocation

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS1179, AS1182, AS1184, AS1204, AS1213, AS1242, AS1244, AS1263, AS1265, AS1278, AS1286, AS1293, AS1332, AS1366, AS1368, AS1435, AS1445, AS1536, AS1570, AS1622, AS1708, AS1714, AS1731, AS1787, AS1794, AS1889, AS1923, AS1927, AS1930, AS1932, AS1937, AS1950, AS2108, AS2130, AS2132, AS2150, AS2154, AS2172, AS2195, AS2236, AS2286, AS2303, AS2035, AS2308, AS2316, AS2318, AS2320, AS2343, AS2344, AS2352, AS2372, AS2377, AS2379, AS2390, AS2397, AS2407, AS2417 (Kirk Hammerton PC), AS2433, AS2435, AS2443, AS2511, AS2522, AS2571, AS2625, AS2637, AS2646, AS2665, AS2681 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2722, AS2751, AS2761, AS2816, AS2822, AS2825, AS2841, AS2849, AS2879, AS2900, AS2929, AS2934 (Green Hammerton PC), AS2683, AS2954, AS3040, AS3041, AS3117, AS3129, AS3208, AS3253, AS3256, AS3270, AS3304, AS3312, AS3319, AS3321, AS3327, AS3332, AS3333, AS3347, AS3351, AS3357, AS3384, AS3390, AS3396, AS3397, AS3400, AS3411, AS3413, AS3415, AS3416, AS3419, AS3428, AS3466, AS3468, AS3474, AS3485, AS3495, AS3511, AS3623, AS3638, AS3643, AS3652, AS3681, AS3694, AS3699,	

## Draft New Settlement Allocation 21

Site GH11: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS3706, AS3729, AS3738, AS3751, AS3757, AS3826, AS3829, AS3842, AS3857, AS3859, AS3870, AS3873 (Keep Green Hammerton Green Action Group), AS4027 (Flaxby Park), AS4123, AS4127, AS4138, AS4144, AS4146, AS4149, AS4160, AS4163, AS4167, AS4177, AS4203, AS4212, AS4224, AS4232, AS4235, AS4239, AS4244, AS4368, AS4404, AS4420, AS4421, AS4422, AS4424, AS4432, AS4437, AS4439, AS4445, AS4447, AS4449, AS4652, AS4740, AS4743, AS4744, AS4745, AS4747, AS4750, AS4752, AS4754, AS4755, AS4766, AS4769, AS4773, AS4775, AS4776, AS4783, AS4789, AS4790, AS4801, AS4811, AS4816, AS4822, AS4826, AS4833, AS4834, AS4842, AS4861, AS4876, AS4879, AS4892, AS4895, AS4897, AS4899, AS4900, AS4902, AS4904, AS4906, AS4908, AS4911, AS4913, AS4915, AS4925, AS4929, AS4937, AS5804, AS5810	
Loss of local employment	AS19, AS116, AS129, AS171, AS184, AS194, AS199, AS221, AS271, AS273, AS275, AS398, AS442, AS443, AS472, AS499, AS533, AS535, AS641, AS643, AS645, AS647, AS677, AS704, AS743, AS744, AS766, AS796, AS875, AS892, AS908, AS910, AS912, AS924, AS925, AS926, AS927, AS928, AS929, AS932, AS939, AS962, AS963, AS988, AS992, AS1087, AS1089, AS1105, AS1130, AS1133, AS1173, AS1182, AS1184, AS1242, AS1244, AS1263, AS1278,	

## 21 Draft New Settlement Allocation

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS1286, AS1293, AS1366, AS1368, AS1376, AS1416, AS1435, AS1445, AS1542, AS1565, AS1570, AS1622, AS1708, AS1714, AS1923, AS1932, AS1937, AS2130, AS2132, AS2195, AS2206, AS2207, AS2219, AS2286, AS2303, AS2316, AS2318, AS2320, AS2372, AS2417 (Kirk Hammerton PC), AS2443, AS2522, AS2571, AS2611, AS2625, AS2637, AS2646, AS2665, AS2722, AS2751, AS2816, AS2822, AS2825, AS2849, AS3034, AS3040, AS3129, AS3270, AS3300, AS3304, AS3312, AS3319, AS3321, AS3325, AS3327, AS3332, AS3333, AS3340, AS3344, AS3347, AS3357, AS3383, AS3384, AS3390, AS3394, AS3396, AS3415, AS3416, AS3466, AS3468, AS3474, AS3484, AS3485, AS3495, AS3547, AS3565, AS3638, AS3643, AS3706, AS3729, AS3757, AS3759, AS3827, AS3832, V3842, AS3873 (Keep Green Hammerton Green Action Group), AS4127, AS4163, AS4167, AS4224, AS4232, AS4239, AS4244, AS4424, AS4432, AS4437, AS4747, AS4750, AS4752, AS4755, AS4822, AS4826, AS4861, AS4876, AS4908, AS4911, AS4913, AS4915, AS5804	
Loss of agricultural land/greenfield site	AS14, AS25, AS29, AS69, AS70, AS88, AS93, AS94, AS96, AS107, AS116, AS117, AS132, AS187, AS194, AS206, AS208, AS210, AS212, AS213, AS214, AS215, AS221, AS271, AS273, AS275, AS341, AS356, AS366, AS398,	



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Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS399, AS440, AS472, AS499, AS533, AS580, AS604, AS605, AS609, AS612, AS614, AS 641, AS643, AS645, AS647, AS677, AS704, AS729, AS743, AS744, AS745, AS766, AS788, AS796, AS801, AS810, AS814, AS849, AS850, AS875, AS877, AS882, AS892, AS908, AS910, AS912, AS915, AS962, AS985, AS988, AS992, AS1044, AS1087, AS1089, AS1091 (Little Ouseburn PC), AS1100, AS1105, AS1109, AS1121, AS1130, AS1133, AS1173, AS1179, AS1182, AS1184, AS1204, AS1265, AS1282, AS1293, AS1317, AS1369, AS1485, AS1542, AS1562, AS1565, AS 1570, AS1622, AS1708, AS1731, AS1783, AS1786, AS1787, AS1794, AS1866, AS1930, AS2150, AS2154, AS2172, AS2195, AS2206, AS2207, AS2208, AS2236, AS2286, AS2303, AS2305, AS2308, AS2316, AS2318, AS2320, AS2325, AS2327, AS2330, AS2342, AS2343, AS2344, AS2346, AS2352, AS2355, AS2357, AS2372, AS2375, AS2377, AS2379, AS2387, AS2435, AS2443, AS2451, AS2571, AS2611, AS2625, AS2637, AS2646, AS2665, AS2681 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2722, AS AS2739, AS2751, AS2761, AS2841, AS2849, AS2895, AS2900, AS2934 (Green Hammerton PC), AS2953, AS3034, AS3040, AS3117, AS3129, AS3164, AS3208, AS3252, AS3270, AS3300, AS3312, AS3319, AS3321, AS3325, AS3327, AS3332, AS3333, AS3340,	

## 21 Draft New Settlement Allocation

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS3344, AS3347, AS3351, AS3357, AS3367, AS3383, AS3384, AS3390, AS3394, AS3407, AS3411, AS3415, AS3416, AS3435, AS3466, AS3474, AS3477, AS3484, AS3565, AS3623, AS3626, AS3638, AS3652, AS3681, AS3684, AS3689, AS3694, AS3706, AS3738, AS3742, AS3759, AS3827, AS3832, AS3859, AS3860, AS3866, AS3868 (Great Ouseburn PC), AS3870, AS3873 (Keep Green Hammerton Green Action Group), AS4027 (Flaxby Park), AS4123, AS4125, AS4127, AS4138, AS4144, AS4146, AS4149, AS4151, AS4160, AS4163, AS4166, AS4167, AS4177, AS4203, AS4213, AS4215, AS4217, AS4222, AS4224, AS4232, AS4368, AS4422, AS4423, AS4424, AS4426, AS4432, AS4437, AS4439, AS4445, AS4447, AS4449, AS4652, AS4737, AS4740, AS4741, AS4744, AS4745, AS4747, AS4750, AS4752, AS4754, AS4757, AS4766, AS4767, AS4772, AS4773, AS4775, AS4776, AS4779, AS4780, AS4783, AS4801, AS4809, AS4811, AS4816, AS4821, AS4822, AS4826, AS4828, AS4833, AS4834, AS4838, AS4842, AS4859, AS4861, AS4873, AS4876, AS4879, AS4889, AS4895, AS4897, AS4899, AS4900, AS4902, AS4904, AS4906, AS4908, AS4911, AS4913, AS4914, AS4915, AS4929, AS4937, AS5804, AS6275	

