

# Harrogate District Local Plan: Issues and Options Consultation Statement

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October 2016



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## Introduction 1

## 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. 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 <https://consult.harrogate.gov.uk/kse/>

## 2 Duty to Co-operate

### 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
  - 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 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 DPD as shown in the following table:



## Duty to Co-operate 2

Document	Other Organisations Involved
Harrogate Strategic Flood Risk Assessment Level 1 2016	Environment Agency, North Yorkshire County Council
Gypsy and Traveller Accommodation Assessment 2013	Selby District Council
Habitat Regulations Assessment	Natural England
Infrastructure Delivery Plan	North Yorkshire County Council, Environment Agency
Traffic Model	North Yorkshire County Council, Highways England,
Leeds City Region Green Infrastructure Strategy 2011	Natural England, Leeds City Region Partnership (Local Authorities - Bradford, Barnsley, Calderdale, Craven, Kirklees, Leeds, Selby, Wakefield, York)
Yorkshire and Humber Green Infrastructure Mapping Project	Natural England

Table 2.1 Preparation of Evidence Base

## 3 Consultation

### 3 Consultation

#### Who did we consult?

- 3.1** All of the consultations carried out so far as part of the preparation of the Local Plan all targeted individuals, businesses, groups and organisations listed on the council's consultation portal. This list included specific and general consultees and as set out in Appendix A of the council's Statement of Community Involvement. The consultation portal 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. At August 2016, there were approximately 1500 consultees on the consultation portal. The portal also enables specific consultees to be identified when focused consultation is needed.

#### Call for Sites

- 3.2** As part of early preparation on the Local Plan and to begin update work for the Strategic Housing and Economic Land Availability Assessment, the council carried out a 'call for sites' exercise whereby it asked for the submission of sites for consideration for new housing, economic development or gypsy and traveller development. This 'call for sites' was undertaken between 15 September 2014 and 24 October 2014 however sites were accepted after this period.

Call for Sites Methods of Consultation <sup>(1)</sup>	
Press release	Press release distributed to local newspapers.
Response form	Site submission forms were provided that could be returned electronically or by post.
Contact with key stakeholders	Email to agents, developers, landowners.
Website	Information about the 'Call for Sites' including guidance notes and a site submission form.
Email	A dedicated email address provided the opportunity for members of the public to contact the planning policy team to ask questions regarding the 'call for sites exercise' and also submit completed submission forms.
Post	Completed submission forms could be posted to the planning policy team for consideration.

Table 3.1 Call for Sites Methods of Consultation

1. Further information relating to the Call for Sites consultation can be found at Appendix 1.

#### Issues and Options Consultation (July - August 2015)

- 3.3** The Issues and Options consultation was the first district wide consultation on the new Local Plan and took place between 17 July and 28 August 2015. The main purpose of the consultation was to get early views from a wide cross section of the community on what the plan should achieve by 2035, how the council should distribute new homes and jobs across the district, what policies should contain in order to ensure that new development is sustainable and thoughts on the scope of more detailed development



## Consultation 3

management policies. The consultation material which was available on line through the council's consultation portal <https://consult.harrogate.gov.uk/kse/> and available to view in hard copy at the libraries and council offices throughout the district included:

- Issues and Options consultation document
- Sustainability Appraisal
- Habitats Regulations Assessment
- Equality Analysis

**3.4** Consultation material was made available to a wide range of organisations and individuals 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
- duty to co-operate partners

**3.5** The council used the following methods of consultation:

Issues and Options Methods of Consultation <sup>(1)</sup>	
Press notice	Notice in the Advertiser series of newspapers
Press release	Press release distributed to local newspapers
Leaflet	Produced a summary leaflet that was available at the exhibitions and xxx
Availability of documents	Consultation documents including response forms were made available for inspection in council offices, libraries and on the website
Website	The consultation was advertised on the council's website.
Contact with statutory bodies/key stakeholders	Statutory bodies contacted by letter or email
Contact with parish councils	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.
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.
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.

### 3 Consultation

Issues and Options Methods of Consultation <sup>(1)</sup>	
Post	Completed response forms could be posted to the planning policy team for consideration.
Exhibitions	11 manned exhibitions were held throughout the consultation period at Harrogate, Masham, Knaresborough, Pateley Bridge, Ripon, Green Hammerton, Huby 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.
Unmanned display	Information boards about the Local Plan consultation were available to view throughout the consultation period at Harrogate Borough Council Offices, Crescent Gardens, Harrogate and St Peter's Church, Cambridge Road, Harrogate.

Table 3.2 Issues and Options Methods of Consultation

1. Further information relating to the Issues and Options consultation can be found at Appendix 2.

**3.6** Approximately 2735 individual representations were received from 446 consultees. Section four of this document highlights the key issues and general comments that were raised during this consultation which, where appropriate, informed the growth strategy and detailed policies of the Draft Local Plan.

#### Draft Development Management Policies Consultation

**3.7** This stage of consultation which was undertaken between 6 November 2015 and 18 December 2015 asked for views on the detailed development management policies including their scope, the policy wording and justification and the need for additional policies. The consultation material which was available on line through the council's consultation portal <https://consult.harrogate.gov.uk/kse/> and available to view in hard copy at the libraries and council offices throughout the district included:

- Draft Development Management Policies consultation document
- Sustainability Appraisal
- Habitats Regulations Assessment
- Equality Analysis

**3.8** Consultation material was made available to a wide range of organisations and individuals including:

- statutory consultees
- internal council stakeholders
- developers and agents
- Parish and Town council's
- the general public
- local organisations
- previous consultation respondents
- people who have registered on the council's consultation database
- duty to co-operate partners

**3.9** The council used the following methods of consultation:

## Consultation 3

Issues and Options: Draft Development Management Policies <sup>(1)</sup>	
Availability of documents	Consultation documents including response forms were made available for inspection in council offices, libraries and on the website
Website	The consultation was advertised on the council's website.
Contact with statutory bodies/key stakeholders	Statutory bodies contacted by letter or email.
Contact with parish councils	Parish councils contacted by letter informing them of the consultation.
Contact with consultees	All consultees 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.
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.
Post	Completed response forms could be posted to the planning policy team for consideration.
Online consultation portal	Interactive portal enabling responses to be made directly to consultation documents.

Table 3.3 Draft Development Management Policies Methods of Consultation

1. Further information relating to the Issues and Options: Draft Development Management Policies consultation can be found at Appendix 3

**3.10** Approximately 432 individual comments were received from 57 consultees. Section five of this document details the key issues that were raised during the consultation and whether the policies and their justifications were amended accordingly.

### Student Consultation

**3.11** In the spring of 2015 the council carried out consultation with students from secondary schools across the district to help in the preparation of the new Harrogate District Local Plan. This consultation took the form of a short questionnaire. The responses to the questionnaire, which ranged from students in Years 7 - 13, helped the council to determine the preferred options for development of the district up to 2035.

**3.12** Prior to the consultation the council wrote to all secondary schools and colleges in the district to ask their advice as to the best way to consult with their students. Following feedback from teachers, it was decided that the council would put together a short questionnaire that asked the students questions about housing, leisure facilities, sports facilities, travel and the growth of the district. It was thought that the questionnaire could be used as part of a lesson or could be completed in the students spare time. The questionnaire was designed so that it was free from planning jargon and looked appealing to young people. The council received 185 responses to the questionnaire from the following schools:

- Harrogate High School, Harrogate
- St Aidan's C of E High School, Harrogate
- St John Fisher RC High School, Harrogate

### 3 Consultation

- 3.13** The council also undertook a facilitated workshop session with students at Harrogate Grammar School.
- 3.14** A copy of the questionnaire and the report of the outcome of this consultation is included at Appendix 4.

#### **Parish Council Workshop**

- 3.15** As part of early preparation on the Local Plan and as part of the process of developing Local Plan options for the Issues and Options consultation, the council held a parish council workshop. The aim of the event was to raise awareness and enable discussion on some of the planning issues that need to be addressed in the new Local Plan. It was hoped that the day would enable parish councillors and residents' associations to feel more knowledgeable and confident to discuss future consultations on the Local Plan with their local communities. For the planning policy team, it was an opportunity to gain a better understanding of communities in the district.
- 3.16** The event also introduced the concept of Local Green Space designation in order to equip parish councils with the information needed to help them work with their communities to put forward sites to be considered for designation as Local Green Space.
- 3.17** The workshop took place at The Pavilions, Harrogate on 4 March 2015. Invitations were sent to all parish councils (including parish meetings, town councils, and Ripon City Council) in the district. As Harrogate does not have a parish council, residents' associations from the town were invited. The event was organised and run by Harrogate Borough Council's planning policy team who were assisted by colleagues from across the council, as well as representatives from North Yorkshire County Council and Ripon Neighbourhood Plan. The team were also supported by Simon Ford from the Planning Advisory Service who acted as lead facilitator for the day.
- 3.18** The full report of the day including a list of attendees is included at Appendix 5.

## Key Issues: Issues and Options Consultation July - August 2015 4

## 4 Key Issues: Issues and Options Consultation July - August 2015

### 4 Key Issues: Issues and Options Consultation July - August 2015

#### Vision and Objectives

##### Vision

- 4.1** 49 respondents (less than 2% of all respondents) completed the question on whether they agreed that the Vision responded to the most important planning issues for the district. Of those who did respond, slightly more thought that it did not than did (26 (53%) compared to 23 (47%).
- 4.2** Respondents were also asked if they thought the Vision achieved the right balance between being aspirational yet realistic and achievable. Fewer than 2% of all respondents indicated a preference, with slightly more ranking the vision as not being aspirational enough.
- 4.3** A number of respondents took the opportunity to make specific comments about the Vision. These were both general, concerned with the approach or structure of the Vision, whilst others covered a wide range of issues often representing the particular interest of the individual or organisation/body that they felt should be better acknowledged.
- 4.4** A number of respondents considered that the Vision was very long and provided no more than a statement on how the council has sought to preserve the district rather than being focussed on the key issues. It was also felt by some respondents that to inform the Vision it would be helpful if some background on what the council considers the main issues facing the district to be was provided and for the Vision to set out how these matters will be addressed. It says little on what aims to achieve with no reference to job growth, housing price affordability improvement, infrastructure investment or prioritising locations for growth or environmental protection and it needs to be more ambitious and forward looking and more specific on priorities and locations to act as focus for growth or protection. There was, therefore, an opportunity to make it more succinct and focussed.
- 4.5** Several respondents thought that the Vision should show how co-operation regionally would deliver aspirations and that there was little detail on how the Vision would be achieved with no targets or timetable to be able to judge whether it was achievable.
- 4.6** Specific issues that respondents thought should be included or amplified in the Vision included the following:
- Sustainable development should be placed at the forefront of vision to align with fundamental objectives of the NPPF.
  - Little on improving rural areas with no specific mention of agriculture as business or industry.
  - Issues of population growth and pressures this places on infrastructure for example addressing housing for older people and resulting infrastructure requirements, character of district and quality of life not dealt with.
  - Does not mention quality and availability of public services or high quality education provision which plays significant role in attracting people to area: maintaining and enhancing this provision should be key aim.



## Key Issues: Issues and Options Consultation July - August 2015 4

- Need to build prosperous, thriving and inclusive rural communities not reflected in Vision.
- Too light on housing aspiration, needs to be bolder regarding housing supply and delivery and recognise commitment to meeting housing needs has resulted in increased provision of housing which in turn has eased need for affordable housing, succeeded in helping to help reduce house price inflation.
- Highlights desire for town centre/environmental improvements but does not indicate how these will be facilitated.
- Needs to be more flexible to reflect changes to technology that could occur.

Comments on the Vision	
Point	Comment ID
Sustainable development should be placed at forefront of vision to align with fundamental objectives of NPPF.	1941, 2016
Do not feel going to be very easy to achieve as bordered by much larger employment centres who will also be trying to achieve the same changes.	8
Should include specific reference to Leeds given adjoining authority and major economic centre.	1608, 1941, 2016
Question whether this is achievable and little to suggest how it might be achieved.	505, 529, 797, 1143, 1374
Does not talk about what wants or needs to be done, no targets and timetable not able to say if achievable.	2469
Agree change is needed but must be managed to ensure essential character and reputation is retained and protected.	1368, 1876
Will be almost impossible to get growth suggested without affecting how area feels and does not acknowledge this threat.	8, 380, 481, 723, 900
Important to establish high level overall objective for district, key to successfully maintain stable position is to focus requirement for growth on those centres where employment is to be found not villages.	164
Little in vision on improving rural areas with no specific mention of agriculture as business or industry; concern villages in Nidderdale will become tourist ghettos and local people continue to suffer low paid work, loss of jobs, little affordable/social housing.	188, 800, 1466
Does not deal with issue of population growth and pressures this places on infrastructure, character of district and quality of life; does not address increasing population needs both housing and more food production but only finite amount of land.	287, 947
Vision should show how cooperation regionally would deliver aspirations.	287
Nothing about quality and availability of council and other public services, largely vision for bricks and mortar should be more about people.	304
No mention of high quality education provision within Harrogate and significant role plays in attracting people to area, maintaining and enhancing this provision should be key aim of vision.	1941
Right to focus on housing needs of local people but nothing about social/council housing.	304
Para 4 – second sentence could be construed as suggesting no development on greenfield land, needs to more clearly explain vision in respect of greenfield development.	2390

## 4 Key Issues: Issues and Options Consultation July - August 2015

Comments on the Vision	
Point	Comment ID
Para 6 – achieving reduction in congestion while also enjoying continued economic growth is too ambitious to realise, more likely to achieve reduction on additional car trips that would otherwise have occurred.	2390
Suggested rewording around heritage; apparent low priority given to historic environment for which there should be separate paragraph.	628, 1196
Development in Wharf valley would contravene vision for improved biodiversity in this area.	785
Vision is idealistic but must be conformed to – this is not happening at present.	490
Agree with statement Ripon will continue to be principal settlement; economic role in north of district not sufficiently addressed.	848, 1185
Some background on what council considers to be the main issues facing the district would be helpful in informing the Vision and for Vision to set out how these matters will be addressed.	2621, 2597
Should be explicit in highlighting need for growth within villages to maintain long term vibrancy and vitality, need to build prosperous, thriving and inclusive rural communities is not reflected in Vision.	2311, 2621, 2597, 2598
Very long and statement of range of ambitions rather than focussed vision, maybe appropriate for Vision to be more succinct; some of it appears time limit (reference to Tour de France).	1143, 1664, 2597, 2598, 2622
Important seeks to achieve correct balance between economic, social and environmental components as set out in NPPF.	2622
No mention of completion of ring road to north east of Harrogate, adequacy of transport infrastructure generally.	754, 920
Sounds good but reality in rural area is different, changes to bus services will increase car travel impacting on the environment, little opportunity to walk safely to use train, much mention of tourism but this needs to be balanced with needs of locals.	1842
Should identify greater range of pressing issues e.g. carbon neutral housing, creative and innovative businesses, sufficiency of affordable homes and not nearly aspirational enough.	776
Does not deal with adequate supply of housing, should include recognition that adequate number of new housing has been built to meet needs and make up past deficiencies.	2358
Too light on housing aspiration, needs to recognise commitment to meeting housing needs has resulted in increased provision of housing which in turn has eased need for affordable housing, succeeded in helping to reduce house price inflation.	1542, 1945, 2291, 2358
Supports inclusion of delivery of housing but requirement to boost this delivery is not reflected in Vision, emphasis should be on this rather than re-use of PDL and any restrictive policy that prevents development on sustainable greenfield sites; needs to be bolder in regard to housing supply and delivery.	2311, 2682, 2695
Needs to be stronger in seeking to ensure OAN met throughout plan period.	1458, 2311
Should make specific reference to need to deliver at least one new settlement to help meeting housing and employment land required.	1658

## Key Issues: Issues and Options Consultation July - August 2015 4

Comments on the Vision	
Point	Comment ID
Highlights desire for town centre/environmental improvements but does not indicate how these will be facilitated.	1458
Does not address housing for older people, resulting infrastructure requirements of ageing population.	792, 1737
Does not mention how and where affordable housing will be addressed, concern implies significant amount of market housing would be affordable.	792, 2198
Support reference that tourism remains important to local economies.	2086
Support reference to GI, biodiversity and meeting carbon targets.	900
Support recognition of natural environment and landscape qualities but should explicitly identify net gains in biodiversity across district (not just GI) as key objective.	1912
Continues way Local Plans have attempted to develop district over many years but housing development set to change character of Harrogate in particular and way forward will necessitate some changes in policy in order to achieve vision.	1416
Can only be considered aspirational and until supported by full and up to date evidence base not possible to determine if realistic and achievable. Will need to demonstrate key parts of vision such as final growth strategy and associated allocations will ensure delivery of new homes and economic growth in sustainable locations thereby making vision realistic and achievable.	1531, 1563, 1608, 1625, 1658, 1717
Vision does no more than provide potted history on how sought to preserve district. Says little on what aims to achieve with no reference to jobs growth, housing price affordability improvement, infrastructure investment or prioritising locations for growth or environmental protection; needs to more ambitious and forward looking and more specific on priorities and locations to act as focus for growth or protection.	1767, 2142, 2168, 2186, 2209,
Needs to be more flexible to reflect changes in technology that could occur.	1737

Table 4.1 Comments on the Vision

## Objectives

- 4.7** A number of respondents made general comments about the objectives which included: there are too many – the current Core Strategy covered the same issues but in significantly fewer objectives – with a resultant degree of repetition; they should be less generic and more specific to the issues of the district; they should all be SMART; and they are not consistent with one another.
- 4.8** One respondent felt that none of the objectives as drafted clearly included cultural and community facilities and, to reflect the NPPF, an additional objective should be added.
- 4.9** The sustainable development and housing objectives attracted the most comments from respondents and when asked to indicate if individual objectives were supported or objected to, the majority of respondents who indicated a preference said they supported the objectives.
- 4.10** As with the Vision, a number of the comments made reflected the particular interest of the respondent seeking to have their specific interest more clearly addressed.

## 4 Key Issues: Issues and Options Consultation July - August 2015

### General Comments

Objectives: General Comments	
Point	Comment ID
No reference in supporting text to meeting demands contrary to para 159 of NPPF.	2206
Objectives are not all consistent with one another and some prioritisation and categorisation is needed; too many objectives; degree of repetition; less generic and more specific to district; should be all SMART.	308, 777, 1676, 1768, 2143, 2170, 2187, 2210, 2623
Support objectives but concern consultation should be a meaningful process with real involvement of community.	1375
None of objectives clearly include community and cultural facilities and, to reflect the NPPF, additional objective should be added.	791
Local Plan needs to factor in wider public sector impacts that are occurring and will continue to occur – changes to health provision with fewer GP surgeries.	721

Table 4.2 Objectives: General Comments

### Sustainable Development

- 4.11 Objective 1:** A number of respondents thought that there were many facets to sustainability not just environmental and, therefore, there needed to be a clear definition of what was meant by 'sustainable'. Several respondents considered that the objective should be reworded to refer to sustainable development in terms of being located to help support existing services, creating a scale of development to establish new services or located where the existing road network was good or there were public transport links whilst a number of other respondents felt that it should be recognised that not all locations would achieve the same level of sustainability and the objective should, therefore, refer to the 'most' sustainable.
- 4.12** Several respondents thought that there was an opportunity to combine Objectives 1 and 2.

Comments on Objective 1	
Point	Comment ID
Wherever housing built there should be infrastructure close by.	9
In rural areas maybe opportunity to consider mix of light industry and housing, minimising travel to work miles; should recognise that small scale employment development in appropriate locations in AONB can help make rural communities more sustainable.	41, 1026
No mention of need for small villages and hamlets abutting larger settlements to be protected from urban sprawl.	79
Sustainability many facets not just environmental, needs to be clear definition of 'sustainable'.	146, 292, 1043, 1197, 1415, 1781
Would like more positive, proactive support for rural areas in helping achieve this objective.	189, 1229
Focussing development in most sustainable locations should help reduce congestion.	1135
Could conceal plan to enlarge villages if on transport route.	449

## Key Issues: Issues and Options Consultation July - August 2015 4

Comments on Objective 1	
Point	Comment ID
Development should be within existing urban centres and immediate peripheries where infrastructure already exists and can be scaled more easily, within towns large areas of brownfield land and under used homes that could be better utilised.	725, 2037
Should mention majority of housing should be focussed within three main settlements.	1720
Opportunity to combine Objectives 1 and 2.	1768, 2143, 2170, 2187, 2189, 2210
Out of date and unrealistic, should be reworded to refer to sustainable development in terms of being located where help support existing services, create scale of development to establish new services or located where good existing road network or public transport links.	2513, 2558, 2665, 2706
Support but need for wide range and choice of locations for development including smaller settlements.	2279
Should recognise that not all locations will achieve same level of sustainability so should refer to 'most sustainable' or 'can be made most'.	1415
Should recognise that in reality very few locations can be made sustainable without significant investment in facilities and infrastructure and limitations and time constraints associated with this.	1949, 2292

Table 4.3 Comments on Objective 1

**4.13 Objective 2:** Most of the comments were concerned at the apparent introduction of site selection criterion contrary to the NPPF which does not refer to the prioritisation of brownfield sites. Several respondents also thought that reference to land of high environmental value should be deleted as the first part of the objective already stated land of lesser value will be allocated.

Comments on Objective 2	
Point	Comment ID
Should reflect presumption of planning permission for brownfield sites.	308
Given amount of brownfield development in past, unlikely to make major contribution to meeting future housing needs.	2359
Should prioritise use of PDL; no guidance on how this would be achieved.	484, 2279
Should include reference to greenfield land.	1720
Unclear what purpose of objective is, appears to introduce site selection criterion into objective, NPPF does not refer to prioritising of sites and objective could be perceived as doing this.	1572, 1768, 1781, 2143, 2170, 2187, 2189, 2205, 2210
Should include definition of brownfield land.	948
Should delete reference to high environmental value as cannot think of any examples of PDL where this is case; should be deleted because first part already states lesser value will be allocated.	2513, 2558, 2665, 2706,
Should also acknowledge high quality agricultural land should be retained for agriculture purposes because of economic benefits.	1949, 2292

Table 4.4 Comments on Objective 2

## 4 Key Issues: Issues and Options Consultation July - August 2015

### Housing

- 4.14 Objective 3:** Several respondents thought that there was a need to define what was meant by 'appropriate'.
- 4.15** The majority of respondents commented that the objective needed to state that sufficient new houses to meet the full market and affordable housing needs would be delivered. A number of respondents also thought that reference to 'price' should be deleted as the NPPF does not reference this thereby placing the objective at odds with it.
- 4.16** Several respondents thought that the two objectives could be combined to meet the needs of both market and affordable housing in sizes, types and tenures to meet need and demand.
- 4.17** A few respondents thought there should be reference to the provision for specific groups particularly the elderly and younger people.

Comments on Objective 3	
Point	Comment ID
Appropriate needs to be defined.	147, 310, 485, 798, 982
Good to mix housing for elderly amongst general housing, need to consider housing needs of ageing population.	1, 693, 2342
To accommodate prospective employees and younger people should accelerate smaller and more affordable accommodation rather than more expensive housing until have better housing mix.	492, 805
Housing development should primarily be for those most in need not simply extend areas of high historic market value.	724
Should clarify mix will be determined by settlement and site constraints.	1724, 2281
Should state supply of new housing will meet housing needs of district.	2360
NPPF does not reference price and objective is at odds with this.	1574, 2207, 2342, 2514, 2559, 2633, 2666, 2707
Needs to take into account increasing number of single person households.	950
Two objectives could be combined to meet needs of both market and affordable housing in sizes, types and tenures to meet need and demand.	1769, 2144, 2171, 2211
Needs to state will deliver sufficient new houses to meet full market and affordable housing needs including backlog.	1574, 1615, 1630, 1663, 1722, 1952, 2207, 2293, 2360, 2683, 2696

Table 4.5 Comments on Objective 3

- 4.18 Objective 4:** A number of respondents thought that it would need to be made clear in the Plan what was meant by 'affordable' and 'local people' and that the mechanism for ensuring affordable housing remained available for local people was clearly laid out.