## Draft New Settlement Allocation 21

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
Amalgamation of villages is contrary to national planning policy and/or Government guidance on Garden Villages	AS14, AS148, AS187, AS221, AS271, AS273, AS275, AS356, AS366, AS440, AS472, AS499, AS526, AS533, AS535, AS605, AS609, AS612, AS614, AS641, AS643, AS645, AS647, AS704, AS729, AS766, AS810, AS849, AS850, AS892, AS908, AS910, AS912, AS914, AS875, AS877, AS915, AS985, AS988, AS992, AS1089, AS1044, AS1087, AS1091 (Little Ouseburn PC), AS1100, AS1105, AS1121, AS1179, AS1265, AS1271, AS1130, AS1133, AS1293, AS1562, AS1570, AS1622, AS1708, AS1783, 1786, AS1787, AS1794, AS1930, AS2130, AS2132, AS2150, AS2154, AS2186, AS2195, AS2206, AS2207, AS2208, AS2286, AS2303, AS2305, AS2308, AS2316, AS2318, AS2320, AS2325, AS2327, AS2330, AS2343, AS2344, AS2346, AS2355, AS2357, AS2372, AS2375, AS2377, AS2379, AS2387, AS2397, AS2435, AS2443, AS2571, AS2625, AS2700, AS2722, AS2739, AS2841, AS2900, AS2953, AS3117, AS3252, AS3270, AS3312, AS3321, AS3327, AS3332, AS3333, AS3347, AS3351, AS3367, AS3383, AS3384, AS3411, AS3416, AS3477, AS3485, AS3565, AS3571, AS3574, AS3681, AS3684, AS3694, AS3742, AS3756 (Oakgate Group), AS3796, AS3827, AS3832, AS3842, AS3859, AS3860, AS3865, AS3866, AS3870, AS4123, AS4127, AS4138, AS4144, AS4146, AS4149, AS4160, AS4163, AS4167, AS4177, AS4215, AS4217, AS4224,	

## 21 Draft New Settlement Allocation

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS4232, AS4235, AS4239, AS4244, AS4368, AS4421, AS4422, AS4432, AS4437, AS4439, AS4445, AS4449, AS4740, AS4743, AS4744, AS4745, AS4747, AS4750, AS4752, AS4754, AS4757, AS4772, AS4773, AS4775, AS4801, AS4811, AS4816, AS4822, AS4826, AS4833, AS4838, AS4861, AS4873, AS4876, AS4879, AS4889, AS4895, AS4897, AS4899, AS4900, AS4902, AS4904, AS4906, AS4908, AS4911, AS4913, AS4915, AS4924, AS4929, AS5804, AS6275	
Increase noise and air pollution	AS96, AS116, AS199, AS221, AS271, AS273, AS275, AS291, AS440, AS472, AS526, AS533, AS535, AS609, AS612, AS614, AS641, AS643, AS645, AS647, AS766, AS801, AS875, AS877, AS886, AS908, AS910, AS912, AS915, AS962, AS988, AS992, AS1044, AS1087, AS1089, AS1091 (Little Ouseburn PC), AS1100, AS1109, AS1130, AS1133, AS1354, AS1542, AS1622, AS1787, AS1866, AS1930, AS2172, AS2195, AS2236, AS2286, AS2316, AS2318, AS2320, AS2372, AS2403, AS2435, AS2443, AS2451, AS2625, AS2748, AS2841, AS2849, AS3117, AS3325, AS3347, AS3474, AS3484, AS3485, AS3729, AS3738, AS3759, AS3796, AS3827, AS3832, AS4127, AS4163, AS4162, AS4166, AS4167, AS4177, AS4203, AS4224, AS4232, AS4239, AS4244, AS4368, AS4426, AS4432, AS4439, AS4445, AS4447, AS4747, AS4750,	

## Draft New Settlement Allocation 21

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS4752, AS4766, AS4775, AS4776, AS4780, AS4822, AS4826, AS4842, AS4861, AS4876, AS4885, AS4908, AS4911, AS4913, AS4915, AS5804, AS5807	
Site would not be deliverable (land ownership, cost of providing infrastructure, headroom wrong)	AS104, AS194, AS199, AS221, AS271, AS273, AS275, AS366, AS369, AS398, AS440, AS535, AS604, AS605, AS641, AS643, AS645, AS647, AS729, AS743, AS744, AS766, AS875, AS908, AS910, AS912, AS924, AS925, AS926, AS927, AS928, AS929, AS988, AS992, AS1044, AS1087, AS1089, AS1100, AS1121, AS1130, AS1133, AS1173, AS1244, AS1293, AS1369, AS1560, AS1622, AS1794, AS1866, AS2130, AS2132, AS2150, AS2154, AS2172, AS2195, AS2286, AS2303, AS2305, AS2308, AS2316, AS2318, AS2320, AS2325, AS2327, AS2343, AS2344, AS2375, AS2377, AS2379, AS2443, AS2571, AS2611, AS2646, AS2681 (Keep Green Hammerton Green Action Group and Kirk Hammerton Action Group), AS2700, AS2826, AS2849, AS2934 (Green Hammerton PC), AS3040, AS3117, AS3300, AS3333, AS3357, AS3367, AS3384, AS3485, AS3623, AS3756 (Oakgate Group), 3827, 3832, 3873 (Keep Green Hammerton Green Action Group), AS3984, AS4027 (Flaxby Park), AS4123, AS4127, AS4138, AS4144, AS4146, AS4149, AS4151, AS4160, AS4163, AS4167, AS4224, AS4232, AS4239, AS4244, AS4424, AS4426, AS4432, AS4437, AS4445, AS4449,	

## 21 Draft New Settlement Allocation

Site GH1: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS4752, AS4773, AS4775, AS4813, AS4745, AS4747, AS4750, AS4807, AS4816, AS4822, AS4826, AS 4833, AS4861, AS4876, AS4879, AS4892, AS4895, AS4897, AS4900, AS4902, AS4904, AS4908, AS4911, AS4913, AS4915, AS5804	
No employment land provision	AS11, AS341, AS398, AS399, AS472, AS704, AS743, AS744, AS766, AS801, AS924, AS925, AS926, AS927, AS928, AS929, AS1173, AS1366, AS1369, AS1485, AS1562, AS1565, AS1708, AS1731, AS1930, AS2150, AS2154, AS2195, AS2208, AS2236, AS2286, AS2355, AS2357, AS2403, AS2443, AS2451, AS2571, AS2611, AS2625, AS2748, AS2826, AS2879, AS3117, AS3304, AS3312, AS3321, AS3325, AS3333, AS3407, AS3411, AS3416, AS3435, AS3485, AS3571, AS3574, AS3623, AS3626, AS3652, AS3729, AS3742, AS3756 (Oakgate Group), AS3759, AS3827, AS3832, AS3857, AS3859, AS3868 (Great Ouseburn PC), AS3870, AS3873 (Keep Green Hammerton Green Action Group), AS4027 (Flaxby Park), AS4125, AS4127, AS4163, AS4167, AS4169, AS4182, AS4203, AS4217, AS4222, AS4224, AS4232, AS4239, AS4244, AS4420, AS4421, AS4423, AS4424, AS4432, AS4437, AS4445, AS4447, AS4449, AS4745, AS4750, AS4752, AS4755, AS4757, AS4767, AS4776, AS4779, AS4780, AS4811, AS4813, AS4816, AS4826, AS4828, AS4832,	

## Draft New Settlement Allocation 21

Site GH11: New/expanded settlement at Green Hammerton		
Comment	Comment Ref	HBC Response
	AS4861, AS4885, AS4908, AS4911, AS4913, AS4915, AS4924, AS5804, AS5810	

Table 21.5 Site GH11: New/expanded settlement at Green Hammerton

## 22 Draft Educational Facilities Allocations

### 22 Draft Educational Facilities Allocations

#### Question 8: Do you have any general comments about the draft allocations for educational facilities?

Comment	Comment Ref	HBC Response
Analysis of population growth generated by new development for each catchment area should have been published	AS4529, AS4481	The Infrastructure Delivery Plan identifies the primary and secondary school catchment area for each site as well as the pupil yield, education infrastructure required, cost and funding source. key infrastructure required to support the allocated sites The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Social care and other public services should also be catered for.	AS4529, AS4481	The Infrastructure Delivery Plan identifies the primary and secondary school catchment area for each site as well as the pupil yield, education infrastructure required, cost and funding source. key infrastructure required to support the allocated sites The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Apart from the sites noted, there doesn't appear to be any allocation for educational facilities especially within Knaresborough and specifically in regard to the extreme development of over 620 houses within Scriven Park Ward. The type of housing proposed is likely to accommodate a large number of school age children.	AS1333	The current planning approval at Manse Farm provides space for a one form entry primary school school.  The council is continuing to engage with North Yorkshire County Council on education provision requirements to support the planned level of growth and as a result of this has sought to make a number of draft allocations for additional education provision for primary schools. NYCC will continue to be involved in discussions as the Local Plan progresses and throughout any planning application process. If necessary planning conditions and S106 agreement can be used to ensure the phasing of housing and education provision.
Where is your guarantee that all the proposed new houses will be occupied? If they are not then there is no point in extending the schools. It would be better to use the funding to improve standards and student welfare for the schools as despite Harrogate being a civilised town, I have been alerted to the fact that there are many problems within the current schools	AS1194	The council is continuing to engage with North Yorkshire County Council on education provision requirements to support the planned level of growth and as a result of this has sought to make a number of draft allocations for additional education provision for primary schools. NYCC will continue to be involved in discussions as the Local Plan progresses and throughout any planning application process. If necessary planning conditions and S106 agreement can be used to ensure the phasing of housing and education provision.
New schools and/or increased capacity should be timed to be ready before new housing	AS4529, AS4481	
It needs to be considered that adding a new school is not something that can happen overnight. In order to create a new school with the teachers needed to support it would take time and in the interim the strain on the existing village schools, one of which is extremely small, would be excessive and could have a negative impact on their ability to teach effectively. This would then have a knock on effect to their ofsted reports. Ofsted reports have an impact on people buying into an area - this needs to be	AS197	The Infrastructure Delivery Plan identifies the primary and secondary school catchment area for each site as well as the pupil yield, education infrastructure required, cost and funding source. key infrastructure required to support the allocated sites The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.



## Draft Educational Facilities Allocations 22

Comment	Comment Ref	HBC Response
considered given these are now widely reported on home buying sites such as Rightmove and there will be a lot of properties needing to be purchased		
Due to the amount of new dwellings being promoted by Council over the plan period, it will be essential that the Council provide sufficient access to educational facilities – including nursery provision alongside primary and secondary schooling	AS2283	
<p>There seems little prospect any new schools capacity will be ready in time for the proliferation of new housing.</p> <p>Why have you not published an analysis of the population growth generated for each catchment area, the resulting increased demand for primary and secondary places, and the schedule for meeting this demand in alignment with occupancy of new housing? For the Boroughbridge area, the issue goes was beyond a late expansion to the local high school.</p> <p>Why has there not been similar analyses of increased demand for primary and secondary healthcare, social care and other public services, where the planning horizons are even longer? Or is HBC's role limited to the reactive approval of housing and industrial developers' aspirations?</p>	AS249	
It needs to be considered that adding a new school is not something that can happen overnight. In order to create a new school with the teachers needed to support it would take time and in the interim the strain on the existing village schools, one of which is extremely small, would be excessive and could have a negative impact on their ability to teach effectively. This would then have a knock on effect to their ofsted reports. Ofsted reports have an impact on people buying into an area - this needs to be considered given these are now widely reported on home buying sites such as Rightmove and there will be a lot of properties needing to be purchased!	AS197	
The plan makes no specific commitment to scale of development of education facilities in the "new settlement" of Great Hammerton. With a tenfold increase in the number of houses there will presumably be at least a tenfold increase in the number of school age children, possibly more because of the demographic of the likely incoming inhabitants. Why is there no commitment to a specific tenfold (or more) increase in school places in the Great Hammerton plan?	AS139	<p>Policy DM4: New Settlement Allocation covers the education requirement that will be met on this site. The actual size of the required school/s will be dependent on the need identified by NYCC Education. The council is continuing to engage with North Yorkshire County Council on education provision requirements to support the planned level of growth and as a result of this has sought to make a number of draft allocations for additional education provision for primary schools. NYCC will continue to be involved in discussions as the Local Plan progresses and throughout any planning application process. If necessary planning conditions and S106 agreement can be used to ensure the phasing of housing and education provision.</p> <p>The Infrastructure Delivery Plan identifies the primary and secondary school catchment area for each site as well as the pupil yield, education infrastructure required, cost and funding source. key infrastructure required to support the allocated sites The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the</p>

## 22 Draft Educational Facilities Allocations

Comment	Comment Ref	HBC Response
		allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.

Table 22.1 Question 8: general comments

### B22: Educational facilities at Boroughbridge High School

Site B22: Educational facilities at Boroughbridge High School		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Provision for the school to expand is welcomed (completed for all those supporting or supporting with conditions)	AS8, AS250 (Skelton on Ure Parish Council), AS688, AS1769, AS1907, AS3266, AS4117 (Taylor Wimpey-should this be identified? Not site promoter), AS4482, AS4531,	Noted.
<b>Support with the following conditions:</b>		
The allocation will not address the need for additional primary school places	AS8, AS250 (Skelton on Ure Parish Council), AS688, AS1769, AS3266, AS4482, AS4531	
The school does not/ should offer its facilities for community use	AS688, AS3266	
The school needs to be supported by suitable additional infrastructure	AS1907	
The site should contribute to a network of pedestrian and cycle paths	AS1907, AS3266	
<b>Reasons do not support allocation of site:</b>		
No reason	AS2234	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Negative impact on local roads/traffic.	AS1979, AS3741	
Worsen parking problems associated with the school	AS3741,	
Inadequate sewerage system	AS1979	<p>The council is continuing to engage with North Yorkshire County Council on education provision requirements to support the planned level of growth and as a result of this has sought to make a number of draft allocations for additional education provision for primary schools. NYCC will continue to be involved in discussions as the Local Plan progresses and throughout any planning application process.</p> <p>The Infrastructure Delivery Plan identifies the primary and secondary school catchment area for each site as well as the pupil yield, education infrastructure required, cost and funding source. key infrastructure required to support the allocated sites The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.</p>

## Draft Educational Facilities Allocations 22

Site B22: Educational facilities at Boroughbridge High School		
Comment	Comment Ref	HBC Response
<b>Comments</b>		
This site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4581 (NYCC)	Noted
The site lies 275m from south western edge of Aldborough Conservation Area and 400m from the boundary of Aldborough Roman Town, a Scheduled Monument. Recent survey work has provided a much better understanding of Aldborough and its environs during the Romano-British period. Its building arrangement is highly unusual and not known in Britain so far (only known examples are in Italy). Previous interpretation of Aldborough underplayed its significance. Site B21 (adjacent this allocation) was one of areas specifically assessed as part of the survey work. This shows intense archaeological activity adjacent to B6265. Although this activity appears to diminish in scale going west, this is illusory due to topography. Archaeology is buried deeper and because less subject to agricultural activity also in better condition. It is likely that archaeological activity from the western side of B21 extends into B22. Likely to contain significant amounts of archaeological remains that have a high probability of being of national importance. NPPF makes clear non-designated heritage assets that are demonstrably of equivalent importance to a Scheduled Monument should be subject to same policies as for designated heritage assets of the highest significance. Development would be likely to result in the loss of heritage assets to which Government has made clear greatest weight should be given to their conservation. Unless it can be demonstrated that there are substantial public benefits which would outweigh harm the allocation should be deleted or alternatively relocated to site B4.	AS2904 (Historic England)	Historic England has provided the Council with additional information on potential archaeology in the area and the Council intends to have further discussions with Historic England on this matter.

Table 22.2 Site B22: Educational facilities at Boroughbridge High School

**KL20: Educational facilities at Killinghall Primary School**

Site KL20: Educational facilities at Killinghall Primary School		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Expansion is essential as there is currently no parking for parents and playground has been reduced	AS4533, AS4483, AS22,	Noted.
<b>Reasons do not support allocation of site:</b>		
Location on opposite side of road to the school necessitates dangerous crossing	AS2157,	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Narrow junction at Cragg Lane and B6161 is problematic at drop/ pick up times - this will be exacerbated by increase in school size	AS2157	

## 22 Draft Educational Facilities Allocations

Site KL20: Educational facilities at Killinghall Primary School		
Comment	Comment Ref	HBC Response
No evidence to confirm LEA's requirement for up to one acre (0.4ha)	AS4317	The council is continuing to engage with North Yorkshire County Council on education provision requirements to support the planned level of growth and as a result of this has sought to make a number of draft allocations for additional education provision for primary schools. NYCC will continue to be involved in discussions as the Local Plan progresses and throughout any planning application process.  The Infrastructure Delivery Plan identifies the primary and secondary school catchment area for each site as well as the pupil yield, education infrastructure required, cost and funding source. key infrastructure required to support the allocated sites The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
No evidence of consideration of availability of alternative sites	AS4317	
Alternative sites are available in local area	AS4317	
<b>Comment</b>		
This site lies outside an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource and hence it is not considered that any minerals safeguarding issues are likely to arise.	AS4582	Noted

Table 22.3 Site KL20: Educational facilities at Killinghall Primary School

### NS7: Educational facilities at North Stainley

Site NS7: Educational facilities at North Stainley		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Support development of new school - current school is not fit for purpose and does not allow for future growth	AS361, AS624, AS661, AS676, AS780, AS851, AS949, AS947, AS989, AS1202, AS1234, AS1590, AS1309, AS1367, AS1667, AS1608, AS1636, AS1647, AS1694, AS1719, AS1734, AS1736, AS1767, AS1771, AS2140, AS2196, AS1890, AS1795, AS1833, AS1886, AS1895, AS2610, AS2035, AS2176, AS2242, AS2326, AS2384, AS2411, AS2412, AS2418, AS2420, AS2422, AS2401, AS2434, AS2510, AS2703, AS4219, AS3519, AS3878, AS2775, AS2697, AS2889, AS2765, AS2796, AS2806, AS3424, AS3273, AS3460, AS3496,	Comments in support of the proposed allocation of this site are noted.