## Key Issues: Issues and Options Consultation July - August 2015 4

- 4.19** Several respondents felt the objective wording should be clarified to indicate that affordable housing provision would be based on an identified and evidenced need and that provision needs to be viable and deliverable.

Comments on Objective 4	
Point	Comment ID
Will need to be clear how affordable housing can be reserved for local people, what is 'affordable' and 'local people'.	10, 310, 400, 485, 950
Should cater for all ages, types of dwelling should be well mixed so no single size or cost dominates.	147
Should be sited in locations where good services.	1369
Should clarify will meet identified and evidenced need.	982, 1724
Recognise need to provide but such provision needs to be viable and deliverable.	1414, 2281

Table 4.6 Comments on Objective 4

## Economy

- 4.20** There were only a limited number of comments to the economy objectives.
- 4.21** **Objective 5:** One respondent felt that local employment should be focused on sectors that were compatible with the vision and did not damage the existing strengths of the area whilst another felt the focus on key economic sectors should be balanced against the far larger number of relatively small rural businesses that make an important contribution to the wellbeing of the economy.

Comments on Objective 5	
Point	Comment ID
Local employment should be focused on sectors that are compatible with vision and do not damage existing strengths of area.	908
Focus on key economic sectors should be balanced against far larger number of relatively small rural businesses that make important contribution to wellbeing of economy.	1028

Table 4.7 Comments on Objective 5

- 4.22** **Objective 6:** One respondent queried whether this was a land use planning issue as it appeared to be an economic policy if, from the way it was drafted, it alluded to support for business start-ups, which was covered by Objective 5.

Comments on Objective 6	
Point	Comment ID
Support provided do not impinge on rural environment.	486
Not land use planning issue because appears to be economic policy if alluding to support for business start-ups which is covered by Objective 5.	2395

Table 4.8 Comments on Objective 6

## 4 Key Issues: Issues and Options Consultation July - August 2015

- 4.23 Objective 7:** Respondents agreed that it was vital to support and develop the tourism sector to support business enterprise and job creation but one respondent thought this might be better achieved through adding value to tourism by creating and marketing new sustainable tourist products rather than increasing the number of tourists and visitors.

Comments on Objective 7	
Point	Comment ID
Support tourism related to natural attractions and environment.	486
Lack of support for public transport with irregular use deters seasonal visitors.	491
Vital to develop tourism sector to support business enterprise and job creation.	2427
Adding value to tourism by creating and marketing new sustainable tourism products is more important than increased number of tourists and visitors.	1029

Table 4.9 Comments on Objective 7

- 4.24 Objective 8:** One respondent suggested that it might be appropriate to promote apprenticeships in this sector.

Comments on Objective 8	
Point	Comment ID
Might seek to promote apprenticeships in this sector.	2
Will happen if providers are encouraged to do so.	491

Table 4.10 Comments on Objective 8

- 4.25 Objective 9:** A number of respondents considered that not only did there need to be sufficient land to meet the predicated growth in employment but also that land was located in areas where it would meet demand and improve choice.

Comments on Objective 9	
Point	Comment ID
Land identified should be appropriate.	11
Provided does not detract from rural environment.	486
Releasing land for commercial use should be avoided, existing commercial buildings should be adapted to meet current requirements and maximise use.	951
Needs to provide not only sufficient land to meet predicated growth in employment but also to locate that land where would meet demand and with added degree of flexibility to improve choice.	1772, 2145, 2172, 2190, 2212,

Table 4.11 Comments on Objective 9

- 4.26 Objective 10:** It was queried by a small number of respondents as to why jobs needed to be of high value, the emphasis should be on employing local labour and not encouraging commuting.

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Comments on Objective 10	
Point	Comment ID
Why do jobs need to be of high value.	12, 491
Should be directed to employing local labour and not encouraging commuting.	1384

Comments on Objective 10

## Placemaking

- 4.27** There were only a limited number of comments to these objectives.
- 4.28** **Objective 11:** Several respondents felt that it was important to define what was meant by a 'thriving local village' but that help would be needed for them to become sustainable and thriving.
- 4.29** A number of respondents considered that to suggest that all of these areas were in need of some form of protection and set within protected countryside was wrong and to simply protect the countryside was not consistent with the NPPF, which requires support for thriving rural communities.

Comments on Objective 11	
Point	Comment ID
Important to agree what defines thriving local village.	14, 1099
Protection is key word especially for rural villages and development should be restricted to within development boundaries.	487
To meet this objective, Green Belt must be protected.	952
Villages need help to become sustainable and thriving.	1233, 1774, 2147, 2191, 2213
Suggestion all of these areas are in need of some form of protection and set within protected countryside is not the case, support concept of protecting best assets but not in form of blanket approach as currently drafted.	2173
Concern simply intend to protect countryside, not consistent with NPPF which requires support for thriving rural communities.	2515, 2560, 2667, 2708
Protecting market towns will only be aided by upkeep of quality public transport and facilities within the towns.	1116
Should further outline plan seeks to encourage growth in logical locations which have access to range of services and transport options.	1995, 2294

Table 4.12 Comments on Objective 11

- 4.30** **Objective 12:** One respondent thought that there was a need to define what was meant by 'close to home'.

## 4 Key Issues: Issues and Options Consultation July - August 2015

Comments on Objective 12	
Point	Comment ID
Should clarify what is meant by 'close to home'.	2634

Table 4.13 Comments on Objective 12

- 4.31 Objective 13:** A respondent commented that it would be good to see more vision in respect of housing design from house-builders.

Comments on Objective 13	
Point	Comment ID
Would be nice to see more vision from builders on housing design.	1303
Should reference use of derelict/vacant land.	1726

Table 4.14 Objective 13

- 4.32 Objective 14:** A respondent whilst supporting the objective emphasised that policies should be based on a robust and up to date evidence base and another respondent thought that the importance of informal access should be recognised.

Comments on Objective 14	
Point	Comment ID
Support objective but emerging policies should be based on robust and up to date evidence base.	59
Importance of informal access should be recognised.	911
Should also make allotments available in all communities.	952

Table 4.15 Comments on Objective 14

- 4.33 Objective 15:** A respondent queried if this was a land use planning issue as it appeared to be a process based objective, although it could be retained if it was intended to relate to Neighbourhood Planning, but this should be made more explicit.

Comments on Objective 15	
Point	Comment ID
Must be kept simple so everyone can contribute.	14
Greater local control and simplified processes would be welcomed.	487
Greater notice needs to be taken of parish councils as consultees.	1233
Not a land use planning issue as appear a process based objective – could be retained if relates specifically to NDPs.	2396
Needs to make clear addressing issues affect whole district population not just local interests of smaller groups.	2361

Table 4.16 Comments on Objective 15

## Key Issues: Issues and Options Consultation July - August 2015 4

### Heritage

- 4.34 Objective 16:** Respondents felt there was a need for the objective to be redrafted to give a greater level of detail and protection. As Local Plans are required to set out a positive strategy for conservation and the enjoyment of the historic environment, the key principles from that should be reflected in the objective. It was also felt there was a need to include reference to the World Heritage Site.

Comments on Objective 16	
Point	Comment ID
Should include reference to consulting on and undertaking review of list of heritage assets and scope of conservation areas.	289, 567
Should be amended to utilise similar approach to that used in NPPF, also needs additional objective to refer to WHS.	629
Must fully recognise benefits of enhancing heritage assets for their on-going economic use and to secure future.	2429
Feel do not go into same level of detail or give level of protection afforded to other issues, NPPF clear Local Plans should set out a positive strategy for conservation and enjoyment of historic environment and those key principles should be reflected in the objectives.	1198

Table 4.17 Comments on Objective 16

- 4.35 Objective 17:** A respondent considered that unless specifically aimed at ensuring developers give due consideration to wider historic environment when preparing development proposals this was not a land use planning issue but more a general education and awareness raising one.

Comments on Objective 17	
Point	Comment ID
Not a land use planning issue because general education and awareness raising issue, unless specifically aimed at ensuring developers give due consideration to wider historic environment when preparing development proposals.	2397

Table 4.18 Comments on Objective 17

### Infrastructure and Connectivity

- 4.36** Several respondents highlighted that most of these objectives were the responsibility of other agencies and, therefore, it needed to be made clear by what mechanism the council would enable these objectives to be met.
- 4.37 Objective 18:** Whilst supporting the objective of improving sustainable transport connectivity respondents emphasised that realistically this would only be apply for short distance travel and that it would be important for new developments to include cycle-ways and pedestrian routes to key destinations such as schools.

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Comments on Objective 18	
Point	Comment ID
Most of these objectives are currently responsibility of other agencies – must be made clear by what mechanism council could enable these objectives to be met.	413, 468
Not sure this will help unless roads are improved.	15
Welcome support for improving sustainable transport connectivity.	1144
Demands development close to places of large scale employment.	151
Realistically travel by foot or bike will only be short distance.	489
To achieve new developments must include cycleways and pedestrian routes to key destinations such as schools.	954

Table 4.19 Comments on Objective 18

**4.38 Objective 19:** A respondent thought that should seek to make public transport more flexible and responsive to needs.

Comments on Objective 19	
Point	Comment ID
Public transport outside of main urban areas is very poor but improvements to this are outside of control of council.	489
Should seek to make public transport more flexible and responsive to needs of many people.	954

Table 4.20 Comments on Objective 19

**4.39 Objective 20:** Only one respondent commented on this objective who felt that the focus should be on rail improvements not new road infrastructure.

Comments on Objective 20	
Point	Comment ID
Focus should be on rail improvements for Harrogate not new road infrastructure.	914

Table 4.21 Comments on Objective 20

**4.40 Objective 21:** One respondent suggested that the objective should be reworded to clarify that new development will be required to contribute towards the cost of mitigating impacts that are generated as a consequence of new development not just reducing existing congestion.

Comments on Objective 21	
Point	Comment ID
Need to improve road network leading to Harrogate particularly A61 and A59.	363



## Key Issues: Issues and Options Consultation July - August 2015 4

Comments on Objective 21	
Point	Comment ID
Current wording seems to suggest plan will deliver infrastructure to accommodate new development whilst new development will deal with existing capacity issues, should be strengthened by stating requirement for new development to contribute towards cost of mitigating impacts that are generated as consequence of new development not just reducing existing congestion.	1144
Infrastructure needs to be in place before development begins.	489
Developing infrastructure in some rural areas could drastically change character of rural communities that make them attractive.	1101
Holistic view and partnerships with appropriate bodies needs to be formed to produce integrated view.	1104

Table 4.22 Comments on Objective 21

**4.41 Objective 22:** There was support for improvements to broadband across the district.

Comments on Objective 22	
Point	Comment ID
Should support installation of superfast broadband throughout area.	449
Should be extended to include mobile phone reception.	313
Significant number of people work from home and needs should be supported by good quality broadband.	1321
Developing infrastructure in some rural areas could drastically change character of rural communities that make them attractive.	1101

Table 4.23 Comments on Objective 22

**Natural Environment****4.42 Objective 23:** One respondent thought that the objective should also recognise the setting of the Yorkshire Dales National Park.

Comments on Objective 23	
Point	Comment ID
Infrastructure such as roads need to be properly and regularly maintained.	126
Protection of AONB and landscapes is essential as these are very essence of district.	497
Reference to AONB should be prefaced by 'nationally important' to clarify difference with locally important areas.	1032
Should also recognise setting of Yorkshire Dales National Park.	1913

Table 4.24 Comments on Objective 23

## 4 Key Issues: Issues and Options Consultation July - August 2015

- 4.43 Objective 24:** A respondent considered that to ensure the wider ecological network was protected and enhanced there should also be reference to 'connectivity' whilst another felt that there did not appear to be adequate consideration of the significance of geological sites and whilst this might be implied, there needed to be a specific reference.

Comments on Objective 24	
Point	Comment ID
Should protect all natural habitats.	760
Progress on enhancing biodiversity will be impossible unless Plan contains policies designed to ensure developers are obliged to take proper account of destruction of wildlife habitats and other forms of natural capital.	1033
Should also ensure wider ecological network is protected and enhanced with reference to 'connectivity'.	1913
Does not appear to be adequate consideration of geological significance within wording and whilst might be implied feel needs specific reference.	1199

Table 4.25 Comments on Objective 24

- 4.44 Objective 25:** The majority of comments to this objective related to the way it was worded with respondents being unclear what the objective meant suggesting it be reworded in a less technical way.

Comments on Objective 25	
Point	Comment ID
Not sure what objective means, needs to be reworded in less technical way.	16, 152, 290, 497, 569

Table 4.26 Comments on Objective 25

- 4.45 Objective 26:** One respondent felt that the objective appeared to imply that development should only be resilient to the consequences of climate change rather than at the same time securing reductions to greenhouse gas emissions.

Comments on Objective 26	
Point	Comment ID
Should recognise increased flood risk is not just due to climate change.	315
Appears to imply development should only be resilient to consequences of climate change rather than at same time securing radical reductions in greenhouse gas emissions.	1199

Table 4.27 Comments on Objective 26

- 4.46 Objective 27:** Respondents suggested that the objective should also refer to the delivery of renewable and low carbon energy, making the best use of the existing building stock, sustainable water power and the safeguarding of certain forms of waste management infrastructure and minerals ancillary infrastructure.

## Key Issues: Issues and Options Consultation July - August 2015 4

Comments on Objective 27	
Point	Comment ID
Could be modified to include delivery of renewable and low carbon energy generation.	2393
Should be based on whole aspect of sustainability and scientific evidence not just follow fashionable trends.	152
Should be commitment to reduction in carbon footprint.	290
Should be amended to also refer to making best use of existing building stock.	631
What about potential for water power for sustainable power.	497
Council should publish carbon footprint on regular basis.	569
Could be contradictory to other objectives particularly in respect of wind turbines and mineral deposits.	1423
Wording suggests carbon emissions have gone down, this is not the case.	1367
Should pioneer use of solar panels on commercial properties.	1115
Would be helpful if reference could also be made to safeguarding certain forms of waste management infrastructure and minerals ancillary infrastructure.	1739

Table 4.28 Comments on Objective 27

## Supporting the District's Economy

- 4.47** Only 5% (135) of respondents responded to the question about whether the issues identified were critical to maintaining a resilient, diverse and expanding economy. Of those who did respond, Issue 3 was identified by more respondents as being critical followed by Issues 2, 4, 5 and 7. There were more respondents who thought that Issues 6 and 1 were not as critical.
- 4.48** A number of respondents went on to make specific comments about the issues although there were relatively few responses to each of the key issues identified. The main points made are summarised below.

### Supporting the District's Economy: General Comments

Supporting the District's Economy General Comments	
Point	Comment ID
No mention of development of industries around sustainable living, progressive agricultural practices, renewable energy generation.	778
Concerned district outside of Harrogate is marginalised – support for Ripon when armed forces move out, rural areas appear being left to become weaker and receiving marginal services, broadband limited, lack of working relationships with areas adjoining north of district.	1347

Table 4.29 Supporting the District's Economy General Comments

## 4 Key Issues: Issues and Options Consultation July - August 2015

### Issues

#### Issue 1: Local Enterprise Partnerships (LEPs)

- 4.49** Several respondents made comments about alternative administrative arrangements although there was no consensus on what those should be: some suggested moving to a unitary authority or devolved body, others a closer working relationship with the county council.
- 4.50** One respondent suggested that there was too narrow a focus on the LEPs and reference should be made to the wider economic geography as LEPs may become something different over time.

Issue 1: Local Enterprise Partnerships (LEPs)	
Point	Comment ID
Administrative change: <ul style="list-style-type: none"> <li>• Unitary authority or devolved body</li> <li>• Develop relationship with county</li> <li>• Work with both LEPs</li> </ul>	153, 291, 570 461, 466 307
Key organisations, to ensure LEP objective met will include ensuring sufficient land identified supported by requisite housing growth to provide increase in working age population.	1907
Should refer to wider economic geography, LEPs may become something different over time.	1740
Safe and efficient operation of Strategic Road Network critical to delivery of sustainable economic growth, this should be recognised in Plan text.	1146

Table 4.30 Issue 1: Local Enterprise Partnerships (LEPs)

#### Issue 2: Sustainable Growth of Business

- 4.51** A number of respondents considered that mention should be made of supporting a diverse economy, the development of other industries, recognition of lower value jobs, the impact of the 'brain drain' of younger people and that rural occupations offered the potential for growth.
- 4.52** One respondent queried whether the target growth sectors were already established or was it a case of building a greater market presence as this may require a different approach.
- 4.53** Several respondents commented that reference to the Economic Action Plan would be largely out of date by the time the Plan was adopted.

Issue 2: Sustainable Growth of Businesses	
Point	Comment ID
Types of enterprise are urban in concept and should be left to cities; rural occupations also offer possibilities for growth.	385
Should be recognition of lower value jobs.	410

## Key Issues: Issues and Options Consultation July - August 2015 4

Issue 2: Sustainable Growth of Businesses	
Point	Comment ID
Should mention supporting diverse economy and development of other industries e.g. sustainable living, progressive agricultural practices, renewable energy generation, niche specialists and pop ups (retail), micro-breweries.	1095, 1668, 1679
Should take account of 'brain drain' of young people.	1095, 1679
Reference to Economic Action Plan will be largely out of date by time of adoption.	1777, 2148, 2175, 2192, 2214
Clarify whether target growth sectors are already established or case of building greater market presence.	1668
Range of sustainably accessible business premises within district would help to reduce need to travel further afield.	1153

Table 4.31 Issue 2: Sustainable Growth of Businesses

**Issue 3: Sustainable Tourism**

- 4.54** Agreed that there was a need to encourage tourism but facilities to support this needed to be in place, including providing a range of suitable accommodation and enabling existing visitor attractions to expand and adapt to the changing needs of visitors.
- 4.55** One respondent queried why tourism, which included major businesses and was a significant employer, was treated separately from those business sectors mentioned under Issue 2: they should be supported in equal measure.
- 4.56** One respondent suggested that poor public transport networks across the district militated against the realistic development of sustainable tourism.

Issue 3: Sustainable Tourism	
Point	Comment ID
Realistic development of sustainable tourism militated against by poor public transport and under investment.	779
Enabling economic activity of all kinds important and must be delivered across whole district. NPPF requires Plan supports economic growth in rural areas.	854
Nature tourism could provide employment and enhance environment.	2455
Need to encourage tourism but facilities to support this need to be in place; provide suitable accommodation to meet needs of cyclists, walkers (camping, pods, tepees).	1106, 1392
Benefits of tourism should be recognised in Plan and need to encourage and support sustainable tourism in Harrogate, supportive of approach encouraging businesses to make improvements to increase overall quality.	2089
Need to consider actively supporting existing visitor attractions, expand and adapt to changing needs of visitors.	965
Greater flexibility is given to new and expanding businesses than to tourism yet it is a major employer. Should recognise tourism facilities are major businesses and employers and should be no distinction between them and supported in equal measure and included in Issue 2.	965

Table 4.32 Issue 3: Sustainable Tourism

## 4 Key Issues: Issues and Options Consultation July - August 2015

### Issue 4: Digital and Food Clusters

- 4.57** Several respondents suggested that clustering was not needed if there was suitable IT infrastructure in place.
- 4.58** Not clear how established these clusters were: may require fuller understanding before deciding policy direction.

Issue 4: Digital and Food Clusters	
Point	Comment ID
Digital – clustering not needed when have suitable IT infrastructure in place; needs to be improved.	154, 384, 405
Mentioning only two areas for food and drink manufacture may disadvantage other areas that want to develop such activity.	154
Why only pick out two business sectors for favourable treatment, should support all sectors operating in area.	991
Not clear how established these two clusters are – requires fuller understanding of function, connections, forward strategies within clusters before deciding clear policy direction.	1669
Concern regarding potential transport impacts (from HGVs) associated with food and drink manufacture, particularly at cluster sites.	2398

Table 4.33 Issue 4: Digital and Food Clusters

### Issue 5: Conference and Business Tourism

- 4.59** There was only one response to this issue which raised concern that there was not a sufficiently large hotel to accommodate delegates for a large conference in one location.

Issue 5: Conference and Business Tourism	
Point	Comment ID
Facilities extensive but no hotel large enough to accommodate all delegates in one place; HIC costs very high, need to review if to remain competitive.	19

Table 4.34 Issue 5: Conference and Business Tourism

### Issue 6: Supporting the Rural Economy

- 4.60** Several respondents felt that there was only minimal reference to farming and other land based industries and that traditional rural employment must be supported to prevent continuing decline although a few respondents considered that it did not sufficiently reflect trends such as home working.
- 4.61** One respondent felt that any approach should recognise that development in the countryside to create new businesses or allow existing ones to expand and diversify but that this should not be an issue if it is well designed and consideration given to location.
- 4.62** One respondent felt that not enough was made of the role of Ripon as an economic service centre for the northern part of the district and the potential enhancements that could be made to this role.

## Key Issues: Issues and Options Consultation July - August 2015 4

Issue 6: Supporting the Rural Economy	
Point	Comment ID
Should not be afraid of concept of people having to travel to work.	84
Minimal reference to farming and other land based industries. Need for more resilient rural economy but traditional rural employment must be supported to prevent continuing decline – reason why district has retained distinctive character.	386, 408, 499, 1473
Difference between promoting and supporting.	993
Nature tourism could provide employment and enhance environment.	2456
Essential rural employment is supported and encouraged as contributes significantly to general economy of area, must be supported by additional growth in housing in rural areas to ensure balance between economic and housing growth.	1911
Should recognise that approach will require development in countryside to create new businesses or to allow existing to expand and diversify, if well designed and consideration given to location does not harm appearance of countryside.	2709
Need clarification of what is meant by 'environment'.	1212
Need to take care with industrial applications in rural area because of narrow rural roads/bridges. Location and good road access to suitable road networks should be key.	2164
Need employment sites to encourage diversity of economic activity to improve employment areas.	180
Approach to economy traditional: does not sufficiently reflect trends such as home working in rural area.	1186
Opportunity lost to make distinction between relationship with Leeds City Region and rural economy. Should emphasise role of Ripon as economic service centre for northern part of district and potential enhancements that could be made. More specific in sectors of economy within rural part of district – food, wider agriculture, minerals, tourism.	1186

Table 4.35 Issue 6: Supporting the Rural Economy

**Issue 7: Harrogate College**

- 4.63** Only one respondent commented on this issue who felt that education and training generally will be of growing importance and, therefore, it was unclear why Harrogate College had been singled out.

Issue 7: Harrogate College	
Point	Comment ID
Unclear why Harrogate College singled out. Education and training generally will be of growing importance, no practical actions in Plan to address this issue.	322

Table 4.36 Issue 7: Harrogate College

## 4 Key Issues: Issues and Options Consultation July - August 2015

### Level of Employment Land

- 4.64** There was a mix of views as to whether the amount of additional employment land suggested of 20-25ha was sufficient. A number of respondents felt that it should be regarded only as a minimum as without further land there would be a risk that the range of locational options that would allow businesses a genuine choice of where to locate would not be provided.
- 4.65** Conversely some respondents felt the amount was excessive and that the reduction in the B2 land requirement should be taken into account as almost all could be taken up by other employment uses.
- 4.66** Several respondents commented that however much land was identified it should be suitable to provide for the growth of businesses wishing to expand.
- 4.67** A few comments were made about the adequacy of the ELR as an evidence base for economic activity as it was limited to B uses only. One respondent raised specific concerns about the robustness of the approach taken including more rigorous analysis of past take up and labour supply.
- 4.68** One respondent felt that level of employment land proposed should reflect, if not exceed, the OAN.