## Draft Educational Facilities Allocations 22

Site NS7: Educational facilities at North Stainley		
Comment	Comment Ref	HBC Response
	AS3554, AS3683, AS3709, AS3877, AS3876, AS4165, AS4172, AS4173, AS4174, AS4175	
Proposed new school would allow greater safety of pupils	AS361, AS624, AS639, AS661, AS676, AS780, AS851, AS949, AS947, AS989, AS1202, AS1234, AS1590, AS1367, AS1771, AS2140, AS2196, AS1890, AS1795, AS1833, AS2176, AS2242, AS2384, AS2412, AS2420, AS2422, AS2703, AS2697, AS2806, AS3424, AS3460, AS3496, AS3721	
New site would allow provision of a nursery	AS361	
New school required to ensure long term sustainability of village	AS361, AS624, AS639, AS661, AS676, AS780, AS851, AS949, AS947, AS989, AS1202, AS1234, AS1590, AS1367, AS1771, AS2140, AS2196, AS1890, AS1895, AS2610, AS2176, AS2412, AS2401, AS2510, AS2703, AS3460, AS3496, AS3554, AS4172	
Would allow other groups in the village to use the site - e.g. Larger cricket field	AS361, AS3683	
A new school will support other services and facilities within the village	AS851, AS1895, AS2412	
Would free up the village hall for other uses	AS1833, AS2422	
<b>Reasons do not support allocation of site:</b>		
May not be best site for a new school , would not accommodate nursery provision	AS4535, AS4484	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
Highways access and pedestrian safety concerns	AS4535, AS4484, AS2420, AS2775, AS120, AS287, AS1666, AS1857, AS1843, AS2216, AS3761	The council is continuing to engage with North Yorkshire County Council on education provision requirements to support the planned level of growth and as a result of this has sought to make a number of draft allocations for additional education provision for primary schools. NYCC will continue to be involved in discussions as the Local Plan progresses and throughout any planning application process.
Development would be excessive and encroach on views from existing houses	AS120, AS1666	
Funding for new school costs and staffing not available	AS1666, AS1995	
The existing school will become derelict and unused	AS1666	The Infrastructure Delivery Plan identifies the primary and secondary school catchment area for each site as well as the pupil yield, education infrastructure required, cost and funding source. key infrastructure required to support the allocated sites
Other sites within the village would be more suitable for a school	AS1857, AS1822, AS1843, AS1874, AS2216, AS3761	The council is working with the County Council, utility

## 22 Draft Educational Facilities Allocations

Site NS7: Educational facilities at North Stainley		
Comment	Comment Ref	HBC Response
The site forms part of an important green wedge which forms an important view from an adjacent open space and from Watermill Lane	AS1857	and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
The site lies next to a well used public footpaths, the visual amenity of which would be adversely affected	AS1857, AS2216	
Lavender Lane should not be identified as part of the school site	AS1857	
The woodland strip within the edge of the existing school should not be included - there has already been a significant loss of mature trees recently, both along the road into the village and an entire area of woodland lying between the fields further up the footpath from Laurel Walk; all land belonging to the Staveley Estate. This further felling would increase the loss of visual and landscape amenity in the village, as well as reducing its ecological diversity and value.	AS1857	
A survey was given to each home in the village from North Stainley estates asking what facility's would the village want? Only a small percentage wanted a new school, it was not a priority for the vast majority	AS1822, AS2621, AS3761	
More children who attend the school live outside the village.	AS1822, AS2078, AS3761	
The village is not a thriving community compared to other smaller villages nearby	AS1822	
Destruction of wildlife and nature	AS1822	
The school will increase the population of the village	AS2078	
There is much evidence than new housing will not increase the number of primary school aged children in the area	AS2216	
Statistics indicate falling birth rates in this area	AS2216	
Suggestions by the developer that the existing school may close are scaremongering	AS2216	
Facilities offered at the existing school are better than some other schools	AS2216	
The school would only be viable if the village was expanded and I do not support this	AS2621, AS3761	
The housing proposals in the village will seek to minimise the amount of affordable housing and as such families will not be able to afford to live in the village	AS3761	
<b>Comments</b>		
This allocation, together with housing allocations NS3 and NS6 have the potential to have cumulative impacts on the nearby water dependent Ripon Parks SSSI. Mitigation should be included on these allocations to prevent impacts on the SSSI, in particular SuDS should be included which provide a treatment train to prevent additional pollutants entering the SSSI (as per draft policy NE2).	AS4199 (Natural England)	Noted

## Draft Educational Facilities Allocations 22

Site NS7: Educational facilities at North Stainley		
Comment	Comment Ref	HBC Response
This site lies within an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource so, in the event that the Joint Plan is adopted and the site allocated by Harrogate Borough Council, the County Council should be consulted on the planning application associated with this development as it not considered to meet the exemption criteria.	AS4583 (NYCC)	Noted

Table 22.4 Site NS7: Educational facilities at North Stainley

**PN20: Educational facilities at Pannal Primary School**

**22.1** Many of the comments submitted regarding PN20 were in regard to the housing and employment allocations PN17, PN18, PN19 rather than specific comments about the education allocation.

Site PN20: Educational facilities at Pannal Primary School		
Comment	Comment Ref	HBC Response
<b>Reasons support allocation of site:</b>		
Will cater for increase in planned housing	AS1692	Comments in support of the proposed allocation of this site are noted.
Expansion is essential	AS4536, AS4487	
<b>Reasons do not support allocation of site:</b>		
Parking for the school already causes congestion in the village	AS60, AS1288, AS6205,	It is not considered that the comments made have raised any new matters that would indicate the site should not be taken forward into the Publication Local Plan as a proposed allocation.
The site is too big.	AS6018, AS6009, AS2975, AS6026	
A large amount of development has already been granted in the local area.	AS826, AS6151, AS6018, AS6202, AS6009, AS6132, AS1385, AS2087, AS2290, AS2860, AS5454, AS5402, AS5960, AS6026	The council is continuing to engage with North Yorkshire County Council on education provision requirements to support the planned level of growth and as a result of this has sought to make a number of draft allocations for additional education provision for primary schools. NYCC will continue to be involved in discussions as the Local Plan progresses and throughout any planning application process.
No local need for additional housing/school	AS1171, AS1569, AS3482, AS3674	The Infrastructure Delivery Plan identifies the primary and secondary school catchment area for each site as well as the pupil yield, education infrastructure required, cost and funding source. key infrastructure required to support the allocated sites The council is working with the County Council, utility and other infrastructure/service providers to make sure that the infrastructure implications of the allocated sites are fully assessed and where necessary mitigation measures are identified and put in place to address development impacts.
Local infrastructure cannot cope.	AS328, AS651, AS1129, AS1400, AS1211, AS891, AS5765, AS6137, AS6142, AS6257, AS6018, AS6106, AS6009, AS6132, AS1439, AS2340, AS2314, AS2750, AS2975, AS2967, AS3647, AS5576, AS5375, AS5664, AS6124, AS6099, AS6026, AS5834	
Negative impact on local roads/traffic.	AS651, AS588, AS286, AS501, AS506, AS584, AS1129, AS904, AS891, AS826, AS858, AS5988, AS5765, AS5749, AS6137, AS6000, AS6250,	

## 22 Draft Educational Facilities Allocations

Site PN20: Educational facilities at Pannal Primary School		
Comment	Comment Ref	HBC Response
	AS6257,AS5880, AS6018,AS5984, AS5721,AS6202, AS6009,AS6112, AS821,AS1406, AS1039,AS1439, AS2365,AS2087, AS1926,AS2340, AS2771,AS1569, AS1879,AS1430, AS2314,AS1434, AS2436,AS2053, AS2742,AS2290, AS2750,AS2395, AS2860,AS3765, AS3509,AS5465, AS2975,AS3682, AS5638, AS3478, AS3535,AS2967, AS3647,AS5357, AS3056,AS3063, AS5583,AS5462, AS5402,AS3746, AS5168,AS5593, AS3087,AS5611, AS3070,AS5458, AS5203,AS5375, AS5161,AS5154, AS5485,AS5664, AS3835, AS5489, AS6080,AS6038AS6124, AS5896,AS6099, AS6026,AS5852, AS6193,AS5805, AS5793,AS5834, AS6261,AS6156, AS5971	
Concerns about pedestrian safety	AS5168, AS60, AS2314, AS2436, AS3682,AS3087, AS5611, AS3427, AS6124, AS6026, AS6193,	
Local schools are full.	AS6018, AAS2871S6106, AS6009,AS6132, AS6112,AS2314, AS2436,AS2053, AS2604,AS5638, AS3427,AS5154, AS6124,AS6026,AS5852	
Risk of flooding.	AS1129,AS501,AS506, AS1288,AS891, AS6250,AS6257, AS5880,AS6018, AS5721,AS6009, AS1385,AS2119, AS1569,AS2880, AS2436, AS2742,AS2750, AS2604,AS2871, AS3765,AS5465, AS2975,AS2967, AS3056,AS3063, AS5583,AS5576, AS5593,AS3334,	