Level of Employment Land	
Point	Comment ID
No mention of land for retail businesses.	324
Additional employment land should be regarded as minimum and reviewed regularly.	393
Should be regarded as minimum, risk that without further land will not provide range of locational options that would allow businesses genuine choice of where to locate.	393, 1536
Does not take sufficient account of development industries, education and training around sustainable living, progressive agricultural practices, renewable energy generation.	1682
Additional amount seems excessive, reduction in B2 land requirement by 6ha should be taken into account as almost all could be put to other employment uses.	1431
Land provided should be suitable to provide growth of particular businesses that are expanding.	1057
ELR does not provide evidence base to assess needs across all use classes as restricted to B uses only – significantly underestimates requirement for site allocations.	2484
Need to provide more employment land and protect existing, do not support loss of 6ha of general industrial.	2426
Concerns over robustness of approach: <ul style="list-style-type: none"> <li>• More rigorous analysis of past take up and labour supply</li> <li>• Trend base scenario not discounted without consideration of strengths and opportunities of local economy</li> <li>• Little weight to fact scenarios 1 and 2 generate similar results – underpinned by Experian forecasts</li> <li>• Concern over average take up figures as heavily influenced by recessionary years</li> </ul>	2047



## Key Issues: Issues and Options Consultation July - August 2015 4

Level of Employment Land	
Point	Comment ID
Feel overstated and can be achieved from redevelopment/use of other buildings e.g. farm buildings.	1477
Office land forecast lacks aspiration and fails to take advantage of locations around Harrogate that could act as office hub without undermining town centre.	1865
Unclear whether intended to allocate 20-25 ha or lower figure.	1431
Level of employment land should reflect, or even exceed, OAN. Should take positive approach to encouraging sustainable economic development, including rural areas.	2625

Table 4.37 Level of Employment Land

## Employment Split

- 4.69** A few respondents felt that there should be further explanation of what use the surplus B2 land might be put to and whether this could be made available for housing. Several respondents suggested that the split should be treated with a degree of caution as the emphasis on storage and distribution appeared to be at odds with the aspiration to deliver high quality growth sectors.
- 4.70** One respondent emphasised the need to maintain general industrial land and lower cost employment space to provide for a mixed employment base.

Employment Split	
Point	Comment ID
Should be further explanation of what other use surplus B2 land might be put to – would it become available as brownfield land for other uses such as housing  May be opportunity to 'bottom out' which sites might be lost to aid housing supply.	1718, 2399
Should be treated with caution: emphasis on storage and distribution at odds with aspiration to deliver high quality growth sectors.	393, 411, 577, 1536
More supportive of manufacturing, greater scope for light industry. In rural area small workshops.	516
Agree that B1 and B8 uses more appropriate in general being largely rural.	1431
Split seems appropriate but 4ha of B1 appears low for whole of plan period – equates to no more than one medium sized unit per annum.	1865
May be need to maintain general industrial land and lower cost employment space to be part of mixed employment base.	1718
Practical issues in supporting, retaining, monitoring B use class split when number of changes are permitted development.	1718

Table 4.38 Employment Split

## 4 Key Issues: Issues and Options Consultation July - August 2015

### Location of New Employment Land

- 4.71** Several respondents made the point that attractiveness to the market was of key importance to ensure deliverability as was directing development to the most sustainable locations to minimise car journeys: specific reference was made to Boroughbridge and whether this was a sustainable location given the proximity of the A1(M) and the likelihood that the number of journeys utilising the strategic road network would increase.
- 4.72** The issue of the role of Ripon was raised again and lack of employment land was not mentioned nor was the economic role the redevelopment of the MOD Barracks could play.

Location of New Employment Land	
Point	Comment ID
Agree with suggested locations, would also suggest Flaxby as potential for storage/distribution; high value jobs, should be higher proportion of B1 use.	180, 879
Important new development directed to most sustainable locations which can minimise car journeys, therefore question sustainability of Boroughbridge, and given proximity to A1(M) likely journeys utilising SRN will increase. Support location of storage/distribution sites to those will good access to A1(M) or public transport but would have implications for A1(M) and potential for mitigation/physical improvements need to be considered, interested in cumulative impacts of development on SRN.	1157
Land to east of Oakwood Business Park should be identified as site, could provide new business accommodation of type already there to meet demand from SMEs otherwise lack of suitable premises will be deterrent to establishment and future growth.	2610
Lack of employment land in Ripon not addressed, mention of specific economic role for redevelopment of MOD barracks.	1188, 2428
Do not support focus of Harrogate town centre for new office/research floorspace – is there land available to deliver scale/type of floorspace to attract type of businesses seeking.	1543
Should ensure sufficient land in sustainable locations where businesses want to locate – Cardale Park.	1543
Storage & distribution mainly applicable to eastern corridor.	1477
Attractiveness to market key importance to ensure deliverability.	1171, 1671, 2626
Major office/industrial/retail sites should be restricted to out of town sites; within urban areas focus on hospitality, IT and services; opportunity to encourage more specialist niche retailing in town centres.	1679
In rural areas should avoid ribbon development.	1778
Flexibility in supply.	2439, 2626
Should make use of brownfield sites, land of low environmental value.	1411, 1859, 1915, 2457
Should provide enabling and positive context to support new employment in all parts of district including rural area: slavish adherence to settlement hierarchy not likely to be particularly helpful – NPPF does not include geographic constraint. Lack of available employment space in proximity to housing that attracts/retains entrepreneurial people represents economic constraint – plan should enable employment space provision alongside or as part of housing development in rural areas.	856

## Key Issues: Issues and Options Consultation July - August 2015 4

Location of New Employment Land	
Point	Comment ID
Concern relying on land coming forward in Harrogate and Boroughbridge could lead to under delivery, should be considered in range of locations.	2050

Table 4.39 Location of New Employment Land

### Factors Determining Location of Employment Land

**4.73** When asked to rank the factors that might influence the location of employment land the potential re-use of brownfield land was mentioned most often followed by: access to public transport network, proximity to SRN, extending existing employment sites, relationship to settlements, opportunity to provide additional rail access, ability to accommodate at least 1ha of employment land.

**4.74** Other factors mentioned included: proximity to residential areas, availability of IT and utilities, impacts on natural and historic environment.

Factors Determining Location	
Point	Comment ID
When asked to rank factors that would influence location of employment land potential to re-use brownfield land was mentioned most often followed by: access to public transport network, proximity to SRN, extending existing employment sites, relationship to settlements, opportunity to provide additional rail access, ability to accommodate at least 1ha of employment land.	
Other factors: proximity to residential areas, IT, utilities, impacts on natural & historic environment.	1202, 2050, 2401

Table 4.40 Factors Determining Location

### Additional Points

**4.75** Respondents raised a number of other points including that the contribution made to the local economy by house building should be recognised; the Plan should not adopt a restrictive stance towards the protection of employment land; there should be a recognition of the connection between economic activity and housing and the constraint unaffordable housing can have on social mobility and access to employment; in rural areas the importance of fast broadband; there should be reference to the Harrogate Town Centre Masterplan.

Additional Points	
Point	Comment ID
Downsizing of Menwith Hill reducing income locally.	21
Company conferencing reducing due to economic climate so unsure reliance on Harrogate as conference centre is wise.	21
Small independent businesses within Harrogate centre and local area failing, may need to review how support including business rates.	21
Science park to attract high-tech industries.	343

## 4 Key Issues: Issues and Options Consultation July - August 2015

Additional Points	
Point	Comment ID
Is there mismatch between jobs/skills and housing: commute out for higher paid jobs/commute in for lower paid jobs; recognition of connection between economic activity and housing and constraint unaffordable housing can have on social mobility and access to employment.	85, 2624
In promoting alternative economic activity in rural areas, importance of good transport infrastructure and <i>fast broadband cannot be over-emphasised</i> .	131, 306, 514, 576
Too many businesses being lost to COU to houses.	309
Plan should take on board implications of fracking in district.	780
Contribution made by housing construction to economy should be recognised.	1575, 1779, 1963, 2149, 2176, 2193, 2215, 2295, 2363, 2684, 2697,
Should not adopt restrictive stance in criteria based policy towards protection of employment land, vacant/under-utilised sites should not be protected for protracted period when no realistic prospect of future employment use.	1829, 2439
Agree Harrogate should retain present status.	1489
Reference should be made to congestion in Harrogate as inhibitor of local economic growth and Town Centre Masterplan.	1748
Opportunity to create strategic design led employment sites should be taken, in turn lead to prosperity of small employment sites around the district where extensions should be allowed when physical development limits can be set.	2485
Need better control over conversion of farm buildings to diversified uses.	1478

Table 4.41 Additional Points

## Housing Need

### Housing Need Figure

- 4.76** There were a significant number of responses to the question of whether the housing need figure was appropriate.

#### General

- 4.77** A few respondents commented that they felt the consultation document did not adequately explain why so many homes were needed.
- 4.78** Several respondents made general comments about the level of growth proposed. These included: as the housing targets are not set by central government there is no external driver for the level of housing provision being planned; figure is high because uses national factors which do not reflect local circumstances; believe figure to be exaggerated, if there was a high demand for housing builders would be building out sites not sitting on them and vacant properties and those on the market should be utilised before any new house building; there is not the level of infrastructure/services/employment to support an increased population; any housing should be for local people not commuters; and priority should be given to maximising affordability and sustainability of housing.

## Key Issues: Issues and Options Consultation July - August 2015 4

**4.79** A number of respondents made comments about the housing supply figures set out in the consultation document (paragraphs 4.6 to 4.8). In particular it was queried whether all the sites with planning permission were likely to come forward, that the non-completion rate should be underpinned by evidence, that a conservative approach to windfalls should be taken and that a minimum 20% buffer should be provided for. One respondent also expressed the view that the Plan was not being positively prepared as it was only seeking to allocate land for less than 50% of the identified housing requirement.

### Housing Figure

**4.80** A number of respondents considered that the Plan should be sufficiently flexible and that the housing requirement figure should be presented as a minimum rather than a maximum figure to be met. Related to this, respondents emphasised that there should be an over allocation of land in order to ensure supply and to enable the Plan to respond positively to change with sites being identified on the basis of realistic assumptions about their availability, suitability and deliverability.

**4.81** Several respondents, however, believed that the housing requirement figure was not high enough to deliver the full Objectively Assessed Need (OAN) and should be increased closer to the 2008 household projections to reflect housing need.

### Strategic Housing Market Assessment (SHMA) Methodology

**4.82** A number of respondents raised the issue of alternative models to that used in the SHMA and that these suggested a housing requirement in excess of 800 dwellings per annum (dpa). Specific issues in respect of how certain factors had been dealt with by the SHMA were also raised, including:

- SHMA base date is inconsistent with that of the SNPP, needs to be clarified how unmet needs during this period have been dealt with.
- Unclear whether housing figure is net or gross.
- As SHMA does not benefit from the 2012 based household projection (and impact long period of under delivery has had on household formation rates) underestimates demographic need.
- Unclear what the shortfall in supply figure is, how it has been calculated or applied.
- Does not take account of other factors such as 10 year migration trend, latest mid-year estimates.
- Market signals should be reviewed.
- 621 dwellings unlikely to provide 200 jobs per annum, other economic models should be used to corroborate data from REM to ensure the projections are robustly quantified. Economic activity rate assumptions are unrealistic.

### Housing Market Area

**4.83** Three responses raised the issue of the HMA used. Two respondents felt that it was reasonable for this to be based on the district alone as it was relatively self-contained although as part of the district falls within the York HMA and TWA, there was the potential for some of the City of York's OAN to be accommodated. However, another respondent felt there was no evidence to justify the HMA being confined to the administrative boundary, highlighting that the 2011 SHMA extended to 16 sub areas.

## 4 Key Issues: Issues and Options Consultation July - August 2015

### Affordable Housing

- 4.84** A number of respondents considered that it was unrealistic that 88 dpa would address the affordable housing pressure in the district, given that this was well below the assessed figure of 339 households per year requiring support to meet their housing needs: it was considered that there should be an upward adjustment to address affordable housing need.
- 4.85** A few respondents mentioned the role of the private sector in delivering affordable housing for the foreseeable future and that this should be acknowledged. One respondent highlighted a recent High Court case where relying on the private rented sector to effectively provide affordable housing had been found flawed and that relying on it would be 'policy on' and not appropriate for calculating the OAN.

### Windfalls

- 4.86** A few respondents commented on the role of windfalls in the housing supply calculation. One respondent cautioned against reliance on past trends as these were from a period when there was no up to date local plan and several others felt that the supply from windfalls should be treated as an additional flexible supply.

### Affordable Housing Target

- 4.87** There were mixed views as to whether the Plan should set a specific annual target.
- 4.88** A number of respondents thought that this was not appropriate as delivery would vary from year to year influenced by a range of factors including site availability, planning status of sites, viability or that it was unnecessary as it was already provided within the assessment of overall housing need. If needed it was suggested that such a target could be included as part of the monitoring framework for the Plan.
- 4.89** Several other respondents commented that the Plan should set out a site threshold on which affordable housing would be negotiated with an affordable housing requirement expressed as a percentage of all housing to be provided on site subject to viability/deliverability and, in rural areas, evidence of local need.
- 4.90** A few respondents commented on the role of HBC in delivering affordable housing and that as the rate at which sites were developed was not under their control, any target would be difficult to achieve unless the council became a housing provider.

### Constraints

- 4.91** There were mixed views about identifying constraints and whether it was appropriate they were applied to the OAN. Several respondents expressed the view that the housing target for the Plan should be based on an unconstrained OAN and there would need to be sound reasons for reducing the housing requirement.
- 4.92** One respondent considered that none of the factors listed were absolute constraints to development with, for example, Green Belt being a policy rather than environmental constraint and several others expressed the view that the factors (other than affordable housing which may impact on the housing requirement figure as it should form part of it) were in fact delivery constraints which should be weighed up as part of the identification of an appropriate growth strategy/allocation of sites, which may vary on a site by site basis.

## Key Issues: Issues and Options Consultation July - August 2015 4

- 4.93** Several respondents considered that only environmental constraints should be given any weight, with this limited to physical constraints (flood risk, land quality) and national designations such as AONB and heritage assets. A number of others felt that the focus should be on opportunities such as revitalisation of services, economic growth and infrastructure provision.
- 4.94** When asked to preference rank the factors infrastructure capacity was ranked the most often followed by environmental constraints, increasing the supply of affordable housing, viability, land supply issues and deliverability.
- 4.95** Other factors respondents mentioned that should be considered included: capacity of public funded agencies, sustainable travel to work patterns, location of employment, heritage impacts and a broader range of infrastructure such as education, health, Green Infrastructure.

### Housing Need: responses by number

Housing Need Comments	
Point	Comment ID
<b>General</b>	
Not level of infrastructure/services/employment to support increased population.	13, 230, 638, 2159, 2174
Housing should be for local people not commuters.	246
If there was high demand for housing, builders would be building out sites with planning permission, not sitting on them.	260
Simpler explanation would help understanding of why so many homes needed.	133, 414, 623, 1642
Shortfall in housing generates pressure on existing housing stock (increased prices, less affordability, out migration) which is not sustainable.	2364
Sufficient priority should be given to maximising affordability and sustainability.	897
Believe figure to be exaggerated – plentiful supply of housing (number of vacant properties and on market) to meet large proportion of housing need that should be utilised before new building.	930, 2174
Population does not support wholesale development, not great demand for housing in villages or AONB – number of houses currently for sale.	2459
Targets for housing expansion not set by central government, therefore, no external driver for degree of housing proposed and question reasons for this.	2387
Housing figures should be subject to continuing process of review to allow updating.	2524, 2530, 2539
Do not understand Government's requirement for new housing.	2110
Does not adequately explain why such significant reduction in housing needs since previous SHMA.	1818, 1824
Feel figure is high since uses national figures which do not reflect living in areas of poor infrastructure.	1481
Plan should be sufficiently flexible to respond positively to changes; sites should be identified on basis of realistic assumptions about availability, suitability, deliverability. May involve assessing sites not previously considered or discounted.	2314



## 4 Key Issues: Issues and Options Consultation July - August 2015

Housing Need Comments	
Point	Comment ID
<b>General</b>	
Estimates in table very precise, should be rounded.	667
Low unemployment rate so little need to provide more employment as would simply lead to demand for more housing.	804
<b>Housing Number</b>	
Unsure whether realistic or not.	374
Plan should seek to over allocate land to ensure adequate supply of land, otherwise will compromise vision that increased supply of market housing enabled significant proportion to be available as affordable housing.	1573
Plan should have flexibility, housing land requirement should be presented as minimum rather than maximum.	1306, 1534, 1587, 2486, 2525, 2531, 2540, 2599, 2611, 2636
Figure not high enough to deliver number of homes required, existing policy constraints and under supply not considered, should be increased closer to 2008 household projections to reflect housing need especially when will be reduced by applying listed constraints.	1461, 1665, 2516, 2561, 2668, 2710
Not ambitious enough and will not fully meet OAN, need to clearly set out and justify housing trajectory that boosts supply early in plan period.	1787
Not clear how OAN figure been interpreted against para 14 of NPPF.	2540
Annual total should vary over lifetime of Plan.	1462
<b>SHMA</b>	
Aware alternative models to those used by GL Hearn suggest requirement in excess of 800 dwellings – support this.	1616, 1632, 1783, 1725, 2151, 2177, 2194, 2216
Disagree with way in which certain factors have been dealt with in assessment.	2611
Disagree with figures suggested. District has under provided over long period, which will have had massive impact on household formation rates in 2012 SNP, need to undertake separate exercise to investigate suppressed household formation and adjust appropriately housing requirement	1609, 2282, 2364
Figure will not be sufficient to meet full housing needs over plan period. Areas which require analysis and clarification: <ul style="list-style-type: none"> <li>• Is housing figure net or gross</li> <li>• Does not benefit from the 2012 based household projections so underestimates the demographic need</li> <li>• Not clear what shortfall figure is, how calculated or applied. How has previous shortfall been taken into account, if based on suppressed housing market needs to be increased</li> <li>• Other factors to taken into account – 10 year migration trend, latest mid-year estimates</li> <li>• Market signals should be reviewed and revision upwards to boost housing supply as required by NPPF</li> </ul>	1609, 1784, 1965, 2054, 2208, 2282, 2296, 2685, 2698



## Key Issues: Issues and Options Consultation July - August 2015 4

Housing Need Comments	
Point	Comment ID
<b>General</b>	
SHMA base date inconsistent with SNPP, unclear how unmet needs during this period have been dealt with needs clarification.	1609, 2208
<p><b>Economic</b></p> <p>621 dwellings unlikely to provide 200 jobs per annum, housing requirement figure increased to support FT job growth projections in ELR – need to demonstrate align to be PPG compliant; other economic models should be used to corroborate data from REM to ensure projections more robustly quantified; should ‘policy on’ approach be taken as desire to consolidate position as key drive of NY economy at odds with REM data.</p>	1609, 2208
Why have separate figure for economic growth – implies growth not required by natural growth in population.	1434
SHMA underestimates likely growth potential of Harrogate, economic activity rates so high not plausible and unrealistic.	1784, 1785
<p><b>HMA</b></p> <p>Agree reasonable to assess in isolation as relatively self-contained.</p>	2208
Agree planning for future provision should be within the District, enable potential for some of CYC OAN to be accommodated as part of district falls within Yorks HMA and TWA.	2402
No evidence Harrogate forms singular HMA confined to administrative boundary. 2011 SHMA extended to 16 sub areas.	2443
<b>Duty to Cooperate</b>	
Need to ensure growth requirements and aspirations of neighbouring districts taken into account: liaison with York over new settlement in east of district.	394
<b>Windfalls</b>	
Reliance on past trends from period when speculative permissions gained in absence of up to date plan could undermine delivery of sustainable strategy.	394
Should not be relied on as contributing to housing requirement, should be treated as additional flexible supply.	1534, 2599, 2636
<b>Affordable Housing</b>	
Need for more housing should be focused on affordability.	1083
Should be directed to locations where proven need.	1775
Question affordable homes delivery, figure likely to be well below assessed figure of 339 households requiring support – will overall figure need to be increased or proportion of affordable increased.	414, 1138, 1785, 1818, 1824, 2282
Unrealistic 88 homes per year will address affordable housing pressure.	1461, 1818, 1824, 2054, 2364

## 4 Key Issues: Issues and Options Consultation July - August 2015

Housing Need Comments	
Point	Comment ID
<b>General</b>	
Relying on private sector to provide affordable housing found flawed in High Court, would be 'policy on' and not appropriate for calculating OAN.	2054
Plan should acknowledge that private sector will be principle method of delivering affordable housing.	2599, 2636
No upward adjustment to address affordable need despite shortfall being identified over plan period.	1461, 1784, 2611, 2685, 2698
Should review affordable housing delivery on annual basis and put in place strategies to ensure delivery.	1589, 1617
<b>Constraints</b>	
Endorse identification of environmental constraints. Need to ensure heritage assets are appropriately conserved and amount of development capable of being accommodated without harm.	667

Table 4.42 Housing Need Comments

### Ranking and Issues to Consider

Ranking and Issues to Consider	
Point	Comment ID
<b>Why should not be ranked/considered</b>	
Not appropriate to set out list of considerations and then rank them as will vary on site by site basis. Also, difference between policy constraints and technical constraints – identify to what extent these can be overcome and cost of doing so in economic/environmental terms.	2599, 2636
Focuses on constraints rather than opportunities e.g. economic growth, revitalisation of services, infrastructure provision.	1626, 1974, 2231, 2297
Not considered appropriate/necessary to rank as strategy and site allocations need to be identified having weighed up all these factors as part of supporting evidence.	1590, 1619, 1729
Only environmental constraints should be considered and given any weight, limited to physical constraints e.g. flood risk, topography, land quality plus AONB, NP, heritage assets.	2518, 2563, 2670, 2711
These are delivery constraints. Only factor that might impact on housing target is affordable housing as should form part of requirement figure.	1497, 1619, 1634, 1667
Housing target should be based on unconstrained OAN, object that should be adjusted downwards to take account of identified constraints, which should be considered against advice in NPPF.	1883, 2686
No way of differentiating importance of environmental constraints or deliverability. Full housing need could be met without recourse to AONB, GB.	1147
None of factors are absolute constraints to development, GB is policy rather than environmental constraint.	2283

## Key Issues: Issues and Options Consultation July - August 2015 4

Ranking and Issues to Consider	
Point	Comment ID
<b>Why should not be ranked/considered</b>	
Need to provide sound reasons for reducing housing requirement, may include co-operation with neighbouring authorities but as many are at advanced stage likely HBC will need to plan for whole housing requirement within boundary.	2231
<b>Things to be ranked/considered</b>	
Infrastructure capacity, particularly road/transport, could be constraint to delivery and phasing of sites to meet annual housing target.	1180
Affordable housing for young people.	1817, 2365
Capacity of public funded agencies.	1577, 1756
Backlog of housing need.	2365
Sustainable travel to work pattern.	2365
Reducing house price growth.	2365
Location of employment should be decided first.	1506
Broader range of infrastructure to also include education, health, GI, flood risk management.	1677, 2404
Flood risk/zones.	2404
Green Belt not as significant constraint as other sensitive locations such as AONB. District has many sustainable locations for growth not constrained by GB.	1786, 2152, 2178, 2195, 2217
Environmental constraints should also include setting given agreed buffer zone for WHS. Indirect impacts may also need to be considered.	1203

Table 4.43 Ranking and Issues to Consider

**Affordable Housing Target**

Affordable Housing Target	
Point	Comment ID
<b>General</b>	
Affordable housing target not appropriate as delivery will vary year by year , influenced by range of factors (site availability, planning status, viability), may wish to include target in monitoring section, not help secure additional units if target not met.	1785, 1965, 2230, 2296, 2517, 2562, 2669
Specific annual target unnecessary as provided for within assessment of housing need.	2486
Annual target not appropriate, should be expressed as % of all housing provided subject to viability and deliverability assessment on site by site basis.	1461
Should identify requirement that provides targets and thresholds for negotiation. Overall target must take into account evidence on development viability, standards etc.	1618, 1965, 2296

## 4 Key Issues: Issues and Options Consultation July - August 2015

Affordable Housing Target	
Point	Comment ID
Should set minimum level for delivery of affordable housing and measures to encourage delivery.	2636, 2599
As HBC does not directly provide, cannot directly contribute to attainment of any target set, rate sites developed not under their control.	1591, 1754
Specific target difficult to achieve unless LPA willing to make up shortfall not provided by open market.	1435
Could include annual monitoring and target information in housing trajectory.	1674
Number of affordable houses should vary depending on local circumstances, determined by need and qualification of those on housing list.	1462, 2159

Table 4.44 Affordable Housing Target

### Housing Needs of Specific Groups

- 4.96** A mix of views was expressed in response to this issue, with some respondents commenting on the impact of the Right to Buy on the availability of suitable accommodation and that the council should become a housing provider. Conversely, comment was made that there appeared to be a lot of private accommodation being built which would address this need.
- 4.97** Comment was made by a number of respondents that the figure set out in the SHMA for the number of specialist units required over the plan period seemed low given demographic and societal trends. A few respondents felt that there should be further assessment of the need for specialist accommodation beyond that provided by the SHMA and that this should be undertaken in conjunction with the health and social care sector, specialist housing providers and the voluntary sector. One respondent referred to the use of a toolkit to plan proactively for the development of specialist housing for the elderly.
- 4.98** A number of respondents considered that it would be inappropriate to have a policy covering all groups because of their differing needs. Although it was suggested that specific sites could be allocated to provide for particular needs, there was some concern that these should not become 'ghettos'. It was felt that there might be the potential to include specific provision as part of larger developments: this was felt particularly appropriate in rural areas as it would enable local people to remain in their community rather than forcing them out when they reached a certain age. Likewise, it was suggested that housing developments should provide a mix of house types with housing being designed flexibly so that it could be adapted to meet changing lifestyles over time.
- 4.99** Whether sites were allocated or not, respondents were clear that the provision of specialist housing, particularly for older groups, should be close to amenities/services etc. with provision for medical and social care facilities.
- 4.100** One respondent suggested that in addition to those groups mentioned in the consultation document there may also be a need to consider younger person's housing needs in light of the welfare reforms: they will be a significant part of the workforce but are likely to be able to only afford smaller homes.

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**4.101** The point was made by several respondents that not all forms of specialist housing will be regarded as a dwelling and count towards the supply chain.

Housing Needs of Specific Groups	
Point	Comment ID
<b>General</b>	
With Right to Buy, stock of social housing continues to reduce.	91
Seems to be lot of accommodation already being built which addresses this need.	261
No mention who providers of specialised accommodation will be, consideration should be given to this; appears to be issue of how units managed could use specialist housing association.	416, 503, 1578, 1757
Council should build own houses as not subject to normal market pressures.	473
Larger rural developments should include extra care development to enable people to remain locally and provide additional local employment; every community should be enabled to meet housing needs of people throughout their lifecycle, people should not be forced out of communities when meet certain age, should ensure a mix of types of housing across a development, housing should be designed flexibly so can be adapted to meet alternative housing needs as these change, should not be overly prescriptive in requirements and, if so, impact on viability fully tested.	519, 857, 915, 1791, 1853, 2406, 2600
Assessment of need should be in collaboration with other services such as Health, Social Care, HAs, voluntary groups; needs assessments across the plan period; SHMA provides some indicative information but further analysis needed to support policy.	870, 1644, 1678, 2600, 2637
Trend of people living longer about to change, need to have better understanding of future needs.	2225
Policy covering all groups inappropriate due to differing needs, could have flexible policy including allocation of sites to enable provision of housing for those who want to downsize or specific types of housing product.	1153, 1631, 2242
Should reflect demography of each community.	1245
Not possible to plan for many varied groups, to identify specific land would result in concentration of provision.	1437
Not all forms of specialist housing will be regarded as a dwelling in the supply chain.	1788, 2179, 2153, 2196, 2296, 2488
<b>Younger People</b>	
May also be need to consider younger people's housing needs in light of Welfare Reform, will be significant proportion of district's workforce but likely to be only able afford smaller homes.	2627
<b>Older Groups</b>	
Should use specified toolkit to plan proactively for development of specialist housing.	2112

Table 4.45 Housing Needs of Specific Groups

### Gypsies and Travellers

**4.102** There were few responses to this issue.

**4.103** Of those who responded, the factors to be taken into account were ranked as follows:

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1. Impact on nearest settled community in rural and semi-rural areas
2. = Impact on the natural, archaeological and historic environment including landscape character.
3. = Ability to provide acceptable living standards.
4. Impact on residential amenity.
5. Good access to existing local services.
6. Risk of flooding.

**4.104** Other factors suggested to be considered included access to education and health facilities and that the site was of sufficient size to also include space for suitable access, play spaces, landscaping and equine grazing.

**4.105** However, clarification was sought on whether the assessment had included the needs requirements of Travelling Show people as they should be considered separately and this was not clear from the consultation document.

Gypsies and Travellers	
Point	Comment ID
Factors to be taken into account in ranking order: 1. Impact on nearest settled community in rural and semi-rural areas 2= Impact on the natural, archaeological and historic environment including landscape character 2= Ability to provide acceptable living standards 2= Unknown? 5. Impact on residential amenity 6. Good access to existing local services 7. Risk of flooding	
Clarification sought on whether assessment includes Travelling Showpeople.	2407, 2629
In locating sites, consideration should be given to access to education and health facilities.	2407
Although matter of detail for planning application, pitch/plot size should take account of providing sufficient space for access, play spaces, landscaping, equine grazing.	2407

Gypsies and Travellers

### Role of the Main Urban Areas and Market Towns

**4.106** Less than 2% of respondents commented on the issues to be considered in determining the role of the six main settlements. The majority of comments made were general in nature but there were a few comments made in respect of specific settlements.

### General Comments

**4.107** A number of respondents felt that the reasoning set out in the Core Strategy remained relevant and the higher order facilities provided in these settlements was such they should remain the focus for development.

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- 4.108** However, a number of respondents commented that the availability/capacity of infrastructure/services was a key issue to be considered. In particular it was noted by several respondents that other than Harrogate/Knaresborough rail and bus services between these areas needed to be at least maintained but preferably improved and the extent to which these areas were served by good public transport should partly determine the extent of new housing. Other infrastructure/services noted by respondents included the capacity of schools, health and social care.
- 4.109** Several respondents highlighted that the role of settlements supporting main settlements should be considered particularly where existing infrastructure was already in place and that the focus on main settlements should not be a constraint to smaller settlements taking sustainable development, although there was some concern that this should not lead to the coalescence of settlements.
- 4.110** A few respondents commented that the issues largely focused on constraints rather than opportunities and only covered social/environmental issues. Of equal importance were economic factors/achieving economic growth and improving services by ensuring there was the critical mass of development to serve them.
- 4.111** Other factors mentioned by respondents to be taken into account included: market conditions/viability, accessibility, land availability, traffic issues, affordable housing provision, setting of towns and views of the local community on growth.

### Ripon

- 4.112** One respondent felt that there was little recognition of Ripon's need to grow and play a role as a significant market town within the district. Another respondent commented that the closure of the college and barracks sites had a dramatic effect on the prosperity of the town and development could help the town thrive again.

### Boroughbridge

- 4.113** One respondent felt that the town was a highly sustainable location with the potential for unconstrained growth opportunities. However, another respondent felt that the town had poor connectivity and it was, therefore, questionable for it to provide a focus for development above more accessible settlements.

### Pateley Bridge

- 4.114** One respondent felt that the recently approved planning application at the Mill in Glasshouses and the development potential of the old NYCC depot provided sufficient brownfield land to meet housing requirements in the Pateley Bridge area.
- 4.115** Another respondent commented that the town could be adversely affected by successful development in Ripon and it should, therefore, be identified as a second tier settlement with an emphasis on the development of affordable/social housing (the same comment was made in respect of Masham).

### Other comments

- 4.116** One respondent commented that no consideration had been given to the role of Wetherby where land immediately to the east of the town is within Harrogate district. They felt that this offered the opportunity to deliver housing in a sustainable location which should not be impeded by an administrative boundary.



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Role of the Main Urban Areas and Market Towns: responses by number	
Point	Made By
<b>General</b>	
Development outside of these six areas needs to be controlled: development limits need to be established to prevent nearby smaller settlements being enveloped by development.	93
Rail and bus services between these areas needs to be maintained/improved, except for Harrogate/Knaresborough not well connected, extent these areas served by good public transport should partly determine extent of new housing.	263, 330, 431, 515, 1645, 2613, 2637
Assessment of capacity of schools, health, social care and other public services.	330, 1060, 1645, 2613
Development should be restricted to infill and brownfield sites.	417, 586
Issue of affordable housing in and around market towns not sufficiently addressed.	520
Development where existing infrastructure optimum solution.	545
Need to ensure heritage assets within and around towns appropriately conserved and scale of development can be accommodated without harm to character or setting: need to conserve heritage assets might present challenge to significant growth.	670
Reasoning set out in Core Strategy remains relevant: still provide higher order facilities and levels of connectivity and accessibility by public transport such that should remain focus.	1499, 1621, 1790, 1941, 2613, 2638
Environmental constraints and designations in parts of district should be weighed in balance of meeting development needs and on site by site basis rather than means to exclude all development.	2638
Number of other factors to be taken into account: views of community on growth, market conditions/viability, accessibility, land availability, traffic issues, affordable housing , setting of towns	1211, 1547, 1635, 2639
Issues largely focus on constraints rather than opportunities and only cover social/environmental issues, of equal importance are economic factors/achieving economic growth, improving services by ensuring critical mass of development to serve.	1790, 2243
Role of settlements supporting main settlements should be considered and where existing infrastructure already in place.	1952, 2302
Focus on six settlements should not place undue constraints on smaller settlements taking sustainable development.	858, 1247, 1941
Clarification sought on what is meant by 'infrastructure consideration' and 'environmental constraint and opportunity'.	2613
Not appropriate to continue to focus growth on main settlements as scale likely to be constrained by GB, highway capacity – necessitate significant extensions to smaller settlements and/or new settlement.	2059
<b>Ripon</b>	
Closure of college and barracks had dramatic effect on prosperity of Ripon and its shops, development could help it thrive again.	23
Little recognition of Ripon's need to grow and play role as significant market town within district.	2430



## Key Issues: Issues and Options Consultation July - August 2015 4

Role of the Main Urban Areas and Market Towns: responses by number	
Point	Made By
<b>Flaxby</b>	
Opportunity for new settlement should be taken.	42, 515, 816, 1672
<b>Boroughbridge</b>	
Boroughbridge, Masham and Pateley Bridge have poor connectivity, questionable for Boroughbridge to provide focus for development above more accessible settlements.	1178
Should be tier two settlement as highly sustainable with unconstrained growth opportunities.	1792
<b>Masham/Pateley Bridge</b>	
Recently approved application at the Mill in Glasshouses and potential on old NYCC depot should provide sufficient brownfield land to meet housing requirements in Pateley Bridge area.	1816
Both could be adversely affected by successful development in Ripon, should be given second tier status with emphasis on affordable/social housing.	1509
<b>Wetherby</b>	
No consideration given to role of Wetherby where land immediately to east lies in Harrogate – potential to deliver housing in sustainable location should not be impeded by administrative boundary, should be discussed as cross boundary issue.	1732

Table 4.46 Role of the Main Urban Areas and Market Towns

## The Role of Villages

### Important Services

4.117 Respondents were asked to identify from a number of identified services which they thought important for a village to contain and which they would use on a daily basis. As there were very few responses (for each identified service less than 2% of all respondents) it is difficult to give the responses a significant degree of weight or indeed draw any conclusions from it.

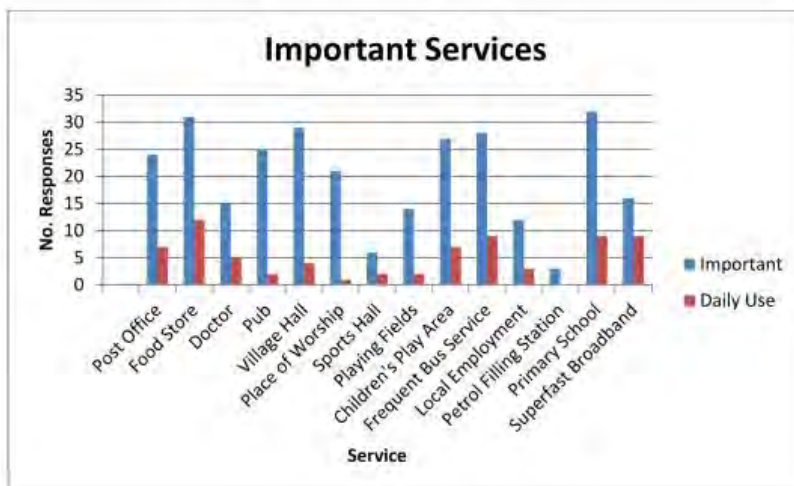


Figure 4.1 Important Services

## 4 Key Issues: Issues and Options Consultation July - August 2015

- 4.118** One respondent highlighted that responses should be treated with caution, as there was the potential for the question to elicit a 'wish list' without regard to cost.
- 4.119** Several respondents commented on the importance or otherwise of certain services in identifying the role of villages: accessibility was a key issue with those settlements having good access to transport links being seen as more appropriate than those less well connected.
- 4.120** Several respondents commented that it was not important for villages to have a fixed list of services but having two or three of the services identified was enough to create a sense of community. A few respondents highlighted that whilst a range of services was important to ensure a village was sustainable, if it lacked these consideration should be given to development that may deliver a critical mass to ensure a service/business was viable, particularly public transport.

Role of Villages: Important Services	
Point	Comment ID
Bus stop also identified as being important service.	2519, 2564, 2671
May be ability for new development to improve village services/facilities particularly access to public transport.	1922
Responses should be treated with caution, as may elicit 'wish list' without regard to costs.	841
Range of services are important to ensure village is sustainable, but if lacks these consideration should be given to development that may deliver critical mass to ensure new business is viable.	2245
Villages capable of sustaining levels of growth should be defined with reference to accessibility to services and community facilities: those with good access to key transport links more appropriate than those less well connected.	2316

Table 4.47 Role of Villages: Important Services

### Village Clusters

- 4.121** Of the 40 respondents (less than 2%) who answered the question as to whether identifying clusters of villages could represent a sustainable approach to new housing in rural areas, the majority (31) thought that it could.
- 4.122** Several suggestions were put forward as to how clusters could be defined. These included:
- Linking larger sustainable villages to smaller less sustainable villages.
  - Accessibility to facilities in other villages by public transport, cycle or on foot (the majority of respondents highlighted this).
  - By distance (various distances suggested from one to eight miles).
- 4.123** One respondent pointed out that some village clusters may cross district boundaries mentioning North Stainley/West Tanfield.
- 4.124** A few respondents had reservations about the idea of village clusters being concerned over the potential for coalescence and that this would prevent growth amongst other villages in the district if not clustered. Two respondents felt that villages were often not well located to each other to facilitate clustering and in reality offered limited services.

## Key Issues: Issues and Options Consultation July - August 2015 4

## How Should Clusters be Defined?

Role of Villages: How Should Clusters be Defined?	
Point	Comment ID
Larger sustainable villages linked to smaller less sustainable villages.	94
If people can get to facilities in other villages by public transport, foot or cycle.	264, 880, 1395, 1683, 1688, 2409, 2783, 2797
Based on current sharing of facilities, proximity to public transport.	1683, 2745
Approach supported by para 54 NPPF.	2601, 2640
Several adjacent villages which between them can offer all essential services.	684, 1439, 1633, 2528, 2774
Some clusters may cross district boundaries e.g. North Stainley/West Tanfield.	1646, 2640
Certain distance: <ul style="list-style-type: none"> <li>● 8 miles</li> <li>● 1 or 2 miles</li> <li>● 3 miles</li> </ul>	94 2816 1248, 2819
Dependant on scale of villages and services support: could be within cluster of settlements or higher order settlements located in relatively close proximity to them.	2244
Not important for villages to have fixed list of services but to have some out of a wider list, 2 or 3 of services identified as important enough to create sense of community.	2519, 2564, 2671, 2712

Table 4.48 How Should Clusters be Defined?

## Housing in Villages

- 4.125** Of the 55 respondents (2%) who answered the question whether there should be some small scale housing in villages, the majority (52) thought there should.
- 4.126** However, there were mixed views expressed in specific comments made to this question. A number of respondents felt that housing should be directed to those settlements with a higher level of services as there would be an inevitable increase in car usage from smaller settlements where there was a narrower range of services. Several respondents also made the point that new housing development in settlements with little or no infrastructure would place those reliant on public transport at a disadvantage.
- 4.127** Respondents who supported the principle of housing development qualified this by suggesting the scale of development should be limited to infill plots or a percentage increase in housing numbers based on the existing size of the village.
- 4.128** The majority of respondents felt that a mix of housing should be provided but there was no consensus on whether the split between the mix of housing provided should be in favour of more affordable than market housing.

## 4 Key Issues: Issues and Options Consultation July - August 2015

### Housing Need Other Issues: responses by number

Housing Need: Other Issues	
Point	Comment ID
New housing should be restricted to brownfield and greenfield sites.	455
Housing requirement not unreasonable but it is unreasonable to site majority of houses in few sites that have far greater impact than sensible.	2305
Existing traffic issues should be resolved first before additional housing put in place.	501
Need to know numbers for individual villages.	543
Need to provide supply of housing in sustainable and accessible locations to support young population and college's future viability.	1316
Should prioritise re-use of empty buildings and disincentive owning empty property.	955
Issues regarding existing supply: <ul style="list-style-type: none"> <li>• Will all permissions come forward</li> <li>• Non-completion discount should be underpinned by evidence</li> <li>• Should take conservative approach to windfalls</li> <li>• Minimum 20% buffer should be planned for</li> </ul>	1626, 2231
Preparation of City of Ripon Plan takes approach that should be able to accommodate growth level in all options within parish boundary.	1191
Welcome adopted Plan with deliverable sites, NYCC keen to assist from infrastructure perspective.	1750
Development should be proportionate to existing scale of parish.	2344
Concerned that as only seeking to allocate land for less than 50% of housing requirement, plan is not being prepared positively. Believe possible to identify specific developable sites over 15 year period.	2231

Table 4.49 Housing Need: Other Issues

### Growth Options

- 4.129** The response to all options largely fell into two categories: those from residents or other groups who did not wish to see development either in a particular part of the borough, or more specifically a particular town or village, and those who were promoting a particular location or site for development who supported those options which would best meet their aim of securing development of their site.
- 4.130** Under each option, there were a number of places respondents suggested as being either particularly appropriate or inappropriate for development, led either by a desire to promote a particular site (landowners, developers and their agents suggesting appropriate locations) or by a desire to prevent development in a particular place (local residents).

## Key Issues: Issues and Options Consultation July - August 2015 4

- 4.131** Some respondents suggested that not one option provided the ideal solution to meeting development needs over the Plan period and there should be a combination of several options. Option 5 was seen by many as providing a longer term solution to the housing requirements of the borough beyond the Plan period with another option being pursued in the short-medium term.
- 4.132** For each Option a summary of the main points raised in the responses is set out under key headings.

### Option 1: Focus growth in the main urban areas



Map 4.1 Growth Option 1

#### General

- 4.133** Comments were broadly split between those who supported this option and those who opposed it. A number of respondents give qualified support subject to clarification on a number of points of how it would be implemented or put forward suggestions for how the approach could be refined.
- 4.134** Among positive comments about this option were that it was the best option for delivering balanced and sustainable growth across the district, it would build on the success of the current Core Strategy approach reflecting development needs that have emerged and would enable all settlements to play a role in delivering growth.
- 4.135** Conversely, a number of responses felt that this Option was unlikely to deliver the scale of growth required over the Plan period and relied on a settlement hierarchy that had been devised for a housing requirement that was now outdated and high levels of growth were proposed in areas that were constrained by Green Belt or environmental considerations.
- 4.136** Several respondents suggested that the balance of growth between the settlements should be re-distributed. The majority of respondents who raised this point considered that too much growth was allocated to Harrogate and the other market towns and questioned whether this could be accommodated or indeed whether it was achievable in economic or market terms. There was concern that the option did not reflect that the market towns are not comparable and should not be considered together.

## 4 Key Issues: Issues and Options Consultation July - August 2015

- 4.137** Whilst a few respondents questioned how the percentage of housing to be provided in villages had been arrived at, considering it to be too high, several respondents specifically thought smaller settlements, where growth had not been promoted in the Core Strategy, should be allocated a sufficient level of development to enable them to provide for the housing needs of the local community and ensure both the settlement and the rural areas they support were sustainable in the long term.

### Infrastructure/Services

- 4.138** Some responses were concerned this option would create infrastructure and traffic problems but the majority of responses to this Option supported it on the basis that infrastructure and facilities needed to support growth were accessible within existing urban areas and their use could be maximised. Several responses commented that there would be a need for new infrastructure and employment to support the new housing proposed but by focussing development in certain locations it provided the critical mass of development to ensure infrastructure improvements were viable and deliverable.

### Economic

- 4.139** Several respondents considered that this Option was more likely to achieve the Plan Objective of promoting economic growth within the borough, and specifically Harrogate, rather than encouraging out commuting.

### Environmental

- 4.140** There was some concern that the impacts of the amount of development proposed by the Plan had not been fully explored and would destroy the nature of the borough's settlements. However, a few respondents suggested that this option would allow for the character of rural villages and the AONB to be retained and protected.

### Housing

- 4.141** Suggested that would provide opportunity to identify a variety of sites that would provide a greater choice of housing, although one respondent suggested there should be a greater emphasis on low cost housing which called for co-ordinated efforts between council departments to achieve this.

### Settlement/Site Specific Issues

- 4.142** A number of respondents made comments in relation to particular settlements or sites:
- Askwith – one respondent supported some future growth being identified.
  - Boroughbridge – several respondents felt that the town was a sustainable location without constraint and the capacity to growth: as such it should be identified as a tier two settlement.
  - Flaxby – two respondents commented that this would be a sensible location for development if required outside of the urban areas due to its good transport links and the opportunity to develop new rail station.
  - Follifoot – one respondent suggested this location as a suitable location for growth.
  - Green Hammerton – one respondent commented that there was already significant development under construction and local services were under pressure.
  - Harrogate - there was no consensus in the few comments specifically made: one respondent raised the issue of the potential for coalescence with surrounding



## Key Issues: Issues and Options Consultation July - August 2015 4

- villages and whilst two respondents suggested any development should be to the east/south of the town one suggested it should be to the west/northwest.
- Kirby Hill – if the preferred approach was to extend an existing settlement then several respondents suggested this as a suitable location.
  - Knaresborough – the proximity of Hay-a-Park SSSI was raised and that consideration of strategic solutions to deliver avoidance and/or mitigation measures may be required (this comment was made to all five options).
  - Masham – whilst one respondent felt that Masham should be allowed to grow so that its economic and social hub role could be supported another felt that the available infrastructure was unable to support any more housing.
  - Ripon – there were a mix of views expressed as to the need/level of appropriate growth. Comment was made that the commercial centre would benefit from the economic boost additional development could provide. One respondent suggested the city was particularly constrained and there was a need to undertake a capacity study to establish the quantum of development that could be accommodated. Mention was made to the impact any large housing development to the west of Ripon could have on the WHS and its setting and another respondent felt there was sufficient development opportunities from the re-use of the military estate and other brownfield sites that development beyond the parish boundary was unnecessary.
  - Summerbridge – one respondent felt the village had limited infrastructure or the capacity to support other than limited development within the settlement boundary and also raised the issue of impacts development might have on the AONB.