## Draft Educational Facilities Allocations 22

Site PN20: Educational facilities at Pannal Primary School		
Comment	Comment Ref	HBC Response
	AS5428, AS5161, AS6124, AS6099, AS6026, AS5793, AS6156	
Risk of noise / light and air pollution	AS588, AS5765, AS6064, AS5852, AS1129, AS1039, AS1926, AS3765, AS3070, AS5638, AS5471, AS5611, AS5664, AS3835	
Negative impact on the landscape.	AS1129, AS332, AS307, AS584, AS904, AS5988, AS5765, AS5749, AS6137, AS6000, AS6018, AS5712, AS5984, AS5721, AS5980, AS6106, AS6009, AS5952, AS5692, AS2742, AS2871, AS5454, AS5465, AS3056, AS3063, AS3070, AS5154, AS5481, AS3835, AS6080, AS5896, AS6038, AS6026, AS5852, AS5793, AS5834, AS6064, AS5971	
It is a greenfield site.	AS588, AS1129, AS1211, AS6018, AS6009, AS1039, AS6026	
The site is the Green Belt.	AS584, AS6018, AS6009, AS6026	
Loss of public open space/sports pitches.	AS826, AS821, AS3746, AS5611, AS5896	
Negative impact on the local community.	AS258, AS501, AS1400, AS1211, AS891, AS6250, AS6018, AS6009, AS1434, AS5357, AS6026, AS5971	
Negative impact on local wildlife and biodiversity.	AS1129, AS588, AS258, AS506, AS891, AS826, AS5765, AS6250, AS6257, AS5880, AS6018, AS5712, AS5980, AS6009, AS6132, AS6112, AS2119, AS1569, AS2436, AS2742, AS2290, AS2750, AS2860, AS2871, AS3765, AS5465, AS2975, AS5685, AS5357, AS5168, AS5428, AS6124, AS6026,	

## 22 Draft Educational Facilities Allocations

Site PN20: Educational facilities at Pannal Primary School		
Comment	Comment Ref	HBC Response
	AS5793, AS5834, AS6156	
Negative impact on the conservation area.	AS6018, AS6009, AS1434, AS6026	
Negative impact on designated heritage assets.	AS5952, AS5852	
Object (no comment)	AS6187, AS5953, AS5976, AS6227, AS5861, AS5859, AS5882, AS2837, AS1936, AS1722, AS2129, AS2261, AS5242, AS5343, AS5257, AS2973, AS5207, AS5235, AS5253, AS5271, AS5181, AS3786, AS3811, AS5185, AS6163, AS6159, AS6247, AS6213, AS6043, AS6216, AS6221, AS5969	
Merging of settlements (Burn Bridge/Pannal with south Harrogate)	AS651, AS588, AS258, AS501, AS506, AS1400, AS891, AS826, AS5765, AS6137, AS6250, AS6142, AS6257, AS5712, AS5721, AS6106, AS6132, AS821, AS2119, AS2087, AS1569, AS2314, AS2436, AS2742, AS2290, AS2860, AS5454, AS5471, AS5685, AS5357, AS3056, AS3063, AS5583, AS5576, AS5593, AS3070, AS5375, AS5485, AS5664, AS5489, AS5928, AS6124, AS6099, AS5852, AS5805, AS5793	
Negative impact on tourism	AS588, AS904, AS5765, AS6250, AS1430, AS2314, AS5465, AS5375, AS6038,	
Loss of agricultural land	AS588, AS826, AS1439, AS5664, AS5852, AS5971	
Loss of rural character and village identity	AS6142, AS5880, AS5984, AS5471,	
Loss of land designated as SLA	AS258, AS1400, AS5749, AS6257, AS5880, AS6202, AS6106, AS1406, AS1920, AS2742, AS2860, AS3765, AS3044, AS2975, AS5471, AS5685,	

## Draft Educational Facilities Allocations 22

Site PN20: Educational facilities at Pannal Primary School		
Comment	Comment Ref	HBC Response
	AS5593, AS3070, AS5928, AS6124	
Will expansion be sufficient to accommodate future demand or simply manage existing problems	AS544, AS5785	
Park and stride will cause a bottleneck	AS544, AS501, AS1288, AS6151	
Not in the children's interest for the number of pupils in the school to get higher	AS506, AS2365, AS1926, AS1920, AS2340, AS2771, AS3647, AS5402, AS3427, AS3624	
A precedent may be set by allowing this development	AS1430, AS2436	
Appeal decision at Rossett Green Lane did not allow housing in the SLA so this site should not be allowed either	AS5880, AS3765	
Negative impact on gateway to Harrogate	AS891, AS858, AS1430, AS2290, AS2860, AS5465, AS5664, AS5805, AS5793, AS6156	
Level of growth in Pannal is disproportionately large	AS6151, AS2975	
Loss of area previously suggested for allotments	AS422, AS1425, AS2588, AS3044, AS3509, AS3334,	
Extending existing site is not sufficient, a new school on a new site with safer access is required	AS1288, AS2604	
School already been extended and further expansion is not sustainable	AS2880, AS2771, AS3682, AS5638, AS3478, AS3535, AS3647, AS3087, AS3835	
<b>Comment</b>		
This site lies outside an area identified under Policy S01 of the Minerals and Waste Joint Plan for safeguarding of the mineral resource and hence it is not considered that any minerals safeguarding issues are likely to arise.	AS4584 (NYCC)	Noted

Table 22.5 Site PN20: Educational facilities at Pannal Primary School

1 Draft Local Plan 2016 consultation material

## **Appendix 1 Draft Local Plan 2016 consultation material**

**Public notice and press releases**

## Draft Local Plan 2016 consultation material 1


 Date: 25.10.16 Op: Sue eSend: 338149  
 Revise: 31.10.16 3: Bernie  
 Size: 170x58 dam AH: SHARON POWELL Pub: Harrogate Advertiser Series  
**PLEASE CHECK SIZE IS CORRECT**

1195063 Harrogate BC x58

08:36 Mon, 31 Oct 2016

**HARROGATE BOROUGH COUNCIL**  
**THE TOWN AND COUNTRY PLANNING**  
**(LOCAL PLANNING) (ENGLAND)**  
**REGULATIONS 2012**

**Regulation 18: Preparation of a Local Plan**  
**Harrogate District Local Plan 2014-2035**

Harrogate Borough Council hereby gives notice of consultation on the Draft Local Plan as required by the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended (Regulation 18).

The Draft Local Plan includes policies to guide development, sites for new homes and jobs, options for a new settlement, development limits for settlements and allocations for Local Green Space. The consultation will take place between 11 November and 23 December 2016.

The council are also consulting, in accordance with Regulation 12, on an updated Supplementary Planning Document (SPD) on the provision of open space in connection with new housing development.

Representations to the Draft Local Plan and Open Space SPD can be made by logging onto [consult.harrogate.gov.uk/kse/](http://consult.harrogate.gov.uk/kse/). Alternatively, you can write to us at Local Plan Consultation, PO Box 787, Harrogate, HG1 9RW or email [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk).