### Growth Options: responses by number

#### Option 1: Key Points - Support

Point	Comment ID
<b>General</b>	
Best option for balanced and sustainable growth.	95, 192, 710, 1075, 1173, 1307, 1348, 1361, 1689, 1730, 2134, 2614
Builds on success of current policy and reflects pattern of development needs/transport requirements that have emerged.	360, 1173, 1793
3 towns should be focus but percentage reduced to enable development to be directed to villages.	25
Smaller settlements should be allocated level of development for sustainable, long term growth.	25, 70, 95, 1582, 1592, 1863, 1927, 2614,
Harrogate needs to grow to help sustain young population.	1317
Core Strategy did not promote growth into smaller settlements, facilitating stagnation of rural areas and facilities they support: given higher housing requirement larger proportion and quantum of distribution is to smaller settlements.	2603, 2641
Enables all settlements to play role in delivering sustainable development: policies restricting development or preventing expansion of settlements should be avoided.	121
Use of brownfield sites in 3 towns and other larger settlements should be prioritised.	66,70, 232, 294, 756, 1328

## 4 Key Issues: Issues and Options Consultation July - August 2015

Point	Comment ID
<b>General</b>	
<b>Housing</b>	
Identifying variety of sites will provide greater housing choice.	25
<b>Infrastructure</b>	
Infrastructure and facilities needed easily accessible within existing urban areas and use can be maximised.	66, 70, 158, 194, 294, 300, 555, 640, 664, 708, 710, 756, 913, 1075, 1317, 1323, 1356, 1594, 1760, 1793, 1799, 1851, 1861, 1863, 2134, 2369, 2410
New infrastructure and employment would be needed to support growth depending where located.	198, 756, 1396
Provides critical mass of development to ensure infrastructure improvements are viable and deliverable.	1228
<b>Economic</b>	
Most likely to achieve Plan objective of increasing trade and businesses within Harrogate by accommodating workers moving to area rather than encouraging commuting.	224
Promotes employment growth within District rather than out commuting.	294
<b>Environmental</b>	
Allows for character of rural villages, AONB to be retained and protected.	294, 664, 710
<b>Transport</b>	
Would be less commuter traffic from surrounding towns/villages.	708

Table 4.50 Option 1: Key Points - Support

### Option 1: Key Points - Object/Comment

Point	Comment ID
<b>General</b>	
Unlikely can deliver scale of growth required over plan period.	395, 418, 1844, 2060
No explanation of how figure of 21.5% (amount of housing to be provided in villages) has been arrived at, disproportionately high.	589, 1844
Amount of development proposed in villages should be reduced and redistributed around 6 main settlements in order to increase sustainability of proposed site at: <ul style="list-style-type: none"> <li>● Rossett Green</li> <li>● Bogs Lane</li> </ul>	2313, 2324, 2334
Combination of options needed to deliver housing requirements Harrogate needs.	813, 1031
Should consider how development beyond 2035 would be accommodated: should start on Option 5 as long term solution.	418



## Key Issues: Issues and Options Consultation July - August 2015 4

Point	Comment ID
<b>General</b>	
Should be reduction in percentage growth to villages north of Harrogate, particularly Killinghall.	390
Consider that there are more options for distribution of growth then put forward.	849
Does not address needs across the district.	822
Does not use settlement hierarchy fully: balance of growth incorrect. Should be re-balance between huge proportion of growth proposed for Harrogate and market towns. Level of growth currently proposed for Harrogate unlikely to be achievable in economic or market terms.	1500
Need to have more pro-active approach, setting local development limits in consultation with parish councils willing to embrace sustainable development.	815
Should refer to development in and adjoining main urban areas as insufficient sites within settlement boundaries to meet need.	1592
Question whether option is deliverable due to Green Belt constraint.	2410
May harm smaller sustainable settlements by not allowing them to deliver sufficient growth to support local populations need for new housing.	1937, 2689, 2707
Support growth strategy with greater focus on urban areas but should be proportionate distribution of modest development to more sustainable lower order settlements including Hampsthwaite, which has good range of services and can also take advantage of major services in nearby Harrogate.	1854, 1867, 2324
Relies on settlement hierarchy that was devised for housing requirement that is now outdated with high levels of growth in areas constrained by Green Belt, conservation areas, flood risk.	1539
Only limited growth options in Harrogate and Knaresborough and given size of District, would not provide balanced distribution of housing, not properly meeting need for open market or affordable housing.	2289
<b>Infrastructure</b>	
Would create infrastructure problems and traffic congestion.	232, 418, 1228, 1291, 2060, 2232
Without adequate public transport and other infrastructure will exacerbate existing problems.	2306
<b>Environmental</b>	
Amount of development proposed by Plan would destroy existing nature of the settlements.	476, 932, 1291, 1148, 1442, 2060
Too many homes to be accommodated in larger centres.	590
Impacts of such major development have not been fully explored.	2388
Market towns are not comparable and should not be lumped together.	1396
<b>Transport</b>	
Not sensible to locate development to north or west of District as would lead to increased commuting through District by car to Leeds and York.	627

## 4 Key Issues: Issues and Options Consultation July - August 2015

Point	Comment ID
<b>General</b>	
Should recognise role of settlements adjacent to main settlements with existing public transport e.g. Pannal.	1976
<b>Housing</b>	
There should be proportionate development across the District, with provision for local people to downsize without having to move away from family/friends.	1323
Greater emphasis on low cost housing and co-ordinated efforts between Council departments to achieve this.	815

Table 4.51 Option 1: Key Points - Object/Comment

### Option 1: Settlement Specific Comments

Point	Comment ID
<b>Askwith</b>	
Support identification for some future growth.	25
<b>Summerbridge</b>	
Limited infrastructure to support expansion, congestion, limited public transport. Should not comprise character of AONB.	70
<b>Masham</b>	
Should retain status as key market town and be allowed to grow to continue to support economic and social hub role.	121
Do not feel could support more housing – infrastructure at full capacity.	200
<b>Flaxby</b>	
Would have excellent transport links with creation of new rail station, not too far from Harrogate or Knaresborough.	169
If development outside urban areas needed, site at Flaxby only one that makes sense.	815
<b>Harrogate</b>	
Development should be aimed towards north/east/south sectors as these give best transport facilities.	553, 1013
Extensive development outside of present development limits should be confined to any areas released by review of Green Belt: no intrusion into Special Landscape Areas to west of Harrogate.	1594, 1760
Would cause coalescence of Harrogate with immediately surrounding villages.	2447
Potential for growth west and north west of Harrogate.	1863
<b>Ripon</b>	
Given prospective reuse of military estate and availability of other brownfield land and premises no need to go beyond Parish boundary to meet foreseeable needs.	849
Commercial centre could do with boost which additional development could provide.	1356

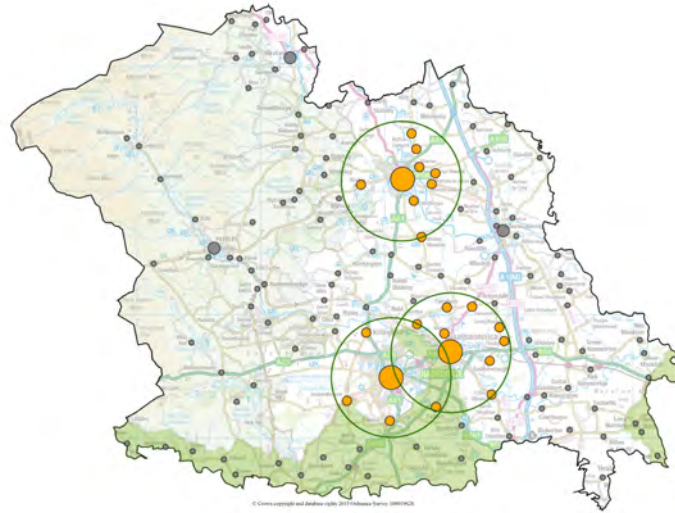
## Key Issues: Issues and Options Consultation July - August 2015 4

Point	Comment ID
<b>Askwith</b>	
Particularly constrained, no longer appropriate to direct 8% growth to town. Should undertake capacity study of town to establish quantum of development could accommodate.	1937
Sustainable settlement with suitable sites (land off Harrogate Road).	1861
Large housing development to west of Ripon could have significant direct and indirect impacts on World Heritage Site and its setting. World Heritage Site buffer should be recognised as constraint.	1204
Has existing public transport that can accommodate future growth. Settlement may need to expand its boundaries to accommodate this.	2017
<b>Green Hammerton</b>	
Significant development already under consideration, pressure on existing services.	1844
<b>Kirby Hill</b>	
Would align with general aims of all Options and be consistent with Option 1 if preferred approach were to expand existing settlement.	2587, 2590, 2593
<b>Boroughbridge</b>	
Should be tier two settlement as a sustainable and unconstrained settlement with capacity for growth.	1799, 1840, 1841, 1860, 1861
<b>Follifoot</b>	
Settlement where there could be some growth.	1592
<b>Knaresborough</b>	
Proximity of Hay-a-Park SSSI may require consideration of strategic solutions to deliver avoidance and/or mitigation measures.	1916

Table 4.52 Option 1: Settlement Specific Comments

## 4 Key Issues: Issues and Options Consultation July - August 2015

### Option 2: Focus growth in the main urban areas and surrounding settlements



Map 4.2 Growth Option 2

#### General

- 4.143** As with Option 1, comments were broadly split between those who supported this option and those who opposed it.
- 4.144** Several respondents in support of this option did so because they considered it to be 'fair' in spreading development across a wider range of settlements than Option 1 and welcomed the opportunity for the organic and long term growth of settlements, particularly small settlements, this offered, provided it did not change the character of those settlements.
- 4.145** However, some respondents questioned the rationale for this option as it seemed to be based solely on the proximity of villages to the urban centres and was not as sustainable as directing growth to the market towns. The question of how the percentage of housing to be provided in villages had been arrived at was raised again and several respondents were concerned that this could lead to some villages being overdeveloped. One respondent questioned the viability of directing development to the villages where properties were proving more difficult to sell.

#### Economic

- 4.146** Several respondents commented that this option would support the viability of the rural economy by allowing some limited expansion in wide range of villages and providing the opportunity for additional commercial opportunities.

#### Infrastructure

- 4.147** As for Option 1, the opportunity to access infrastructure and facilities needed to support growth within existing urban areas was seen by several respondents as favouring this option. Conversely, a number of respondents were concerned that the infrastructure and services available in some settlements was inadequate to support further growth and that this would either lead to overloading and/or increased short to medium distance commuting as residents accessed facilities in main settlements by private transport.

## Key Issues: Issues and Options Consultation July - August 2015 4

One respondent suggested that it would be better to develop one village for each hub town providing a critical mass of development to secure necessary infrastructure improvements.

### Environmental

**4.148** There was some concern that the impacts of the amount of development proposed by the Plan had not been fully explored and that insufficient consideration had been given to the differences between towns and villages. Respondents were also concerned that the distinct character of settlements would be damaged by significant amounts of development and that development in some settlements might impact on heritage assets, with specific mention of Studley Royal WHS.

### Settlement/Site Specific Issues

**4.149** A number of respondents made comments in relation to particular settlements or sites:

- Askwith – one respondent supported some future growth being identified.
- Follifoot – whilst one respondent suggested Follifoot as a suitable location for growth utilising sites within the village another respondent considered that its proximity to a main urban area was not a reason for it to be a focus for development but rather whether it could absorb development given the constraints of Green Belt, conservation area etc.
- Harrogate – respondents were concerned that this Option might lead to coalescence with surrounding villages and that development to the west of the town could not be supported because of the poor road network.
- Killinghall – two respondents suggested that there would be benefits in taking through traffic out of residential areas.
- Kirby Hill – if the preferred approach was to extend an existing settlement then several respondents suggested this as a suitable location.
- Masham – one respondent felt that Masham should be allowed to grow so that its economic and social hub role could be supported.
- Pannal – one respondent considered that the village could take some modest development but that this should utilise brownfield sites and be incorporated without detrimental effect on the character of the settlement.
- Ripon – two respondents were concerned that the villages around Ripon could not accommodate growth due to environmental constraints and poor transport links.

## Growth Option 2: responses by number

### Option 2: Key Points - Support

Point	Comment ID
<b>Transport</b>	
Makes use of public transport and transport corridors	67, 591
<b>General</b>	
Provides small villages and services in villages with additional commercial opportunities	67
Enables all settlements to play role in delivering sustainable development: policies restricting development or preventing expansion of settlements should be avoided	122

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Point	Comment ID
<b>Transport</b>	
Small organic growth spread around all surrounding towns and villages would be acceptable as long as did not change character	757, 1174
Brownfield sites in main urban areas should be given development priority	233
Best option for balanced growth across the District	265
Support only as short term option ahead of longer term solution of new settlement	419
Recognises delivering development in principal settlements could be accommodated in satellite villages	2604, 2642
Whilst fair approach may not deliver volume of housing required	1846
Extending development beyond previous limits should provide more suitable sites and enable improvements to infrastructure	1598, 1761
Spreads development and benefits	1249
Represents natural growth scenario for settlements where already demand for growth due to proximity to main settlements, would relieve pressure on strategic road network as many settlements can be reached by routes not subject to heavy traffic	2713, 2520, 2565, 2672
Development in settlements such as Bishop Monkton, Markington, Hampsthwaite and Killinghall preferable to growth in Green Belt settlements such as Pannal, Spofforth	2713, 2520, 2565, 2672
Appropriate as areas have been identified as being capable of accommodating significant housing	1733
<b>Infrastructure</b>	
Infrastructure and facilities needed available and easily accessible	548, 916, 1324
Infrastructure and facilities needed easily accessible within existing urban areas and use can be maximised	757, 1942
New infrastructure and employment would be needed to support growth depending where located	757
<b>Economic</b>	
Would support viability of rural economy by allowing some limited expansion in wide range of villages	732, 734, 736, 738, 741, 744, 746, 1942

Table 4.53 Option 2: Key Points - Support

### Option 2: Key Points - Object/Comment

Point	Comment ID
<b>General</b>	
Should be better distribution of development to villages in order to support local services and facilities and ensure sustainable, long term growth	7, 26
Not based on any sound rationale save for proximity of villages to urban centres	295
No explanation of how figure of 21.5% (amount of housing to be provided in villages) has been arrived at, disproportionately high	596

## Key Issues: Issues and Options Consultation July - August 2015 4

Point	Comment ID
<b>General</b>	
Concerned some villages would be over developed: want some idea of how many houses each village would be expected to take	522, 548
There should be proportionate development across the district, with provision for local people to downsize without having to move away from family/friends	1324
Seems to recognise that too much development being required in urban areas by Option 1 but instead of putting this in next most sustainable location (market towns) significant growth allocated to villages: this is not sustainable	1501
Should refer to development in and adjoining main urban areas as insufficient sites within settlement boundaries to meet need	1593, 1641
Combination of options needed to deliver housing requirements (mix of 3, 4, 5). Some small settlements cease to be sustainable if too much development takes place, as use up green space. Many small settlements where no development taken place and could do so in future	1035
Radius should be increased to 5 miles and exclude Boroughbridge, Pateley Bridge and Masham as play key role in providing services/employment	2491
Relies on settlement hierarchy that was devised for housing requirement that is now outdated with high levels of growth in areas constrained by Green Belt, conservation areas, flood risk	1540
Villages around main centres can take few houses but not on scale to meet housing requirements	1329
Question viability as village properties are proving more difficult to sell for number of reasons including: poor communications, lack of services and facilities, fuel costs, reduced energy options	1193
<b>Environmental</b>	
Although close to major centres, villages have distinct characters which would be damaged by significant house building	160, 295, 338, 616, 699, 712, 1149, 1292, 2315, 2061, 2233, 2325, 2335
Development in some settlements might have impacts on heritage assets. Mention of Studley Royal	671, 1206
Insufficient consideration of differences between towns and villages	1649
Impacts of such major development have not been fully explored	2389
<b>Infrastructure</b>	
Housing development in villages should be matched with adequate infrastructure and services	181
Inadequate infrastructure to support more growth, would create infrastructure problems and traffic congestion	233, 295, 616, 699, 1292, 2061, 2233
Not sustainable	338, 1357
Development of villages would result in them having inadequate provision: better to develop one village for each hub town to include road and possibly rail provision	1397
<b>Transport</b>	



## 4 Key Issues: Issues and Options Consultation July - August 2015

Point	Comment ID
<b>General</b>	
Not promote use of public transport: in some villages this is poor	295
Not sensible to locate development to north or west of district as would lead to increased commuting through district by car to Leeds and York	626, 712
Without adequate public transport and other infrastructure will exacerbate existing problems. Main settlements will continue to provide facilities and access to them will be by private transport. Generate more road traffic than other options and short to medium distance commuting	1078, 1357, 1800, 2307, 2370, 2411
Growth should be located in areas where good transport and road links	1019

Table 4.54 Option 2: Key Points - Object/Comment

### Option 2: Settlement Specific Comments

Point	Comment ID
<b>Askwith</b>	
Support identification for some future growth	26
<b>Masham</b>	
Should retain status as key market town and be allowed to grow to continue to support economic and social hub role	122
<b>Follifoot</b>	
Settlement where there could be some growth utilising sites within village	697, 1593
Should not be focus for development due to: Green Belt, conservation area, preserving village character. To identify just because of proximity to main urban area to crude, should be based on whether can absorb development given constraints mentioned	2662
<b>Pannal</b>	
Settlement can take some modest development but this should be incorporated without detrimental effect on character and on brownfield land	616
<b>Ripon</b>	
Not convinced majority of villages around Ripon can accommodate growth or that there are good public transport links	850
Number of environmental constraints in villages around Ripon that makes this not a viable option	1193
<b>Harrogate</b>	
Would cause coalescence of Harrogate with immediately surrounding villages	2448
Development to west would not be supported by poor road network already at capacity	1019
Would benefit from work to eliminate need for traffic to pass through residential areas	1598, 1761
Effectively ends future of villages such as Killinghall as separate entities	2137
<b>Kirby Hill</b>	

## Key Issues: Issues and Options Consultation July - August 2015 4

Point	Comment ID
<b>Askwith</b>	
Would align with general aims of all Options and be consistent with Option 2 if preferred approach were to expand existing settlement	2588, 2591, 2594
<b>Knaresborough</b>	
Proximity of Hay-a-Park SSSI may require consideration of strategic solutions to deliver avoidance and/or mitigation measures	1917

Table 4.55 Option 2: Settlement Specific Comments

## 4 Key Issues: Issues and Options Consultation July - August 2015

### Option 3: Focus growth around key public transport corridors, principally to the east



Map 4.3 Growth Option 3

- 4.150** Not surprisingly most of the comments made in response to this option were concerned with transport.

#### General

- 4.151** Two respondents commented that expanding settlements to the east of the A1(M) may accommodate some development needs generated by the City of York and Hambleton. There was also a view that with some growth allocated to smaller settlements this option would support their long term sustainability, although conversely several respondents thought that this option did not take sufficient account of the sustainability of the main urban areas or market towns, which could be threatened by the proposed distribution of growth.
- 4.152** The question of the loss of Green Belt was raised. Whether the Green Belt might constrain delivery of the option was raised by a few respondents, who thought there should be a review of the Green Belt along the transport corridor.

#### Transport

- 4.153** A number of respondents thought that it was sensible to locate development where it could make best use of existing transport infrastructure, particularly the rail line, providing the greatest opportunity to support modal shift and secure improvements to the current level of service. Comment was made that development close to railway stations should be planned so it was capable of further expansion in the long term. The proximity to strategic road routes (A59 and A1 (M)) was also seen as being sensible.
- 4.154** However, proportionately more respondents commented that rail connectivity should not be seen as a primary consideration for the distribution of growth and raised a number of issues related to this, namely: the level of service provided is poor and would need to be improved, however, the proposed upgrading of the rail line (to York) is not now going to happen; existing facilities at rail stations, particularly car parking, are already overloaded and station accessibility is inadequate (no footpaths along

## Key Issues: Issues and Options Consultation July - August 2015 4

main access roads); without service improvements commuters will not use public transport with consequent increases in traffic generation; perceived benefits of reduced commuting by locating development around rail hubs may not exist as residents will drive to the rail station; land should not be allocated in the hope that this would lead to rail improvements.

- 4.155** Several respondents commented that they thought that the A59 would need major improvements to sustain the increased traffic that would be generated.
- 4.156** In relation to the SA, one respondent expressed reservations about the scoring and that this option had been presented as performing more positively than a fuller analysis would suggest.

### Economic

- 4.157** Several respondents commented that there was little local employment and that employment opportunities needed to be assessed as this should be a factor in determining which villages were developed.

### Infrastructure

- 4.158** As with previous options, a number of respondents were concerned that the infrastructure and services available in some settlements was inadequate to support further growth and that this would either lead to overloading and/or increased short to medium distance commuting as residents accessed facilities in main settlements by private transport.
- 4.159** One respondent questioned whether development would be of a sufficient scale to deliver the necessary infrastructure improvements.

### Environmental

- 4.160** The majority of respondents were concerned that this option had no regard for the cultural heritage or unique character of rural villages which could be adversely affected and that this needed to be considered as part of the evaluation criteria.
- 4.161** The point was made by a couple of respondents that there were significant differences between the settlements to the east of the A1(M) which should be recognised.
- 4.162** One respondent commented that this option would result in the loss of land of high environmental value.

### Settlement/Site Specific Issues

- 4.163** A number of respondents made comments in relation to particular settlements or sites:
- Cattal/Green Hammerton/Kirk Hammerton – there were a mix of views expressed. Whilst a few respondents felt that this area did not have sufficient amenities to support population growth and development would change the character of the area turning it into a dormitory town, other respondents felt the opposite and one supported the use of brownfield sites (on Station Road).
  - Flaxby – one respondent considered that there were excellent transport links that would make it a sensible location for development.
  - Follifoot – two respondents considered that Follifoot was not a suitable location for growth raising issues about whether it could absorb development given the constraints of Green Belt, conservation area etc. and that there was poor public

## 4 Key Issues: Issues and Options Consultation July - August 2015

transport links: the bus service was intermittent and recently under threat and to connect to the rail station involved travelling to Harrogate or Pannal.

### Growth Option 3: responses by number

#### Option 3: Key Points - Support

Point	Comment ID
<b>General</b>	
Three towns should be focus but percentage reduced to enable development to be directed to villages	27
Smaller settlements should be allocated level of development for sustainable, long term growth	27
Identifying variety of sites will provide greater housing choice	27
This option could supplement Option 5	339
Expanding settlements to east of A1(M) may accommodate some of the development needs generated by City of York and Hambleton	2643, 2605
Green Belt may be constraint to delivering this option, should be reviewed along transport corridor	1036, 2412
This could supplement Option 1 if unable to accommodate overall requirement but of sufficient scale to attract significant infrastructure contributions	1358
Appropriate as areas have been identified as being capable of accommodating significant housing	1734
<b>Transport</b>	
Moves development focus to east and with improvements to York/Harrogate line and A59 would not increase congestion in Harrogate	38, 619
Support development of villages to east with remaining growth being distributed in main urban areas, other market towns and wide range of villages	50, 391, 2354
Using main transport links of railway and A59 is sensible, with access to A1 limitations of this option are outweighed by the positives	68
Makes best use of existing transport infrastructure particularly proximity to rail and motorway, provides greatest opportunity to support modal shift and secure improvements to current service levels	137, 420, 666, 701, 935, 1036, 1111, 1352, 1379, 1398, 1465, 1595, 1738, 1780, 2062, 2135, 2234, 2290, 2412, 2458, 2583
Following rail lines and main roads to Leeds and York best solution as avoids constraints to north and west of Harrogate	602
Development close to railway stations should be planned so capable of delivering further long term expansion	420, 935
<b>Infrastructure</b>	
Could encourage growth of existing services	701
<b>Environmental</b>	

## Key Issues: Issues and Options Consultation July - August 2015 4

Point	Comment ID
<b>General</b>	
Settlements could accommodate certain level of growth without harming character, but should be proportionate	2290

## Option 3: Key Points - Support

## Option 3: Key Points - Object/Comment

Point	Comment ID
<b>Environmental</b>	
No regard for cultural heritage or unique character of rural villages which would be adversely impacted; impact needs to be considered as part of evaluation criteria	196, 296, 665, 714, 759, 842, 1048, 1175, 1293, 1363, 1847, 2317, 2326, 2336
Development in some settlements might have impacts on heritage assets	672, 1048
Would involve loss of land of high environmental value	1048
Significant difference between settlements to east of A1(M), which should be recognised	1600, 1762
Impacts of such major development have not been fully explored	2391
<b>Transport</b>	
Public transport poor and access to it not suitable (walk along/cross A59 to reach rail station), would need to be improved or else commuters will shift to car borne commuting. Existing facilities at rail station (car parking) already over loaded. Upgrading of rail line (to York) not now going to happen. Should not allocate land in hope that this would lead to rail improvements. Question whether development would lead to further rail use. Harrogate/York line does not offer scope for more growth, rail/bus use for most journeys would be limited	155, 176, 196, 296, 595, 641, 665, 709, 714, 851, 905, 918, 1044, 1046, 1048, 1175, 1398, 1502, 1537, 1797, 1847, 1873, 2317, 2326, 2336, 2354, 2371
Rail connectivity should not be seen as primary consideration for distribution and economic growth, research indicates perceived benefits of reduced commuting by locating development around rail hubs may not exist as residents will drive to rail station	2643
Lack of public transport (bus service) means viability will be issue until development increases number of homes in catchment area	1600, 1762
Lead to lengthy commuting and traffic congestion	176, 234, 296, 301, 641, 656, 905, 1230, 2714, 2521, 2566
A59 inadequate to cope with increased traffic that would be generated, would need major improvements to sustain large increase in population using it	587, 641, 759, 1847
<b>Economic</b>	
Little local employment, need to assess employment opportunities as this would be factor in determining which villages are developed	155, 641, 1325, 1330, 1398
<b>Infrastructure</b>	

## 4 Key Issues: Issues and Options Consultation July - August 2015

Point	Comment ID
<b>Environmental</b>	
Infrastructure and range of services/facilities needed is not available, would lead to increased problems and commuting to access	234, 301, 595, 665, 709, 759, 1040, 1044, 1230, 1325
Is necessary infrastructure deliverable	1873
Development not of sufficient scale to deliver infrastructure	1797
<b>General</b>	
Loss of Green Belt	301, 851, 1044, 1537
Affordable housing would not be priority for developers in this area	301
Does not take account of sustainability of main urban areas or market towns, which could be threatened, development across District would make less demand on infrastructure	1502, 1873, 1952
Reservations about SA scoring: presented as performing more positively then fuller analysis would suggest	1797
Not clear how this strategy will affect existing local population	1551

Option 3: Key Points - Object/Comment

### Option 3 - Settlement Specific Comments

Point	Comment ID
<b>Follifoot</b>	
Should not be focus for development due to: Green Belt, conservation area, preserving village character. To identify just because of proximity to main urban area to crude, should be based on whether can absorb development given constraints mentioned	2663
Intermittent bus service, which has recently been under threat, connections to rail network involves travelling into Harrogate or Pannal	161
<b>Kirk Hammerton</b>	
Support use of brownfield plots on Station Road but not greenfield sites	587
<b>Cattal and Hammerton</b>	
Would change character of area turning it into dormitory town, not sufficient amenities to support population growth	587, 641, 1175
Growth should not be concentrated in these locations, should be limited growth in all villages	1873
Land available for sensitive growth	1150
<b>Flaxby</b>	
Has excellent transport links, development here would be sensible	1017
<b>Green Hammerton</b>	



## Key Issues: Issues and Options Consultation July - August 2015 4

Point	Comment ID
<b>Follifoot</b>	
Suitable and sustainable opportunity to expand settlement, has range of existing infrastructure which will be key to securing early delivery of housing	2062
<b>Knaresborough</b>	
Proximity of Hay-a-Park SSSI may require consideration of strategic solutions to deliver avoidance and/or mitigation measures	1918

Table 4.56 Option 3: Settlement Specific Comments

## 4 Key Issues: Issues and Options Consultation July - August 2015

### Option 4: Focus growth around key public transport corridors, principally to the south



Map 4.4 Growth Option 4

- 4.164** Of all the options, Option 4 received the most responses expressing opposition to it. The reasons for this were very similar to Option 3 with three issues regularly being mentioned: Green Belt, impact on character of settlements, transport/infrastructure.

#### General

- 4.165** Whilst there was some support for limited development in smaller settlements other respondents felt that this option did not take sufficient account of the sustainability of the main urban areas or market towns, which could be threatened by the proposed distribution of growth. A few respondents also considered that the option did not take account of the differences between settlements which should be reflected in decisions on the level of growth allocated.

#### Transport

- 4.166** As with Option 3, there were opposing views as to the benefits of locating development in a transport corridor. Whilst a number of respondents again expressed the view that it was sensible to locate development where it could make best use of existing transport infrastructure providing the greatest opportunity to support modal shift and secure improvements to the current level of service the majority of respondents raised opposing points of view. Several respondents felt that Option 4 was more favourable than Option 3 because of the accessibility to Leeds where the bulk of people work and commute to.
- 4.167** As with Option 3, the point was made that rail connectivity should not be seen as a primary consideration for the distribution of growth and a number of issues were raised by respondents in respect of this, namely: bus services would need to be improved; the rail service and station facilities are inadequate (lack of car parking at stations results in cars parking in residential areas causing congestion) and there is no guarantee that Network Rail would respond to the proposed development and invest in the line and station facilities and, if they did, this was not likely to happen for several years; development should not take place until the necessary improvements were in place and land should not be allocated in the hope that it would lead to improvements.

## Key Issues: Issues and Options Consultation July - August 2015 4

- 4.168** A considerable number of respondents were concerned that development would lead to lengthy commuting out of the district, thereby delivering no economic benefit to the district, and increased congestion on the local road network which they considered to be inadequate, particular reference was made to low bridges on approach roads to Weeton which would limit access.
- 4.169** In relation to the SA, one respondent expressed reservations about the scoring and that this option had been presented as performing more positively than a fuller analysis would suggest.

### Infrastructure

- 4.170** As with previous options, a number of respondents were concerned that the infrastructure and services available in some settlements was inadequate to support further growth and the scale of development would not be of a sufficient scale to deliver the necessary infrastructure improvements.

### Green Belt

- 4.171** Nearly all respondents who were opposed to this option mentioned Green Belt as one of their reasons for this. Mention was specifically made of the purposes of the Green Belt that it should not be compromised and once breached it would lead to an urban corridor linking Harrogate and Leeds.

### Environmental

- 4.172** The majority of respondents were concerned that this option had no regard for the cultural heritage or unique character of rural villages which could be adversely affected and that this needed to be considered as part of the evaluation criteria. One respondent suggested any development should be located close to main roads to minimise the impact of development on the character of the area.

### Settlement/Site Specific Issues

- 4.173** A number of respondents made comments in relation to particular settlements or sites:
- Follifoot – two respondents considered that Follifoot was not a suitable location for growth raising issues about whether it could absorb development given the constraints of Green Belt, conservation area etc. and that there was poor public transport links: the bus service was intermittent and recently under threat and to connect to the rail station involved travelling to Harrogate or Pannal.
  - Pannal – several respondents suggested that Pannal was a sustainable location for development with access to strategic road network, public transport routes and a range of services and facilities and put forward areas around the village that might be suitable for development. However, a few respondents highlighted issues also made generally about rail station facilities and impact of development on the character of the village.
  - Weeton/Huby – a few respondents felt that there was the potential for some development in this location mentioning specific sites and that development would give the opportunity to provide a wider choice of property than was currently available. However, more respondents held the converse view referring to inadequate public transport infrastructure, lack of services and facilities and the constraint of Green Belt.

## 4 Key Issues: Issues and Options Consultation July - August 2015

### Growth Option 4: responses by number

#### Option 4: Key Points - Support

Point	Comment ID
<b>General</b>	
Three towns should be focus but percentage reduced to enable development to be directed to villages.	27
Smaller settlements should be allocated level of development for sustainable, long term growth.	27
Identifying variety of sites will provide greater housing choice.	27
Desirable to allow some development around Huby, Weeton and Pannal but limited and important local facilities are provided.	171, 2446
This could supplement Option 1 if unable to accommodate overall requirement but of sufficient scale to attract significant infrastructure contributions.	1359
Appropriate as areas have been identified as being capable of accommodating significant housing.	1735
<b>Transport</b>	
New housing and employment would be better to south of Harrogate, makes use of main transport links of railway, A658 to access A1(M) and Leeds accessible by A61, where bulk of people work and commute to.	4, 238, 606, 620, 823, 1603, 1763, 1782, 1848, 2446
Growth around key public transport corridors can maximise opportunities for sustainable growth and supports modal shift	396, 769, 770, 1037, 1114, 1353, 1399, 1596, 1742, 2461
<b>Green Belt</b>	
Green Belt should be reviewed.	396, 432, 1037, 1603, 1763
<b>Infrastructure</b>	
Enhancement of services should be line with development	769, 770, 1114, 1884
<b>Environmental</b>	
Development should be relatively close to main roads to maintain character/countryside of these areas.	1015
Settlements could accommodate certain level of growth without harming character, but should be proportionate.	2300

## Key Issues: Issues and Options Consultation July - August 2015 4

## Option 4: Key Points - Object/Comment

Point	Comment ID
<b>Transport</b>	
Anything that increases number of people making journeys south of Harrogate is to be discouraged.	39, 404
Public transport poor. Bus services would need to be improved. Rail line is inadequate, no guarantee Network Rail will respond to this proposal and invest in the line and station facilities, would need to be improved but likely to be many years away from happening, should only be considered when improvements have been made, no certainty development would lead to increased rail use, should not allocate land in hope that this would lead to rail improvements.  Anyone more than few hundred yards from station will use their cars and park there all day: adequate (free) parking for residents must be provided.	74, 177, 223, 238, 242, 266, 296, 345, 387, 392, 624, 662, 668, 675, 690, 715, 729, 755, 761, 775, 794, 824, 840, 844, 874, 933, 996, 1025, 1041, 1047, 1117, 1159, 1187, 1271, 1276, 1282, 1289, 1299, 1300, 1331, 1336, 1339, 1344, 1345, 1387, 1493, 1496, 1798, 1823, 1831, 1868, 1882, 1885, 1891, 1894, 1901, 1906, 1933, 1936, 1940, 1944, 1948, 1954, 1960, 1980, 1992, 1995, 1998, 2003, 2008, 2012, 2015, 2018, 2021, 2033, 2057, 2064, 2070, 2073, 2078, 2080, 2081, 2085, 2096, 2101, 2108, 2128, 2130, 2136, 2265, 2267, 2269, 2271, 2276, 2318, 2327, 2332, 2337, 2372, 2379, 2383, 2386
Rail connectivity should not be seen as primary consideration for distribution and economic growth, research indicates perceived benefits of reduced commuting by locating development around rail hubs may not exist as residents will drive to rail station.	1503, 2606, 2644
Lead to lengthy commuting (out of district with no economic benefit) and traffic congestion, local roads (low bridges into Weeton will limit access for large vehicles) and A658 inadequate to cope with increased traffic.	177, 226, 235, 296, 345, 387, 392, 446, 675, 729, 761, 775, 789, 794, 821, 824, 840, 844, 874, 996, 1025, 1041, 1047, 1117, 1122, 1271, 1276, 1282, 1296, 1300, 1336, 1339, 1344, 1345, 1387, 1493, 1823, 1831, 1834, 1882, 1891, 1892, 1894, 1898, 1901, 1906, 1933, 1936, 1940, 1944, 1948, 1954, 1960,

## 4 Key Issues: Issues and Options Consultation July - August 2015

Point	Comment ID
<b>Transport</b>	
	1992, 1995, 1998, 2003, 2008, 2012, 2015, 2018, 2033, 2057, 2064, 2070, 2073, 2078, 2080, 2096, 2101, 2108, 2128, 2130, 2267, 2269, 2271, 2276, 2332, 2372, 2379, 2383
<b>Green Belt</b>	
Green Belt should be protected and not compromised, once breached will lead to urban corridor linking Harrogate and Leeds.	72, 74, 76, 345, 387, 392, 422, 446, 662, 675, 690, 702, 729, 761, 755, 775, 821, 840, 844, 852, 874, 933, 996, 1025, 1047, 1117, 1187, 1282, 1271, 1276, 1289, 1300, 1336, 1339, 1344, 1345, 1387, 1496, 1538, 1798, 1823, 1831, 1868, 1882, 1885, 1888, 1892, 1894, 1896, 1898, 1901, 1906, 1933, 1936, 1940, 1944, 1948, 1960, 1992, 1995, 1998, 2003, 2008, 2012, 2018, 2021, 2033, 2057, 2064, 2065, 2070, 2073, 2078, 2080, 2081, 2096, 2128, 2130, 2132, 2138, 2265, 2271, 2276, 2332, 2383, 2413, 2452, 2644
Green Belt will constrain delivery	
<b>Environmental</b>	
No regard for unique character of villages which would be adversely impacted; impact needs to be considered as part of evaluation criteria.	72, 196, 296, 392, 446, 624, 662, 668, 675, 690, 695, 698, 715, 761, 789, 821, 824, 874, 910, 996, 1025, 1187, 1289, 1296, 1300, 1336, 1345, 1364, 1387, 1831, 1885, 1888, 1896, 1901, 1906, 1936, 1940, 1944, 1948, 1992, 1995, 1998, 2003, 2008, 2012, 2033, 2057, 2064, 2073,

## Key Issues: Issues and Options Consultation July - August 2015 4

Point	Comment ID
<b>Transport</b>	
	2080, 2096, 2108, 2128, 2130, 2132, 2269, 2271, 2276, 2318, 2327, 2332, 2337, 2386
Development in some settlements might have impacts on heritage assets.	677
<b>Infrastructure</b>	
Infrastructure and range of services/facilities needed is not available or limited	235, 387, 404, 446, 675, 690, 695, 729, 761, 789, 824, 840, 844, 996, 821, 910, 933, 1025, 1041, 1047, 1117, 1159, 1187, 1271, 1282, 1289, 1296, 1299, 1300, 1326, 1331, 1336, 1339, 1344, 1345, 1387, 1493, 1496, 1823, 1831, 1834, 1868, 1885, 1888, 1891, 1894, 1896, 1898, 1901, 1906, 1933, 1936, 1940, 1944, 1948, 1954, 1960, 1980, 1992, 1995, 1998, 2003, 2008, 2012, 2015, 2018, 2021, 2033, 2057, 2064, 2070, 2073, 2078, 2080, 2081, 2085, 2096, 2108, 2130, 2265, 2267, 2269, 2271, 2276, 2318, 2332, 2383, 2386
Development not of sufficient scale to deliver infrastructure	1798
<b>Economic</b>	
No local employment, need to assess employment opportunities as this would be factor in determining which villages are developed	690, 1399, 2386, 2452
<b>General</b>	
Brownfield sites in main urban areas should be given priority.	72, 296, 392, 775
Affordable housing would not be priority for developers in this area, any housing should be aimed at local people.	1276, 1898
Does not take account of differences between settlements e.g. Pannal and Huby former is larger, not in GB, local employment, services and brownfield sites.	755
Does not take account of sustainability of main urban areas or market towns.	1503, 1956



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Point	Comment ID
<b>Transport</b>	
Reservations about SA scoring: presented as performing more positively than fuller analysis would suggest.	1798
Not clear how this strategy will affect existing local population.	1552

Option 4: Key Points - Object/Comment

### Option 4 - Settlement Specific Comments

Point	Comment ID
<b>Weeton/Huby</b>	
Would be contrary to Green Belt objective of preserving a gap between Leeds and Harrogate.	74, 226
Flawed premise that there is adequate transport infrastructure to serve development, rail service could not be improved as linked to timetables for York/Leeds, bus service infrequent.	76, 226
Parking facilities at station inadequate causing congestion on surrounding roads which will only make situation worse for local residents, no obvious site to provide additional parking, station inadequate for disabled and young families.	213, 226, 775, 789, 821, 840, 844, 996, 1025, 1276, 1339, 2108
No local amenities.	226, 789, 821, 1339, 2108
Scale of proposed development would not be consistent with Objective 3 of Plan.	789
Huby is logical place for development but imbalance of properties needs to be addressed.	1753
Opportunity for some development within village boundaries but should not be swamped.	771
Sustainable location to accommodate proportion of required growth, land north of Huby capable of contributing to this.	1929
<b>Follifoot</b>	
Intermittent bus service, which has recently been under threat, connections to rail network involves travelling into Harrogate or Pannal.	162
Should not be focus for development due to: Green Belt, conservation area, preserving village character. To identify just because of proximity to main urban area to crude, should be based on whether can absorb development given constraints mentioned.	2664
<b>Pannal and Burn Bridge</b>	
Should be no development around Pannal station (except for Dunlopillo site), area already congested.	223, 238, 345, 392, 698
South and east of Pannal best place to look for development, Kirkby Overblow.	606
South of Pannal offers opportunity to deliver SUE, benefitting from good existing public transport within walking distance.	396
Sustainable location having access to major road network, public transport routes, range of local services/facilities.	748, 751, 1603, 1763

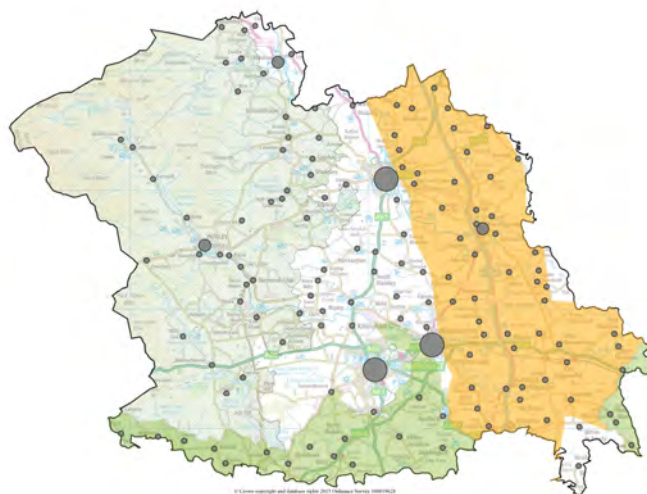
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Point	Comment ID
<b>Weeton/Huby</b>	
Facilities at station (car parking) inadequate.	662
Change character of Pannal.	794
Makes use of brownfield site.	2308
Sustainable location for development: land at Walton Head suitable for development.	1986
Opposed to development of farmland between Harrogate and Burn Bridge.	223, 238, 392, 698, 794
<b>Strait Lane</b>	
Worthy of being designated green space.	2033
<b>Knaresborough</b>	
Proximity of Hay-a-Park SSSI may require consideration of strategic solutions to deliver avoidance and/or mitigation measures	1919

Table 4.57 Option 4: Settlement Specific Comments

## 4 Key Issues: Issues and Options Consultation July - August 2015

### Option 5: A new settlement close the A1(M)



Map 4.5 Growth Option 5

- 4.174** There were mixed views as to whether this would be a viable and deliverable option within the Plan period.

#### General

- 4.175** A number of respondents, while not expressing opposition to a new settlement approach, raised the issue of deliverability. Their view was that the scale of investment required to develop the level of infrastructure needed and the lead in time required for this, posed significant challenges for the viability and deliverability of this option. If there was a delay in development coming forward then there was a risk to housing delivery with a consequent lack of housing land supply and potentially a need for an early review of the Local Plan.
- 4.176** Several respondents suggested that this option provided the scope for future expansion if necessary and could accommodate some of the housing requirements arising from the City of York and Hambleton. One respondent felt that there was insufficient detail about the role of Ripon in relation to this option particularly around junction 50 of the A1(M).

#### Infrastructure

- 4.177** There were mixed views: a number of respondents supported the idea of a new settlement on the basis that rather than piecemeal development it would provide a critical mass of development to secure the necessary infrastructure, services etc. that could be brought forward to support the level of growth proposed in line with development. However, some respondents queried whether the amount of housing planned would be sufficient to deliver and sustain it and what consequent impact there would be on local services, particularly schools.

#### Transport

- 4.178** Most respondents who commented on this option referred to the good transport links that were provided by the A1, one of the few major routes to have benefited from improvements, and access to the rail network. However, some respondents mentioned

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the need to upgrade the rail stations to serve development and several respondents were concerned that this option would only encourage commuting to Knaresborough and York and the impact of traffic generation on the A59.

### Environmental

**4.179** Several respondents expressed a view that by developing a new settlement there was the opportunity to create a place with its own identity through the use of innovative design and construction techniques.

**4.180** Comments were also made that by locating a new settlement close to the A1(M) it would involve development of land of least environmental value and would have least impact on existing residents. However, there were opposing views to this expressed that it would involve the loss of prime agricultural land, lead to the urbanisation of the area with impacts on wildlife, local villages and heritage assets including the WHS buffer zone.

### Settlement/Site Specific Issues

**4.181** A number of respondents suggested potential locations for a new settlement (below), with Flaxby being the location most commonly identified.