The main consultation documents will be available to view at:

- the council's website at [consult.harrogate.gov.uk/kse/](http://consult.harrogate.gov.uk/kse/)
- Harrogate Borough Council Offices, Crescent Gardens, Harrogate, HG1 2SG
- Knaresborough House, High Street, Knaresborough, HG5 0HW
- Ripon Town Hall, Market Place South, Ripon, HG4 1DD
- Libraries throughout the district

The consultation documents are:

- The Draft Harrogate District Local Plan
- The Sustainability Appraisal
- The Habitat Regulations Assessment
- The Equality Analysis
- The Strategic Housing and Economic Land Availability Assessment
- The Open Space SPD

The council is running a series of public exhibitions as follows:

- Saturday 12 November, 10am - 3pm: Ripon Community House, Sharow View, 75 Allhallowgate, Ripon, HG4 1LE
- Tuesday 15 November, 2 - 7pm: Masham Town Hall, Little Market Place, Masham, HG4 4DY
- Thursday 17 November, 2 - 7pm: Pateley Bridge Methodist Church, Ripon Road, Pateley Bridge, HG3 5NL
- Saturday 19 November, 10am - 3pm: Gracious Street Methodist Church, Gracious Street, Knaresborough, HG5 8DS
- Tuesday 22 November, 2 - 7pm: The Jubilee Room, 17 St James Square, Boroughbridge, YO51 9AR
- Wednesday 23 November, 2 - 7pm: Ripon Town Hall, Market Place South, Ripon, HG4 1DD
- Thursday 24 November, 2 - 7pm: Knaresborough House, High Street, Knaresborough, HG5 0HW
- Saturday 26 November, 10am - 3pm: Wesley Centre, Oxford Street, Harrogate, HG1 1PP
- Tuesday 29 November, 2 - 7pm: Green Hammerton Village Hall, Harrogate Road, Green Hammerton, YO26 8AE
- Wednesday 30 November, 2 - 7pm: Harrogate Baptist Church, Victoria Avenue, Harrogate, HG1 5RD

**Representations must be received by 4:30pm on Friday 23 December 2016**

**From:** Alison Lister  
**To:** Giles Latham  
**Subject:** NEWS RELEASE: Council to seek public opinion on Harrogate district draft Local Plan  
**Date:** 27 September 2016 10:46:17

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**MEDIA RELEASE**

**MEDIA RELEASE**

**MEDIA RELEASE**

**4201670**

**DATE PRESS RELEASE ISSUED: Tuesday 27 September 2016**

### **Council to seek public opinion on Harrogate district draft Local Plan**

Residents, businesses, community groups, voluntary organisations and other agencies will have the opportunity to preview the Harrogate district's draft Local Plan this October, before the launch of the six week public consultation in November.

On Tuesday 25 October 2016 between 9am and 5pm, the council will be holding a Local Plan Pop-Up Café at the Harrogate International Centre, Kings Road, Harrogate (Entrance 3). The Local Plan will set out how the district should grow and develop between now and 2035 and will provide a firm basis for the consideration of planning applications. The event will provide the opportunity to preview the sites and policies and talk to officers who will be able to answer questions and explain how anyone who wishes to comment on the draft Local Plan can register their views.

The six-week public consultation on the draft Local Plan, will begin on Friday 11 November and finish on Friday 23 December.

During July and August 2015, the council carried out a district wide consultation as part of its Issues and Options phase, an early stage in the plan's production.

The public consultation, sought views and ideas on what the plan should achieve, how many new homes and jobs should be planned for and where they should be distributed across the district, what strategic policies would be required to deliver growth, and what potential new policies could be introduced for managing development.

In November 2015, further consultation was undertaken to consider the detailed wording of policies to manage development.

Comments received during both consultations were then considered and have helped shape the content of the draft Local Plan.

On Wednesday 31 August 2016, the council's District Development Committee met to discuss the draft policies for inclusion within the plan. A further meeting will take place on Tuesday 4 October to consider draft allocations for homes, jobs and local green space, development limits and associated policy wording.

As part of the latest consultation all relevant documents will be available to view on the council's website, in the council's Crescent Gardens offices in Harrogate, at Ripon Town Hall, Knaresborough House, and in the district's libraries.

The council will also be holding 10 public exhibitions across the district during the first three weeks of the consultation providing the opportunity to view consultation materials and discuss ideas with council planning officers.

Councillor Rebecca Burnett is Harrogate Borough Council's Cabinet Member for Planning and Sustainable Transport. She said: "The Local Plan is an extremely important document detailing how we can meet the district's needs for homes and jobs in the future.

"The plan provides details of policies to guide developments, sites for new homes and jobs, options for new settlements for the district, allocations for local green space and development limits for settlements.

"We have already consulted with the district to get people's views on a variety of issues such as where they think the focus on growth should be. We have considered these views and many have been incorporated within our draft local plan.

"This latest consultation will give people the opportunity to consider the result of this work. This is the final opportunity for the community to let us know their views on the draft Local Plan before it is taken to Full Council prior to formal publication consultation in July 2017.

"This is an important document which will help shape the future of our district and I would encourage everyone to take part in this consultation, so that we have a Local Plan which is right for the district."

The public consultation will be available to complete on the council's website from Friday 11 November at: [consult.harrogate.gov.uk](http://consult.harrogate.gov.uk). Completed responses can also be sent to [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk) or posted to Local Plan Consultation, Directorate Support, Springfield House, Kings Road, Harrogate, HG1 5NX.

People are encouraged to sign up to the Local Plan consultation portal in readiness for the start of the consultation and to receive updates on the plans preparation at: [consult.harrogate.gov.uk](http://consult.harrogate.gov.uk)

**The closing date for responding to the consultation is 4.30pm on Friday 23 December 2016.**

**---ENDS---**

**MEDIA CONTACT:**

**Giles Latham, Communications and Marketing Manager on 01423 556825**

**Alison Lister**

**Communication Assistant**

Organisational Development and Improvement

Harrogate Borough Council

PO Box 787

Harrogate

HG1 9RW

tel: 01423 500600 (ext 58060)

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



**Tuesday 22 November, 2pm-7pm** - The Jubilee Room, 17 St James Square, Boroughbridge, YO51 9AR

**Wednesday 23 November, 2pm-7pm** - Ripon Town Hall, Market Place South, Ripon, HG4 1DD

**Thursday 24 November, 2pm-7pm** - Knaresborough House, High Street, Knaresborough, HG5 0HW

**Saturday 26 November, 10am-3pm** - Wesley Centre, Oxford Street, Harrogate, HG1 1PP

**Tuesday 29 November, 2pm-7pm** - Green Hammerton Village Hall, Harrogate Road, Green Hammerton, YO26 8AE

**Wednesday 30 November, 2pm-7pm** - Harrogate Baptist Church, Victoria Avenue, Harrogate, HG1 5RD

All relevant documents will also be available to view on the council's website, in the council's Crescent Gardens offices in Harrogate, at Ripon Town Hall, Knaresborough House, and in the district's libraries.

Councillor Rebecca Burnett, Harrogate Borough Council Cabinet Member for Planning and Sustainable Transport said: "The turnout for our pop-up café event showed that there is a real interest within the community to have their say on plans which will guide development in the district for the next two decades.

"The Local Plan is extremely important as it details how we can meet the district's needs for homes and jobs in the future and we are keen for as many members of the community to consider and comment on these plans.

"We felt that it was important to give people the opportunity to view the sites and policies and speak with planning officers who could answer their queries, before the public consultation opens in November.

"Throughout November, we will be holding a series of events across the district on both week days and weekends, so that anyone who wishes to learn more about the Local Plan in person can do so.

"For those people who are unable to attend one of our events, all of the information will be available on the council's website and we look forward to receiving people's thoughts on these plans."

**Tuesday 22 November, 2pm-7pm** - The Jubilee Room, 17 St James Square, Boroughbridge, YO51 9AR

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Councillor Rebecca Burnett, Harrogate Borough Council Cabinet Member for Planning and Sustainable Transport said: "The turnout for our pop-up café event showed that there is a real interest within the community to have their say on plans which will guide development in the district for the next two decades.

"The Local Plan is extremely important as it details how we can meet the district's needs for homes and jobs in the future and we are keen for as many members of the community to consider and comment on these plans.

"We felt that it was important to give people the opportunity to view the sites and policies and speak with planning officers who could answer their queries, before the public consultation opens in November.

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The public consultation will be available to complete on the council's website from Friday 11 November at: [consult.harrogate.gov.uk/kse/](http://consult.harrogate.gov.uk/kse/).

Completed responses can also be sent to [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk) or posted to Local Plan Consultation, Directorate Support, Springfield House, Kings Road, Harrogate, HG1 5NX.

People are encouraged to sign up to the Local Plan consultation portal in readiness for the start of the consultation and to receive updates on the plans preparation at: [consult.harrogate.gov.uk/kse/](http://consult.harrogate.gov.uk/kse/)

**The closing date for responding to the consultation is 4.30pm on Friday 23 December 2016.**

**---ENDS---**

**MEDIA CONTACT:**

**Giles Latham, Communications and Marketing Manager on 01423 556825**

**Alison Lister, Communication Assistant on 01423 500600 (ext 58060)**

**Alison Lister**

**Communication Assistant**

Organisational Development and Improvement

Harrogate Borough Council

PO Box 787

Harrogate

HG1 9RW

tel: 01423 500600 (ext 58060)

**From:** Alison Lister  
**To:** Giles Latham  
**Subject:** NEWS RELEASE: Make sure you have your say on the Harrogate district draft Local Plan  
**Date:** 14 December 2016 10:22:36

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**MEDIA RELEASE**

**MEDIA RELEASE**

**MEDIA RELEASE**

**42016106**

**DATE PRESS RELEASE ISSUED: Wednesday 14 December 2016**

**Make sure you have your say on the Harrogate district draft Local Plan**

Harrogate Borough Council is reminding people across the district that the six week public consultation on its new Local Plan finishes on Friday 23 December and is encouraging members of the community to give their views.