- Between Boroughbridge and Knaresborough
- Near Dishforth
- Flaxby – specific comments made were that this would be a sensible location for development: points in support of this were the opportunity to develop new rail station near or within the development, the use brownfield land, accessibility to the major road network, early delivery of employment land, critical mass of development to deliver and sustain infrastructure, developer interest.
- Menwith Hill
- Extension to Boroughbridge
- Extension to Wetherby
- Melmerby, within established employment area
- A61 corridor
- Tockwith
- Rudding Farm, Kirk Deighton

## Growth Option 5: responses by number

### Option 5: Key Points - Support

Point	Comment ID
<b>Transport</b>	
Moves development focus to east and with improvements to York/Harrogate line and A59 would not increase congestion in Harrogate	40
A1 corridor provides good transport links and is one of few major routes to have benefited from improvements, other options would result in commuting to A1 for employment, therefore, sensible to build close to A1. Rail network available	51, 298, 301, 305, 397, 406, 443, 622, 661, 692, 703, 1038, 1270, 1285, 1332, 1354, 1380, 1400, 1511, 1541, 1604, 1691, 1764,

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Point	Comment ID
<b>Transport</b>	
	1881, 1934, 2076, 2136, 2236, 2286, 2333, 2341
<b>Infrastructure</b>	
Better solution than piecemeal development across the district, allowing sufficient facilities, public transport etc. to be planned and brought forward to accompany the housing	255, 298, 443, 549, 615, 674, 691, 711, 758, 827, 938, 1042, 1164, 1604, 1691, 1764, 1877, 2076, 2286, 2309, 2333, 2353
Maximum return for infrastructure investment	298
<b>Environmental</b>	
Likely to have least impact on nearby residents as fewer settlements	159, 703
Land close to A1(M) has least environmental value	298, 814, 938, 1604, 176, 1541, 1852, 2236
Opportunity to create attractive settlement with own identity, use of innovative design and construction techniques	298, 443, 711, 758, 938, 1270
<b>General</b>	
Support with remaining housing being met in larger settlements and smaller market towns/villages	209, 236, 828, 1852
Offers scope for expansion in the future if necessary and accommodating some of housing requirements arising out of City of York and Hambleton	1269, 2333, 2414, 2645
<b>Economic</b>	
Significant employment site close by	1881

Table 4.58 Option 5: Key Points - Support

### Option 5: Key Points - Object/Comment

Point	Comment ID
<b>Infrastructure</b>	
Requires massive investment to develop level of infrastructure needed and lead in time for this, therefore, greatest challenge in terms of viability and deliverability. Risk to delivery of housing and employment if delay in this coming forward leading to lack of five year supply and early review of Plan, undeliverable in early part of plan period if at all	29, 423, 825, 1081, 1239, 1360, 1366, 1796, 1958, 2067, 2288, 2319, 2328, 2338, 2499, 2607, 2645, 2690, 2702
Existing rail stations would need to be upgraded to support this development	236, 1845
Would not be self-sufficient for infrastructure, impact on local schools to accommodate additional pupils, particularly secondary schools	1360, 1440, 1880, 2373, 2462, 2607

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Point	Comment ID
<b>Infrastructure</b>	
New settlement of 3000 dwellings would not be of sufficient scale to be sustainable or viable with enough facilities/services to be anything more than dormitory town, if need for new settlement should come after growth at main urban areas has been fully exhausted	881, 1504, 2414
<b>Environmental</b>	
Site chosen should not have to impact on surrounding area in terms of visual, historic or biodiversity	199
Loss of prime agricultural land	201, 1366
Impact on local villages and surrounding countryside	201, 267, 1366, 2449, 2273
Development may have impacts on heritage assets including WHS buffer site	678
Would have impact on wildlife in area	1880
Lead to urbanisation of area	1880
<b>Economic</b>	
Concern that sufficient employment development is available to match housing development	178, 2273
<b>General</b>	
Concern that design would be uninspiring, without supporting infrastructure and services leading to commuting	195, 1038, 1360, 2462
Housing needs should be met by growth of existing communities	1327
Reservations about SA scoring: presented as performing more positively then fuller analysis would suggest	1796
Support but should also allow for small developments in rural areas	1400
Insufficient detail about role of Ripon in relation to this option particularly area around Junction 50 of A1(M)	1189
<b>Transport</b>	
Increased pressure on local roads particularly A59 and congestion issues, encourage commuting to Knaresborough and York, increased use of level crossing raises safety issues	267, 657, 1058, 1796, 1845, 1880, 2067, 2273, 2522, 2569, 2715

Table 4.59 Option 5: Key Points - Object/Comment

## 4 Key Issues: Issues and Options Consultation July - August 2015

### Option 5 - Settlement Specific Comments

Point	Comment ID
<b>Kirby Hill</b>	
Would align with general aims of all Options and to an extent would be consistent with Option 5 preferred approach were to expand existing settlement	2589, 2592, 2595
<b>Flaxby</b>	
Offers potential for both housing and commercial development, may be option to build station near or within development, uses brownfield land, access to major road network, early delivery of employment land. Would provide critical mass to deliver and support infrastructure including use of station, developer interest	172, 222, 346, 397, 700, 762, 1179, 1541, 1675, 1938, 2109, 2272, 2333
Would only add to capacity issues on A59 and congestion into Knaresborough	202
<b>Cattal</b>	
Development focussed around Cattal Station could be part of mix of delivering housing (along with growth around main settlements and limited development to group C villages): largely in control of one landowner, least constrained	2036
<b>Other</b>	
Menwith Hill – possible location	

Table 4.60 Option 5: Settlement Specific Comments

### Alternative Approaches

**4.182** Most of the respondents suggested a mixture of the five options put forward in the Issues and Options consultation, with Option 5 in combination with one or more of the other options being the preferred mix.

**4.183** Other suggestions picked up on specific points made in responses to the five options and included:

- Along the A61 (after Pannal)
- Flaxby
- Focus on public transport hubs
- Focus on settlements to north of Harrogate/Knaresborough and south of Ripon
- Further iterations of Options 1 and 2 – with increased proportion of growth directed to main settlements.
- Greater emphasis on Boroughbridge.
- Increased emphasis on Ripon.
- Increase allocation for Harrogate (specifically to east and south of the town)
- Land to west of Wetherby
- More than one new settlement.
- Outside of Green Belt.
- Use of brownfield and infill sites.
- Use of brownfield and infill sites.
- Where amenities and services already exist.



## Key Issues: Issues and Options Consultation July - August 2015 4

## Development Limits

- 4.184** The majority of respondents to this issue supported a move towards a more flexible approach to development limits, although there were differing levels of support for the degree of flexibility that should be provided, with Option 8 (loosening of limits) being supported by slightly more respondents than Options 7 or 9.

## General Comments

- 4.185** There were mixed views about the principle of development limits and to which settlements they should be applied, particularly in respect of smaller settlements. A few respondents felt there was a need for development limits to be reviewed in order to reflect changes on the ground, whilst two respondents felt that they should be defined in consultation with the parish council and local community.

Development Limits: General Comments	
Point	Comment ID
It may be appropriate to draw them both tighter and looser	101
None of the options are suitable; any DL should allow for new developments in the pipeline but not consequently breached; option for small settlements not to have DL should be retained	352
Case for retaining concept of DL but should be set in consultation with PC; if smaller villages have DL imposed should be drawn up in consultation with PC and local community	645, 790
Every option still vague enough to allow development across the District	704
DL set will need to be consistent with development option chosen	971, 977, 1087, 1168, 2320
DL should be reviewed to reflect changes on the ground	100, 1085, 1087
Disagree with DL for smaller settlements, should be amended to support small scale growth: reference Askwith	30, 35
No mention of how villages without DL obtain one	100
DL should be drawn to prevent sprawl and ribbon development and settlements maintain own identities and character	139, 434, 557, 600, 644, 1479
DL should not prevent development of strategic rural sites which are important economic generators e.g. tourism development	2090
DL should be drawn based upon sustainability and character of settlement rather than simply being a boundary for existing or proposed development: would need to include proposed allocations and other unallocated land within more loosely defined limit to be brought forward against policy criteria	2247
Development on edge of settlements should avoid areas of high quality habitat and areas which can be enhanced to connect habitat	2463

Table 4.61 Development Limits - General Comments

## 4 Key Issues: Issues and Options Consultation July - August 2015

### Option 6: Tightly drawn development limits

- 4.186** A number of respondents supported this option because they considered development limits to be important in preventing urban sprawl and helping to retain the character of settlements. There was also a view expressed that it provided a clear development framework with a certainty over the scale and direction of future growth.
- 4.187** Conversely those who opposed this option did so because they considered tight development limits would be inflexible and not able to respond to changing circumstances, making it potentially difficult to meet housing requirements. Some respondents also felt that it might restrict suitable development coming forward on the edge of settlements leading to less favourable sites being developed.

Option 6: Tightly drawn development limits	
Point	Comment ID
<b>Support</b>	
DL important for preventing urban sprawl	140, 944, 956, 1155
Would help village retain character	524, 958, 1130, 1308
Would provide clear development framework rather than being at mercy of windfall development	550, 922
Provides certainty and clarity to scale and direction of future growth	2352
<b>Oppose</b>	
Option would make meeting housing numbers difficult	452
Can be very inflexible and go out of date quickly; cannot respond to changing circumstances without full or partial review of Plan	1529, 1636, 2068, 2247
DL that would arbitrarily restrict suitable development coming forward on edge of settlements would not accord with positive approach to development in NPPF	1801, 1968
Tightly drawn DL prevent suitable sites from being developed in favour of less suitable sites, not changing this would impact future growth as will be fewer available sites remaining within DL	2492
Not realistic as does not enable rural settlements to adapt and evolve to sustain and support services	1583

Table 4.62 Option 6: Tightly Drawn

### Option 7: Tightly drawn development limits with flexibility adjacent to the development limit

- 4.188** There was support for this option because it provided more flexibility than Option 6 allowing for some development on the edge of settlements to meet specific needs of the local community. However, respondents considered that there would be a need for a criteria based policy to ensure where development was permitted outside of development limits the character of the settlement and relationship with the surrounding countryside was not harmed.
- 4.189** However, some respondents considered this option would lead to confused and unclear decision making and would effectively allocate windfall sites around settlements.

## Key Issues: Issues and Options Consultation July - August 2015 4

Option 7: Tightly drawn development limits with flexibility adjacent to the development limit	
Point	Comment ID
<b>Support</b>	
Allows for some development on edge of settlement to support and sustain area	123, 1251, 2301
Allows some flexibility to respond to changing circumstances or enable proposals that meet specific needs of local community; criteria should be sufficiently robust to ensure where development permitted outside of DL character of settlement and relationship with surrounding countryside not harmed	435, 680, 1318, 1987, 2022
Flexibility may be necessary in certain circumstance but policy would need to spell these out very clearly	424, 1607, 1765
Growth proposed could be satisfied by this option	451
Fairly tight DL would retain village character	525
DL should allow for flexibility to ensure development requirements of District can be delivered	2616
Will provide greater longevity for DL	1638
Additional criteria to address relationship between proposal and existing development in terms of access and residential amenity	2717, 2527, 2574, 2673
Offers most protection for natural and historic environment by controlling unrestricted settlement growth while allowing element of flexibility; may be need for guidance and design criteria to ensure development will enhance heritage assets	1207
Criteria should be more flexible, rigid infilling policy lead to loss of character, integrity and amenity of settlements, careful extension rather than over intensification preferable	2493
<b>Oppose</b>	
DL give clarity to villages and developers, this is worst of both worlds	103
Flexibility is inconsistent with control	334, 559
Lead to confused and unclear decision making	1527, 1584
Would effectively allocate windfall development sites around settlements this would not conform with NPPF, sites should be specifically allocated. DL should not be dictated by desire to create windfall opportunities	1527
DL that would arbitrarily restrict suitable development coming forward on edge of settlements would not accord with positive approach to development in NPPF	1802, 1970

Option 7: Tightly Drawn with Flexibility Adjacent to Development Limits

**Option 8: Loosen development limits**

- 4.190** There was support for this option by respondents for similar reasons to those for option 7. As with that option, respondents considered that there would be a need for other Plan policies to ensure the careful management of development particularly with regard to design and character and to ensure unallocated sites were not brought forward before allocated sites.

## 4 Key Issues: Issues and Options Consultation July - August 2015

- 4.191** A few respondents expressed opposition to this option, primarily because they considered it could lead to villages being exposed to unacceptable levels of growth and the impact this would have on the character of those settlements. Several respondents highlighted that this option would necessitate the need to redefine the development limits of every settlement and therefore be resource intensive.

Option 8: Loosen development limits	
Point	Comment ID
<b>Support</b>	
Potential negative impact of weakened ability to resist development could be dealt with by other Plan policies to ensure careful management of development, particularly with regard to design and character; unallocated land not brought forward unless criteria are met e.g. lack of 5 year supply	32, 1639
Allows some flexibility to respond to changing circumstances or enable proposals that meet specific needs of local community/allocation of sites to contribute to delivery of strategic growth	124, 1086, 1310, 1803, 1806, 1988, 2023, 2069, 2084, 2154, 2181, 2199, 2223, 2617
Should be drawn loosely to allow appropriate amount of settlement expansion	720, 749, 1585
To assist with maintaining viability of rural economy it is essential some limited expansion is allowed in wide range of villages	733, 735, 737, 739, 742, 745, 747
Plan needs to take more positive approach to housing development and part of that has to be loosening of development limits	2374
Gives scope to extend some development limits but not others where environmental damage may be caused	1443
Would enable less concentrated development in areas where previously infill sites may not have been allowed and this would be less intrusive	376
<b>Oppose</b>	
Effectively gives up control, puts control in hand of developers	335, 560
Could potentially change nature of villages	604
Could potentially see lot of villages being subject to unacceptable level of growth	1016
Lead to confused and unclear decision making	1064, 1528
Would require DL to be redrawn for every settlement in the district	2547, 2570, 2718

Table 4.63 Option 8: Loosen Development Limits

### Option 9: No development limits

- 4.192** A number of respondents supported this option as they considered it accorded most closely with the NPPF, where the focus is on sustainable development per se and not whether it is within or outside a boundary. This option could, therefore, provide flexibility in the supply of development land to meet changing circumstances over the plan period.

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- 4.193** Unlike those who opposed this option because of concerns over uncontrolled and unacceptable development, those supporting the option considered development could be managed through a criteria based policy.

Option 9: No development limits	
Point	Comment ID
<b>Support</b>	
Applications can be judged on criteria based policy.	184, 1530, 1989, 2247, 2339, 2451, 2584, 2719
Use of DL is inappropriate: flexible approach required particularly where may result in delivery of greater number of windfall sites	2646
Option best reflects intentions and policy context of NPPF. Use of DL or criteria based policy to prevent unacceptable development is too negative approach: nothing in NPPF that seeks to protect countryside purely for status as countryside	861
Focus of NPPF is development that is sustainable not whether within or outside boundary: considered most appropriate not to define DL and to provide flexibility in supply of development land to meet changing circumstances	1599, 1623, 1643, 1684, 1751, 1966, 2321, 2608
Support option with control of development by Parish Council	1512
By removing existing DL sites can be allocated for development throughout the plan period	2329, 2691, 2703
Option provides more reactive approach than rigid settlement boundaries. Would not result in less uncertainty and clarity, unlikely development of number of different large unplanned sites would come forward and encroach into countryside. Could still be controlled through normal DC practices i.e. within/adjacent main built up area	1728
<b>Oppose</b>	
Disastrous approach: DL best way to protect villages from over development and prevent urban sprawl	102
Would be no control over future development around settlements	141, 165, 332, 336, 465, 561, 1586
Character of area would be lost	454, 605, 2241
Could lead to development in inappropriate areas	527
Would introduce too much uncertainty: DL give clear indication where development likely to be refused/approved	808

Table 4.64 Option 9: No Development Limits

## Green Belt

- 4.194** 87 respondents (just over 3% of all respondents) completed the question on whether the Council should undertake a review of the Green Belt. Of those who did respond, 47 (54%) were opposed to such a review.

## 4 Key Issues: Issues and Options Consultation July - August 2015

- 4.195** The reasons given by respondents either in support or opposed to a Green Belt review are summarised below.

### Support for review

- 4.196** The majority of respondents commented that they thought the current review of the Local Plan provided the opportunity to reconsider Green Belt boundaries for several reasons: there would come a time when a review was unavoidable and it would be better to undertake that in a measured way rather than under duress at a later time; failure to carry out a review could potentially preclude a sustainable growth option being progressed that might have otherwise been pursued and would mean that the Plan had not been prepared on a comprehensive basis and; there was a need to ensure that land which did not need to be within the Green Belt was taken out.
- 4.197** Respondents promoting development sites expressed the view that Green Belt boundaries needed to be reviewed, in order to allow for sufficient land to be identified to meet the housing requirement.
- 4.198** A number of respondents suggested that there was the opportunity for a selective review in locations where there was the strong potential for sustainable growth, specific mention was made of the Green Belt to the south of Harrogate and along transport corridors. It was also suggested by respondents that there may be the opportunity for sites on the edge of the built up areas to be released for development, without prejudicing Green Belt objectives, thereby reducing pressure on more sensitive environmental sites, which should be protected.
- 4.199** Should a review be undertaken, then several respondents made the point that the reviewed Green Belt boundary would need to provide longevity and safeguarded land for future development needs should be identified.

### Opposed to review

- 4.200** The majority of respondents who expressed opposition to a review of the Green Belt did so on the basis that they felt there was sufficient available/suitable land, including brownfield sites, outside of the Green Belt to meet the housing requirement.
- 4.201** Several respondents felt that the Green Belt had been essential in retaining the rural character of the district and it was essential that there should be no encroachment of the Green Belt in order for this character to be maintained. The comment that the Green Belt had been successful in maintaining the separation of Harrogate and Knaresborough was made by a number of respondents.

### Other comments

- 4.202** Several respondents questioned why land to the north and west of Harrogate was not designated Green Belt.

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Green Belt: responses by number	
Point	Comment ID
<b>Support Review</b>	
Local Plan review presents opportunity to reconsider GB boundaries – failure to do so will mean Plan has not been prepared on a comprehensive basis	33, 1094, 1372, 1930, 1942, 2631, 2647, 2692, 2704, 2720
Could potential preclude sustainable growth option being progressed that might have been pursued otherwise	1942, 2416
Sites on edge of built up areas could be released to meet housing requirements and reduce pressure on more sensitive environmental sites without prejudicing GB objectives , should GB not be reviewed precluding small scale sustainable development	33, 1018, 1601, 1821, 2494, 2549, 2720
Should be selective review in locations where strong potential for sustainable growth	398, 1118, 2248
Review to south of Harrogate as restrains development in southern fringe and increases pressure to develop land to west and north of town.	185, 425, 686, 1612, 1647, 1766
GB to south of Harrogate should be reviewed as where major employment hubs and best transport links	1470
Restricts development in villages to south of Harrogate which is contrary to policy on development limits for villages; land to south of Pannal	185, 398, 940
GB is old planning method and should be amended	206
Coming to time when review unavoidable and better to do in measured way than under duress later	2746
Only if no other option	445, 832, 1118, 1526, 1870
Scope for GB swap – release land to south of Harrogate and make some land to west and north GB	686
Land in GB should be used rather than taking good agricultural land out of production	1874
To maintain viability of rural economy essential some limited expansion of villages across District needed	740, 743
Review needed to ensure land which needs to be in GB should be and land that does not taken out. Not seen as option to extend GB	2647, 2680
Will have to be amended to allow for sufficient land to meet housing requirement	750, 1990, 2549, 2575, 2674
Extending GB all the way to south of Harrogate does not achieve anything a robustly policed area to north of Leeds would	1612, 1766
Protecting character of Harrogate and Knaresborough better dealt with through view of development limits and, if justified, special landscape area designation	1612, 1766
Reviewed to ensure boundaries provide longevity with safeguarded land identified	1647, 1930, 1990, 2416
Review of York GB as settlements within in do not have services provided by York Council	1350



## 4 Key Issues: Issues and Options Consultation July - August 2015

Green Belt: responses by number	
Point	Comment ID
<b>Support Review</b>	
Land in GB can be of less environmental value than brownfield sites and more weight should be given to protecting land of high biodiversity value	2464
Sites within GB will represent sustainable and suitable opportunities and should be assessed on own merit against NPPF definition: Bogs Lane, Fairways Starbeck, Forest Lane Head,	2330, 2549, 2556
Should be reviewed to allow development along the transport corridor	1412
<b>Opposed to Review</b>	
Opposed to any encroachment of GB	5
Purpose of GB still relevant	73, 77, 299, 2537
Land available outside of GB to meet housing requirement, use of brownfield sites	73, 77, 240, 299, 447, 450, 578, 607, 1131, 1167, 1253, 1526, 1808, 2075, 2155, 2182, 2220, 2224, 2330, 2375, 2746
Successful in keeping Harrogate and Knaresborough from merging, this should be retained	105, 185, 269, 1109, 1444, 1695
Essential in establishing rural character of the district	299, 578, 642, 872, 1158, 1857
<b>Other Issues</b>	
Question why area to west and north of Harrogate is not GB	6, 763, 940, 2052

Table 4.65 Green Belt Responses

### Nidderdale AONB

- 4.203** Only 37 respondents (less than 2% of all respondents) completed the question on whether the Local Plan should contain a locally distinctive policy to guide development in the AONB. Of those who did respond, 35 (95.5%) thought such a policy should be included.
- 4.204** A number of respondents made specific comments about what an AONB policy should include and these are summarised below.
- 4.205** A few respondents made the point that there was already policy guidance relating to AONB in the NPPF and the AONB Management Plan and any Local Plan policy should not seek to replicate or duplicate the policy position set out elsewhere.
- 4.206** The majority of respondents made the point that the AONB was a working landscape and any policy should reflect this and seek to encourage appropriate development that would enable local communities and businesses to thrive whilst maintaining the scenic importance of the area.

## Key Issues: Issues and Options Consultation July - August 2015 4

- 4.207** Two respondents made reference to the need for any policy guidance to also reflect the setting of the AONB and for the heritage assets considered to be of especial importance to the character of area to be identified and how it was proposed they be managed; specific mention was made of the National Trust properties and the contribution they make to the local economy.
- 4.208** Several respondents suggested that the Plan should include strategic policies to protect and enhance valued landscapes including criteria to guide development or that separate policies for statutory and non-statutory landscapes may help differentiate levels of protection afforded.
- 4.209** Design guidance was the most commonly suggested matter for inclusion in a policy.

Nidderdale AONB: responses by number	
Point	Comment ID
Help establish design principles	34, 2465, 2495
Policy worded to protect and encourage peripatetic sporting events as well as permanent sport facilities	62
Issues and needs of local people	270, 2785
Adopt principles and protections in AONB Management Plan; use in consultations on housing development	1096, 1921, 2495, 2747
Should set out type of schemes considered to constitute major development	679
Identify which heritage assets considered to be of especial importance to character of area and how proposed they be managed; additional policy guidance to protect and enhance significance of NT properties and contribution to local economy	679, 1208
Housing design	2762
Commercial development; rural crafts, small food businesses, appropriate tourism	551, 608, 1651, 2762
Should allow some housing so area remains vibrant, should include some smaller homes	551, 608
Development restricted to brownfield or restoration sites	2785
Protect from inappropriate development	562, 1023
Existing policies should be further strengthened	562
Transport services	1651
Broadband	1651
Care services	1651
Highlighting environmental asset as tourist and heritage attraction	1697
Local Plan should not unnecessarily replicate or duplicate policy position set out in NPPF or that provided elsewhere	2116, 2649
Should positively encourage economic development respecting local character and distinctiveness	2649
Insufficient value given to precautionary principle	884

## 4 Key Issues: Issues and Options Consultation July - August 2015

Nidderdale AONB: responses by number	
Point	Comment ID
Strategic policies to protect and enhance valued landscapes and criteria policies to guide development – separate policies for statutory and non-statutory landscapes may help differentiate levels of protection afforded	1208, 1693, 1921
Based on distinct characteristics of AONB	1693, 2250
Policy guidance should also reflect setting of AONB	1208
Any policy should remember AONB remains place where people live and work so retain ability for businesses and community to thrive whilst maintaining landscape and scenic importance	2116

Table 4.66 Nidderdale AONB Responses

### A Working Countryside

#### New Businesses and Extensions to Existing Businesses

- 4.210** Only 32 respondents (just over 1% of all respondents) completed the question on whether it was appropriate for some small scale employment development and/or the extension of existing employment development in the countryside. Of those who did respond, 31 (97%) thought it would be appropriate.
- 4.211** A number of respondents thought that restrictions should be imposed and suggested criteria that should be applied. These included:
- Design and scale of buildings.
  - Impact on residential amenity.
  - Impact on local environment.
  - Impact on local road network.
  - Use of brownfield sites or redundant farm buildings only.
  - Where there was an existing business park, cluster of development or adjacent residential property.
  - Where intensification of existing site was not viable or practicable.
- 4.212** However, several respondents thought that a more enabling and positive approach to employment development in the rural area to support a prosperous and viable rural economy should be taken, which would reflect the NPPF requirement for Local Plan policies to support economic growth. Respondents considered the focus should be on whether a proposal was sustainable and an overly prescriptive criteria based policy was not justified: whether a particular proposal caused unacceptable harm should be assessed on a site by site basis.
- 4.213** One respondent was concerned that as drafted there was the potential for this approach to be overly restrictive towards other established businesses in the countryside and any policy should encourage the development and expansion of successful businesses irrespective of their size or business age.