The Local Plan sets out how the district should grow and develop between now and 2035 and provides a firm basis for the consideration of planning applications. The plan provides details of policies to guide developments, sites for new homes and jobs, options and development limits for new settlements for the district, and allocations for local green space.

In advance of the launch of the public consultation in November, the council held a Pop-Up Café event, which was attended by hundreds of people from the district and gave them the chance to preview the sites and policies in the district's draft Local Plan.

Since the launch of the consultation, the council has held ten public exhibitions across the district providing the opportunity for people to view consultation materials and discuss ideas with council officers.

As part of the consultation all relevant documents have also been available to view on the council's website, in the council's Crescent Gardens offices in Harrogate, at Ripon Town Hall, Knaresborough House, and in the district's libraries.

Councillor Rebecca Burnett, Harrogate Borough Council Cabinet Member for Planning and Sustainable Transport said: "We have been pleased by the public's response to our consultation so far, however I would encourage anyone who has a view on the future development of the district to let us know their thoughts so that they can be taken into consideration. It is extremely important that people's register their views through this consultation as the Local Plan will help guide housing and business growth over the next twenty years.

"This is the final opportunity for the community to let us know their views before the draft Local Plan goes before full council prior to formal publication in July 2017. We want to ensure that we have a plan which is right for the district and has been considered by the community. I would encourage anyone who wishes to be involved to

make sure they have completed the consultation by Friday 23 December.”

The public consultation will be available to complete on the council's website at: [consult.harrogate.gov.uk/portal](http://consult.harrogate.gov.uk/portal). Completed responses can also be sent to [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk) or posted to Local Plan Consultation, Directorate Support, Springfield House, Kings Road, Harrogate, HG1 5NX.

**The closing date for responding to the consultation is 4.30pm on Friday 23 December 2016.**

**---ENDS---**

**MEDIA CONTACT:**

**Giles Latham, Communications and Marketing Manager on 01423 556825**

**Alison Lister, Communication Assistant on 01423 500600 (ext 58060)**

**Alison Lister**  
**Communication Assistant**  
Organisational Development and Improvement  
Harrogate Borough Council  
PO Box 787  
Harrogate  
HG1 9RW  
tel: 01423 500600 (ext 58060)

## 1 Draft Local Plan 2016 consultation material

### **Notification letters and emails**

Harrogate Borough Council: New event available

Email

Sullivan OOIW 80tC<lllCl'Newtvtfl avallabl



Dear Madam

Harrogate Borough Council is pleased to announce the availability of our new website.

Since the launch of our new website in 2009

Today End on 23/11/2016 16:30

Please visit the new website at: <http://www.harrogate.gov.uk>

If you are unable to access the website, please contact our IT helpdesk on 01422 812345. This is a general email address for all enquiries.

The information on this page is for your information only. It is not intended to constitute an offer of any financial product or service. The information is provided for general information only and should not be relied upon as a basis for investment decisions. The information is provided for general information only and should not be relied upon as a basis for investment decisions.

To: [info@harrogate.gov.uk](mailto:info@harrogate.gov.uk)

# 1 Draft Local Plan 2016 consultation material

Our ref: LP/DraftLP\_Obj2016  
Your ref:  
Date: 9 November 2016

Dear Sir/Madam

**HARROGATE DISTRICT LOCAL PLAN: DRAFT LOCAL PLAN CONSULTATION,  
11 NOVEMBER – 23 DECEMBER 2016**

Harrogate Borough Council is currently preparing a new Local Plan which will set out how the district should grow and develop to 2035. A Draft Local Plan has been prepared and includes:

- policies to guide development
- sites for new homes and jobs
- options for a new settlement for the district
- allocations for Local Green Space
- development limits for settlements

**A SIX WEEK CONSULTATION ON THE DRAFT LOCAL PLAN WILL START THIS FRIDAY,  
11 NOVEMBER AND CLOSE ON FRIDAY, 23 DECEMBER 2016.**

In addition to the Draft Local Plan you are also invited to submit your comments on the following supporting documents:

- Strategic Housing and Economic Land Availability Assessment
- Sustainability Appraisal
- Habitat Regulations Assessment
- Equality Assessment

The council will also be consulting on an updated Supplementary Planning Document (SPD) on the provision of open space in connection with new housing development.

Copies of the Draft Local Plan, Open Space SPD and a summary of the Sustainability Appraisal are available to view during normal opening hours in all of the district's libraries, at the council's Crescent Gardens offices in Harrogate, Ripon Town Hall and Knaresborough House. All of the consultation documents (including the full Sustainability Appraisal) and other supporting documents can be viewed at <http://consult.harrogate.gov.uk/portal>



## Draft Local Plan 2016 consultation material 1

A number of public exhibitions will be hosted across the district providing the opportunity to talk to officers from the Planning Policy team.

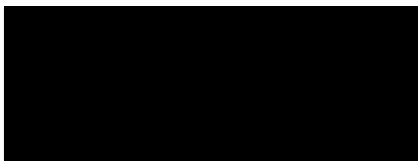
**Exhibitions will be held at:**

- Saturday 12 November, 10am - 3pm: Ripon Community House
- Tuesday 15 November, 2 - 7pm: Masham Town Hall
- Thursday 17 November, 2 - 7pm: Pateley Bridge Methodist Church
- Saturday 19 November, 10am - 3pm: Gracious Street Methodist Church, Knaresborough
- Tuesday 22 November, 2 - 7pm: The Jubilee Room, Boroughbridge
- Wednesday 23 November, 2 - 7pm: Ripon Town Hall
- Thursday 24 November, 2 - 7pm: Knaresborough House
- Saturday 26 November, 10am - 3pm: Wesley Centre, Harrogate
- Tuesday 29 November, 2 - 7pm: Green Hammerton Village Hall
- Wednesday 30 November, 2 - 7pm: Harrogate Baptist Church

You can submit your comments via our consultation portal at <http://consult.harrogate.gov.uk/portal>. Alternatively you can write to us at P.O. Box 787, Harrogate, HG1 9RW or [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk). Please make sure you include your full name and address with any comments you submit.

However you choose to respond, please make sure your comments are submitted to us by **4:30pm on 23 December 2016**.

We look forward to receiving your comments,  
Yours faithfully



**Tracey Rathmell**  
**Principal Planning Policy Manager**  
[planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk)  
01423 500 600

## 1 Draft Local Plan 2016 consultation material

### 1.1 Insert PC letter page one

## Draft Local Plan 2016 consultation material 1

**1.2** Insert PC letter page two

## 1 Draft Local Plan 2016 consultation material

### **Publicity material**

#### 1.3 Insert pop cafe poster

## Draft Local Plan 2016 consultation material 1

### 1.4 Insert pop cafe flyer page one

## 1 Draft Local Plan 2016 consultation material

### 1.5 Insert pop-cafe flyer page two



## 1 Draft Local Plan 2016 consultation material

**Extract from Harrogate Borough Council: Voluntary and Community Sector Liaison Group newsletter - Autumn 2016**



## Draft Local Plan 2016 consultation material 1

A six week consultation on the Draft Local Plan will take place from Friday 11<sup>th</sup> November to Friday 23<sup>rd</sup> December.

In addition to the Draft Local Plan the council is inviting comments on the following supporting documents:

- Strategic Housing and Economic Land Availability Assessment
- Sustainability Appraisal
- Habitat Regulations Assessment
- Equality Analysis

At the same time, the council will also be consulting on an updated Supplementary Planning Document (SPD) on the provision of open space in connection with new housing development.

All of the consultation documents (including the full Sustainability Appraisal), and other supporting documents can be viewed at: [consult.harrogate.gov.uk/portal](http://consult.harrogate.gov.uk/portal)

Copies of the Draft Local Plan, Open Space SPD and a summary of the Sustainability Appraisal are available to view during normal opening hours in all of the district's libraries, at the council's Crescent Gardens offices in Harrogate, Ripon Town Hall and Knaresborough House.

In addition, a number of public exhibitions will be hosted across the district providing the opportunity to talk to officers from the Planning Policy team.

### Exhibitions will be held at:

- Saturday 12 November, 10am - 3pm: Ripon Community House, Sharow View, 75 Allhallowgate, Ripon, HG4 1LE
- Tuesday 15 November, 2 - 7pm: Masham Town Hall, Little Market Place, Masham, HG4 4DY
- Thursday 17 November, 2 - 7pm: Pateley Bridge Methodist Church, Ripon Road, Pateley Bridge, HG3 5NL
- Saturday 19 November, 10am - 3pm: Gracious Street Methodist Church, Gracious Street, Knaresborough, HG5 8DS
- Tuesday 22 November, 2 - 7pm: The Jubilee Room, 17 St James Square, Boroughbridge, YO51 9AR
- Wednesday 23 November, 2 - 7pm: Ripon Town Hall, Market Place South, Ripon, HG4 1DD
- Thursday 24 November, 2 - 7pm: Knaresborough House, High Street, Knaresborough, HG5 0HW
- Saturday 26 November, 10am - 3pm: Wesley Centre, Oxford Street, Harrogate, HG1 1PP
- Tuesday 29 November, 2 - 7pm: Green Hammerton Village Hall, Harrogate Road, Green Hammerton, YO26 8AE
- Wednesday 30 November, 2 - 7pm: Harrogate Baptist Church, Victoria Avenue, Harrogate, HG1 5RD

The easiest way for you to submit comments on the Draft Local Plan is through our consultation portal at [consult.harrogate.gov.uk/portal](http://consult.harrogate.gov.uk/portal)

## 1 Draft Local Plan 2016 consultation material

You will need to log in to the consultation portal to make comments. If you have not already registered with the portal you can quickly and easily register by clicking on “login/register” next to the key symbol near the top of the homepage. If you have previously registered, or are not sure whether you have before, please do not re-register. Click on “Help” and refer to the FAQs section. Here you can find help on what to do if you need to re-set your password, have forgotten your username or are not sure if you have signed up before.

Alternatively you can write to us at P.O.Box 787, Harrogate, HG1 9RW or [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk). Please make sure you include your full name and address with any comments you submit, we cannot accept comments submitted anonymously, or with only a name and email address.

However you choose to respond, please make sure your comments are submitted to us by 4:30pm on Friday 23 December 2016.

If you have any questions, please contact [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk) or phone 01423 500600. We look forward to receiving your comments.

### Charitable and discretionary rate relief

Business Rates in some circumstance can be reduced under the council’s discretionary rate relief policy. Discretionary relief can be applied in addition to mandatory relief for charitable and rurally located organisations. Support provided through the scheme is targeted towards organisations who are able to demonstrate;

- Significant contribution to improvements in the lives of people in local communities
- Where service provided reduce demand on council services
- Where the organisation is making a contribution through growth to reducing employment and will provide a significant ongoing increase to the economic growth in the district

This year over £70k has been awarded to a range of organisations across the district including community halls, sports clubs and charities.

Discretionary relief does not have automatic qualifying criteria with each case being considered on its own merits. Further information is available on the council’s website [www.harrogate.gov.uk](http://www.harrogate.gov.uk) and searching pay less business rates or by contacting the team on [ben\\_rev@harrogate.gov.uk](mailto:ben_rev@harrogate.gov.uk) or 01423 500600

### Welfare Reforms – Universal Credit – update from Gary Layzell Revenues & Welfare Services Manager

The government’s welfare reform continues to affect low-income households across the district with two major changes currently impacting the work on the team;

- The roll-out of Full Service Universal Credit across the district
- Changes to the Benefit Cap from November 2016

The number of people claiming Universal Credit in the credit has now grown to 843. For some there are signs that UC is successful with more people finding work and remaining in work longer however for others it is proving problematic and a range of issues have been identified. The council is working with colleagues in Jobcentre+ and DWP to highlight the issues and resolve these. The key issues affecting those claiming are;

1. The delay in receiving the first payment of UC is requiring households to request advance payments. People to ensure that they consider their financial needs over the course of the period until their first payment taking into account that the amount will be recovered from

## Draft Local Plan 2016 consultation material 1

**1.6** Insert CVS newsletter pages 1, 3 - 5

## 1 Draft Local Plan 2016 consultation material

### **Response form**

1.7 Insert page one

## Draft Local Plan 2016 consultation material 1

**1.8** Insert page two

## 1 Draft Local Plan 2016 consultation material

### 1.9 Insert page three

## Draft Local Plan 2016 consultation material 1

**1.10** Insert page four

## 1 Draft Local Plan 2016 consultation material

### 1.11 Insert page five



## Draft Local Plan 2016 consultation material 1

**1.12** Insert page six

2 Additional Sites 2017 consultation material

## **Appendix 2 Additional Sites 2017 consultation material**

**Public notice and press releases**

## Additional Sites 2017 consultation material 2



Date: 29.6.17 Op: Bernie eSend: 346563  
 Revise: 2: AH: Sophie L Pub: Harrogate Advertiser  
 Size: 120x58mm DAM  
 PLEASE CHECK SIZE IS CORRECT

1231713 Harrogate BC PN x58

11:02 Thu, 29 Jun 2017

**HARROGATE BOROUGH COUNCIL  
 THE TOWN AND COUNTRY PLANNING (LOCAL  
 PLANNING) (ENGLAND) REGULATIONS 2012  
 Regulation 18: Preparation of a Local Plan  
 Harrogate District Local Plan 2014-2035**

Harrogate Borough Council hereby gives notice of consultation on the Draft Local Plan Additional Sites as required by the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended (Regulation 18).

The Draft Local Plan Additional Sites consultation includes additional draft allocations for new homes and jobs, draft allocation for a new settlement, amended draft allocations for housing, draft allocations for educational facilities and provision for Gypsy and Traveller sites.

The consultation will take place between 14 July and 25 August 2017.

Representations to the Draft Local Plan Additional Sites consultation can be made by logging onto [consult.harrogate.gov.uk/portal](http://consult.harrogate.gov.uk/portal). Alternatively, you can write to us at Local Plan Consultation, PO Box 787, Harrogate, HG1 9RW or email [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk).

The consultation document will be available to view at:

- the council's website at [consult.harrogate.gov.uk/portal](http://consult.harrogate.gov.uk/portal)
- Harrogate Borough Council Offices, Crescent Gardens, Harrogate, HG1 2SG
- Knaresborough House, High Street, Knaresborough, HG5 0HW
- Ripon Town Hall, Market Place South, Ripon, HG4 1DD
- Libraries throughout the district

The consultation document is:

- The Draft Harrogate District Local Plan Additional Sites Consultation

The council is running a series of public exhibitions as follows:

- Wednesday 19 July 2017: Ripon Town Hall, Market Place, Ripon 2 - 7pm
- Tuesday 25 July 2017: Green Hammerton Village Hall, 2 - 7pm
- Wednesday 26 July 2017: Gracious Street Methodist Church, Knaresborough, 2 - 7pm
- Thursday 27 July 2017: Jubilee Room, Boroughbridge Library, 2 - 7pm
- Saturday 29 July 2017: Harrogate Wesley Centre, Oxford Road, Harrogate, 10am - 2pm

Representations must be received 4.30pm on Friday 25 August 2017.

## 2 Additional Sites 2017 consultation material

### 2.1 Insert press release page one

## Additional Sites 2017 consultation material 2

**2.2** Insert press release page two

## 2 Additional Sites 2017 consultation material

### **Notification letters and emails**

**2.3** Insert consultee letter page one

## Additional Sites 2017 consultation material 2

**2.4** Insert consultee letter page two

## 2 Additional Sites 2017 consultation material

### 2.5 INSERT PARISH COUNCIL LETTER PAGE ONE



## Additional Sites 2017 consultation material 2

### 2.6 INSERT PARISH COUNCIL LETTER PAGE TWO

## 2 Additional Sites 2017 consultation material

### 2.7 INSERT PARISH COUNCIL LETTER - NEW SETTLEMENT - PAGE ONE

## Additional Sites 2017 consultation material 2

**2.8** INSERT PARISH COUNCIL LETTER - NEW SETTLEMENT - PAGE TWO

## 2 Additional Sites 2017 consultation material

### 2.9 INSERT PARISH COUNCIL LETTER - NEW SITES - PAGE ONE

## Additional Sites 2017 consultation material 2

**2.10** INSERT PARISH COUNCIL LETTER - NEW SITES - PAGE TWO

## 2 Additional Sites 2017 consultation material

### 2.11 INSERT NOTIFICATION EMAIL

## Additional Sites 2017 consultation material 2

### Publicity material

2.12 Insert additional sites poster

## 2 Additional Sites 2017 consultation material

### 2.13 Insert additional sites flyer



## Additional Sites 2017 consultation material 2

### Response form

2.14 Insert response form page one

## 2 Additional Sites 2017 consultation material

**2.15** Insert response form page two

## Additional Sites 2017 consultation material 2

**2.16** Insert response form page three

## 2 Additional Sites 2017 consultation material

**2.17** Insert response form page four

## Additional Sites 2017 consultation material 2

**2.18** Insert response form page five

## 2 Additional Sites 2017 consultation material

**2.19** Insert response form page six

## Additional Sites 2017 consultation material 2

**2.20** Insert response form page seven

## 2 Additional Sites 2017 consultation material

**2.21** Insert response form extra page one



## Additional Sites 2017 consultation material 2

**2.22** Insert response form extra page two