## Key Issues: Issues and Options Consultation July - August 2015 4

New Businesses and Extensions to Existing Businesses	
Point	Comment ID
Design and scale of any build must fit with local area	108, 834, 1515, 1696, 2741, 2786, 2822
Impact on residential amenity	108, 609, 1020, 1515, 2741
Adverse impacts on local environment	438, 1014, 1652
Appropriate locations	552, 609
Impacts on local road network	1652, 1696, 2251, 2786
Each case should be decided on its merits	1255, 1698
Should be lower threshold for expansion of existing facility	1020
Confined to brownfield sites and use of redundant farm buildings	1446
Allocating employment sites in villages will help maintain employment base	2417
Justification for new buildings might be where there is an existing business park or cluster of development or adjacent residential property	2551, 2576, 2675, 2721
Could be supported where intensification of existing site is not viable or practicable	1696
Important Plan recognises value of prosperous and viable rural community and supports thriving rural economy; more balanced and adaptable approach to employment and economic development should be set out	2117, 2651
Should focus on whether proposals represent sustainable development or raises concerns regarding normal planning considerations , may be case to consider particular design issues; should not be overly prescriptive and explicitly support economic development unless substantial harm can be justified	2117, 2651
Could be overly restrictive towards other important existing business in countryside, policy should encourage development and expansion of successful businesses irrespective of size or age of business	2091
NPPF requires policies to support economic growth and positive approach is extended to all types of businesses, Plan should take enabling and positive approach to employment development in rural area with no restrictions save that any proposal will need to demonstrate that it is sustainable, should not include criteria based policies as likely to act as unnecessary constraint, whether a particular proposal is likely to cause unacceptable harm should be assessed on a site by site basis	862
Makes no consideration of attractiveness to employers of employment sites, good transport links will be key and sites with such advantages are limited in rural area	1401

Table 4.67 New Businesses and Extensions to Existing Businesses

## Conversion of Rural Buildings

**4.214** 27 respondents (less than 1% of all respondents) completed the question on whether a particular type of use for rural building conversions should be prioritised. Of those who did respond, there was slightly more who thought there should be no prioritisation compared to those who did (51% compared to 48%).

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- 4.215** Of the uses suggested (economic, market housing, affordable housing and other) economic uses was ranked by more respondents as being preferable followed by market housing, other uses and then affordable housing.
- 4.216** Two respondents considered that the changes to permitted development rights (which provide for the conversion of agricultural buildings to certain uses without the need to seek planning permission subject to certain criteria being met) should be reviewed as this may impact on the approach to be taken although a policy would be required for those proposals not benefitting from permitted development rights or in the event that these were changed over the plan period.
- 4.217** One respondent highlighted that rural buildings are often used by protected species and it was important that conversion schemes were sensitively designed to prevent adverse impacts.

Conversion of Rural Buildings	
Point	Comment ID
For business and leisure activities including small scale manufacturing and office, self-catering holiday accommodation	2417
Consider this is a matter that should be dealt with by local councils	1654
Rural buildings often used by protected species, enhancing converted buildings for wildlife would be valuable and also important schemes sensitively designed to prevent impacts	2467
Recent changes to PD rights should be reviewed before prioritising	1706
Policy required to allow conversion of properties not benefitting from PD rights or in event these change during plan period, suggest include policy allowing for conversion to residential, employment and tourism uses. Agree cost of conversion and limited demand for offices is impediment to this use in rural areas	2121
Conversions should be in keeping with immediate surroundings	1558

Table 4.68 Conversion of Rural Buildings

### Agricultural Land

- 4.218** Only 34 respondents (just over 1% of all respondents) completed the question on whether it was appropriate for the Local Plan to include a policy to protect best and most versatile agricultural land. Of those who did respond, 26 (76%) thought it would be appropriate.
- 4.219** Respondents were asked to indicate in what circumstances they thought the loss of agricultural land would be acceptable. Although several respondents felt that in the interests of food security the loss of agricultural land was not acceptable in any circumstance, several respondents suggested the following:
- Where there were no alternatives such as brownfield sites or land of lesser quality.
  - Where it was related to agriculture or farm diversification.
  - For social housing.
  - For small businesses providing local employment.
  - Where it was within a village.

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Agricultural Land	
Point	Comment ID
Food security	109, 765, 886, 2051, 2750
Where no alternatives such as brownfield sites or lesser quality	1076, 2743
Where within village may be more acceptable to be built on	257
Unless related to agriculture or farm diversification	440, 611, 2765
Social housing	555, 1258
Small businesses providing local employment	555
Developing land of low quality to support biodiversity and will not be valuable for connecting habitats will have least impacts on biodiversity	2468
Should give appropriate weight to roles performed by area's soils, impact on soils and permanency of impact	1923
Development should be steered to areas of least environmental and agricultural quality. May need to take pragmatic approach based on scale of development balance with other assessment criteria	1709

Table 4.69 Agricultural Land

**4.220** 31 respondents completed the question on what forms of farm diversification the Local Plan should look to support. Of those who responded, the suggested forms were ranked as follows:

1. On-farm tourist accommodation.
2. Farm shops.
3. Small workshops.
4. Agricultural contracting services.
5. Other

### Farm Diversification and Supporting Agriculture

Farm Diversification and Supporting Agriculture	
Point	Comment ID
All forms of business and agricultural diversification	2653
Accommodation of all types	1517
Farming and rural recreation will change over plan period so form of diversification that will be supported should not be specified as this could stifle diversification	2553, 2579, 2677, 2723
On farm management of waste	1908
General employment, tourism, leisure and recreation uses	1709

Table 4.70 Farm Diversification and Supporting Agriculture

**4.221** Several respondents suggested that as farming and rural recreation will change over the plan period the form of farm diversification that would be supported should not be specified as this could stifle diversification opportunities.

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### Other Developments in the Countryside

**4.222** When asked to indicate whether certain developments might be appropriate in a countryside location, respondent's preferences were as follows:

Other Developments in the Countryside		
Development	Yes	No
Rural tourism	23	1
Renewable energy	14	6
Small scale community facilities	23	0
100% affordable housing	15	6
Other	12	1

Table 4.71 Other Developments in the Countryside

**4.223** One respondent highlighted that as there were a number of Ministry of Defence sites located within the countryside then defence related development within or adjoining military sites required for operational purposes would also be an appropriate form of development.

Other Developments in the Countryside: responses by number	
Point	Comment ID
Should support rural tourism initiatives as important source of income and jobs for rural economy	2093, 2123
Starter homes on rural exception sites	2123
Number of MOD sites located within countryside, defence related development within or adjoining military sites required for operational purposes would be appropriate	1311

Table 4.72 Other Developments in the Countryside: responses by number

## Infrastructure Issues

### New Infrastructure Provision

**4.224** 42 respondents (1.5% of all respondents) completed the question on whether they agreed that the approach to infrastructure provision was a reasonable one. Of those who did respond, 38 (90%) thought that it was.

**4.225** Respondents made a number of general points about infrastructure provision as well as more focussed comments on a particular aspect of infrastructure and these are summarised below.

#### General

**4.226** A number of respondents considered that as only the baseline Infrastructure Report had been prepared it was not possible to determine if the infrastructure required was deliverable. Whilst in the short to medium term, the growth strategy could only be

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accommodated by making the best use of existing infrastructure the Local Plan should also support the delivery of infrastructure improvements that could assist in the delivery of longer term growth options.

- 4.227** A respondent referred to the views of the Inspector at the Sites and Policies DPD examination that lack of, or constraints on, infrastructure is not a reason to constrain growth: the NPPF is clear that a Local Plan should plan positively for development and the infrastructure required in an area.
- 4.228** Several respondents made comments in respect of infrastructure funding. Whilst one respondent believed this cost should be borne by developers and not local authorities a number of other respondents warned that the cumulative impact of infrastructure costs should not place an undue burden on development to the detriment of the Plan's viability and deliverability. The issue of co-ordination of infrastructure provision was raised by several respondents who emphasised the need for the council to have an on-going dialogue with the various responsible organisations/bodies.
- 4.229** The impact of the Community Infrastructure Levy (CIL) was raised by a few respondents and that it would be appropriate for the council to make clear in the Plan if it intended to pursue CIL.

### Transport

- 4.230** The need for transport related requirements to be integrated with the latest Local Transport Plan was highlighted by one respondent as was more joint working with the Highway Authority to lobby for improvements to road infrastructure and support for bus services.
- 4.231** The majority of respondents who commented on transport related infrastructure were concerned that the proposed new development should not proceed until the infrastructure required to serve development was in place.
- 4.232** One respondent highlighted the potential impacts on the Strategic Road Network, depending on the chosen growth scenario and location of sites but that a traffic model of the A1(M) was being developed which would enable predicted development traffic to be incorporated into the model.

### Broadband

- 4.233** Several respondents highlighted the need for the provision of faster Broadband speeds.

### Green Infrastructure

- 4.234** A respondent considered that Green Infrastructure should be considered as an integral part of infrastructure planning.

Provision of Infrastructure	
Point	Comment ID
<b>General</b>	
As only baseline IR prepared not possible to determine if infrastructure required is deliverable. In short to medium term growth strategy can only be determined by making best use of existing infrastructure, but Plan should also support delivery of infrastructure improvements that can assist in longer term growth options	1602, 1605, 1624, 1648, 1690, 1752



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Provision of Infrastructure	
Point	Comment ID
<b>General</b>	
Other issues will also need to be considered including sustainability, need deliverability and market demands	1653
Cost of infrastructure must be borne by developers not local authorities	1373
Approach dependant on scale of obligations sought, cumulative impact should not place undue burden on development	1993, 1653, 2298
Will council have sufficient financial control over planned infrastructure; should be talking to necessary organisations to ensure co-ordination	896, 899, 1449, 1910, 2394
Cost to improving infrastructure and will need to be taken into account to ensure chosen infrastructure strategy is deliverable. Affordable housing usually largest single abnormal cost, because of wider infrastructure benefits Council may need to consider lower provision	2376
Would be appropriate to make clear whether intend to pursue CIL	2420, 2655
Made clear by Sites and Policies Inspector that lack of, or constraints on, infrastructure is not reason to constrain growth, NPPF/PPG clear Plan should plan positively for development and infrastructure required in area to meet objectives	2655
Making best use of existing infrastructure would accord with sustainable development principles but opportunity for development to help deliver infrastructure should be captured through positive planning	1809
To achieve planned growth majority of housing should be located where existing infrastructure is in place to accommodate growth. Requirement for major new infrastructure to facilitate growth has potential to impact on overall viability and deliverability which could cause uncertainty in council being able to achieve growth urgently requires	1993
Considered case for striking balance between two statements	1810, 2156, 2183, 2201, 2226, 2826
Need to balance infrastructure planning with understanding of plan viability and deliverability	1711
<b>Transport</b>	
Transport requirements should be integrated with NYCC LTP4	2753
Growth strategy should be predicated on need to deliver sustainable communities with access through range of sustainable transport options. Clear some growth options would be unable to achieve this without significant investment or certainty	1928, 1931, 1993
Vital infrastructure requirements to ensure congestion is prevented is addressed, new housing should not be allowed to proceed until required infrastructure exists to serve that development	36, 231, 643, 685, 1024, 1471, 1486, 1499, 1870, 1878, 2340, 2790
Clarify that HE undertaking model of A1(M) corridor including current conditions at J47 and shortly moving to next phase incorporating predicted development traffic into model. Can provide validation and advice in relation to traffic model for District	1252
Improvements required to deliver better accessibility to sustainable transport services and facilities	1267

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Provision of Infrastructure	
Point	Comment ID
<b>General</b>	
Unrealistic to expect contributions from developers to cover costs of improvement to road network, necessary to say where money will be round, reliance on funding bids presents an element of risk	426
Should work closely with NYCC and lobby to improve infrastructure particularly roads and better support for bus services	2727
Account should be taken of proposal to substantially reduce subsidies to bus companies and that bus services have been severely reduced	1770
Unless rail line upgraded none of growth options are viable	961, 2139
Improvements could be made such as integrated tram system or re-opening Ripon/Harrogate line with bit of vision and investment but it won't happen	2139
Car travel should be catered for, car parking provision preserved and increased, good P&R facilities created	2500
Implications for SRN – expected J48 likely to be important consideration if Boroughbridge becomes focus for growth as are J45 and J46 depending on development scenario and location of sites	1268
Travel related improvements will depend on which option for housing growth is pursued: if travel distances are short measures to improve cycling/walking important; if medium distances then measures to improve cycling/public transport; for longer distances then public transport most important. In addition to physical improvements appropriate transport policies (location/layout of development etc.) can support growth	2423
<b>Broadband</b>	
Faster broadband needed	144, 613, 2767
<b>Drainage</b>	
Should seek to provide drainage/flood defence masterplan taking account of sites allocated for development, developers would contribute to central fund to ensure implementation of works across whole network	966
<b>Green Infrastructure</b>	
GI should be considered as integral part of infrastructure planning	2508

Table 4.73 Provision of Infrastructure

## Protection of Transport Sites and Routes

**4.235** Respondents were asked to indicate if they agreed the Local Plan should protect certain transport sites and routes for the improvement of transport facilities. As there were very few responses (for each sites/route less than 1% of all respondents) it is difficult to give the responses a significant degree of weight or indeed draw any firm conclusions from it. The responses were as follows:

## 4 Key Issues: Issues and Options Consultation July - August 2015

Protection of Transport Sites and Routes		
Site/Route	Yes	No
Leeds-Harrogate-York rail line	26	1
Former Harrogate-Ripon rail line	17	8
Routes identified in the Harrogate-Knaresborough cycling Implementation Plan	22	1
Transport Interchange, Station Parade, Harrogate	23	1
Off street car parks at / or close to rail stations	25	0

Table 4.74 Protection of Transport Sites and Routes

**4.236** A number of suggestions for other sites or routes to be protected were put forward including:

- Otley Road, Harrogate.
- Harrogate to Northallerton rail line (felt more viable than just part of line between Harrogate and Ripon).
- Cross boundary routes and connections.
- Road lines for Harrogate northern bypass, Wetherby (A1) to Harrogate A661 improvement/link road, Knaresborough eastern link.
- Sites for new/additional parking in Knaresborough, Harrogate and Ripon.
- Park and Ride facilities.
- Improvements to bus routes to provide interchange with parking and Park and Ride facilities.

**4.237** A respondent felt that rather than protect certain areas it would be more appropriate to develop a strategy to improve accessibility by non-car modes and another respondent considered that new development should not be permitted where it prejudiced the re-use of former public transport corridors or facilities where there was a reasonable prospect of it being brought back into a public transport or cycling/walking use.

Protection of Transport Sites and Routes: responses by number	
Point	Comment ID
Otley Road, Harrogate	167
Bus routes	186
Harrogate – Ripon rail line but in favour of converting to cycling route	355, 1030
Ripon rail line but not believed to be economically viable and not all site is available	1260
Full length of rail line between Harrogate and Northallerton as alternative to ECML, feel this more viable than just Harrogate to Ripon	1218
Improvements to rail line	1932
P&R in Harrogate with electric vehicles	1520
Rather than protect hubs and routes should identify strategy to improve accessibility by non-car modes	2656

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Protection of Transport Sites and Routes: responses by number	
Point	Comment ID
Should also consider cross boundary routes and connections	2632
New development should not be permitted where prejudices reuse of public transport corridors or facilities where reasonable prospect of being brought back to use for certain facilities/services	2421
Harrogate northern bypass Wetherby (A1) to Harrogate A661 improvement/link road Knaresborough eastern link Safer cycle lanes and footpaths New car park at Knaresborough Additional parking in Harrogate and Ripon Increase parking provision for all developments P&R Harrogate/Ripon/Northallerton line protected New rail halts linking with P&R Improvements to rail stations Bus routes improved to provide interchange with parking and P&R	2501

Table 4.75 Protection of Transport Sites and Routes

## Travel Management

### Accessibility

**4.238** Respondents were asked to indicate from a list of facilities which they thought appropriate to use to assess accessibility and how far they would be prepared to walk to them. As there were very few responses (for each facility less than 1% of all respondents) it is difficult to give the responses a significant degree of weight or indeed draw any firm conclusions from it. The responses were as follows:

Facility	400m (5 minute walk)	800m (10 minute walk)	1200m (15 minute walk)
Bus with frequent service	7	8	3
Rail station	0	6	9
Primary school	2	6	8
Secondary school	0	4	10
GP surgery	1	6	8
Dentist	0	2	12

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Facility	400m (5 minute walk)	800m (10 minute walk)	1200m (15 minute walk)
Chemist	0	6	9
Local shops for day to day needs	3	11	2
Post office	1	9	6
Supermarket	2	4	8
Major area of employment	0	1	12
Town centre	0	1	12
Sports facility	0	3	10
Play areas / open space	6	8	4
Places to meet	2	9	4
Other	0	3	2

Table 4.76 Accessibility

- 4.239** A number of respondents also made specific comments on this issue and these are summarised below.
- 4.240** Several respondents felt that acceptable walking distances varied according to people's ages and abilities, for example elderly people were unlikely to walk great distances and, therefore, it was difficult to prescribe a single standard. A number of respondents also made the point that these distances did not really reflect the needs of those living in rural communities which would be different to those in an urban area and, as such, the thresholds should perhaps be amended according to location.
- 4.241** One respondent considered that in addition to walking the distance to facilities by cycling and public transport should also be a factor.
- 4.242** Several respondents felt that it was inappropriate to be influenced by comments which could be expressed for any number of reasons or motives and that rather it should be led by an assessment of the NPPF and national guidance. As the NPPF/PPG does not define suitable walking distances and encourages accessibility of every site to be assessed on its own merits having prescribed distances was not appropriate. However, given the number of sites to be assessed broadly defined criteria could be used with site specific flexibility.
- 4.243** One respondent felt that whilst the Plan should promote the use of non-car modes where possible, it should recognise that often, of necessity, reliance on a car is needed for many leisure or holiday related journeys due to the rural or remote nature of tourist facilities.

### Accessibility: responses by number

Point	Comment ID
Cannot expect to have all facilities nearby, so frequent bus service within walking distance	113

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Point	Comment ID
Not possible to set universal standard so 15 minutes for most people; poor bus frequency and alignment with working hours major barriers to commuters	2754
5 minute walk to bus stop and up to 800m for rail services	1713
Acceptable walking distances vary according to peoples ages and abilities so difficult to quantify, elderly unlikely to walk distances	903, 1475, 2257
Village hall/community centre within 800m/10 minutes walk	442, 946
Longer distances for employment areas and secondary schools, especially if accessible with safe cycle route	941
Same as existing standards but should include assessment of whether wheelchairs, disability scooters, prams can get round easily	1088, 1702
Disagree with emphasis on sustainability and implied condition approval will not be given for small housing developments in settlements with few or no facilities; if people wish to live in remote places should be allowed to do so even if have to rely on cars for transport	1820
Whilst Plan should promote use of non-car modes where possible, should recognise that often of necessity reliance on car for many leisure and holiday related journeys due to rural or remote nature of tourist facilities	2094
Does not reflect needs of those living in rural communities which will be different to those in urban areas, thresholds should be amended according to location	1261, 2502, 2693, 2705
Walking distances in draft SA appear appropriate for most circumstances	2657
Should be led by assessment of NPPF and national guidance and not influence by comments which could be expressed for any number of reasons/motives; NPPF/PPG do not define suitable walking distances and encourages accessibility of every site to be assessed on own merits but given number of sites to be assessed could use broadly defined set of criteria if allows for site specific flexibility	866, 2100
In addition to walking distance should consider cycling distance and distance by public transport	2422
Inappropriate to apply arbitrary yes or no test for assessing sustainability, not allow sufficient flexibility to consider needs of rural communities or those on edge of urban areas	2693, 2705
Guidance provided in Urban Design Compendium and Manual for Streets	1996, 2024

Table 4.77 Accessibility

## Travel Improvements

**4.244** Respondents were asked to indicate what transport related improvements they considered most or least important to support future growth. The responses were as follows:

Improvement	Not at all important	Not particularly important	Neither important or unimportant	Quite important	Very important
Increased frequency of trains	1	1	2	11	14
More carriages on trains	1	1	1	9	16

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Improvement	Not at all important	Not particularly important	Neither important or unimportant	Quite important	Very important
Increased car parking at rail stations	1	2	1	9	16
More rail stations	3	3	5	11	8
Increased frequency of buses	0	1	6	8	17
More destinations served by bus	0	0	2	8	20
Park and Ride	0	3	6	12	8
New cycle routes	2	2	4	9	12
Improved public spaces	0	2	6	11	7
Improved pedestrian links	0	3	3	10	11
New bypasses or relief roads	3	2	4	4	16
Increased capacity at road junctions	1	1	3	6	12
More road maintenance	3	1	1	7	14

Table 4.78 Travel Improvements

## Green Infrastructure

### Green Wedges

- 4.245** Only 46 respondents (less than 2% of all respondents) completed the question on whether Green Wedges should continue to have a role to play in the long term protection of open areas of land around Harrogate. Of those who did respond, 34 (74%) thought that they did.
- 4.246** A number of respondents made specific comments on the Green Wedge approach and these are summarised below.
- 4.247** A slight majority of respondents thought that Green Wedges should be retained. The reasons for this included: they give the town its distinctive character; bring countryside close to the town centre providing accessible areas of natural greenspace and recreational areas; ensures Knaresborough remains distinctive; and act as wildlife corridors.
- 4.248** Two respondents thought that Green Wedges should be given greater protection and possibly extended. Bilton Triangle and Valley Gardens/Pinewoods Green were specifically mentioned as valued Green Wedge areas by a few respondents.
- 4.249** However, a number of respondents pointed out that recent appeal decisions have established that blanket policies that seek to protect large areas of land from development are not compliant with the NPPF. The use of a Green Wedge policy/designation must be supported by a comprehensive, rigorous and robust evidence base to clearly set out why a local landscape designation is justified and nor should it act as a ban on all development within the designated area.

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**4.250** A respondent felt that Green Wedges could not be considered as sacrosanct if the housing needs of the area were to be met and another respondent queried why Harrogate should have special provision at the expense of the rest of the district.

**4.251** Areas where respondents felt the Green Wedge designation should no longer apply included:

- Bilton Triangle – without robust assessment of value land should be allocated for development or at a minimum the boundaries reassessed
- Great Yorkshire Showground – concern that designation should not hinder the ability to deliver sustainable development given location on edge of urban area and evolving operation of the Showground
- Harlow Carr – the site is extensively developed with car parking and built development. As the area is not preventing coalescence and it is not an area of public access it does not meet the Green Wedge criteria.

Green Wedges	
Point	Comment ID
<b>General</b>	
Policy does allow for informed consideration of landscape character and whether proposed development would represent unacceptable adverse effect. No criteria regarding minimum width or unacceptable land uses: localised erosion of GW could be feasible where overall aims not harmed and does not suggestion protection of areas should preclude development	2249
Important there are convenient well laid out and maintained footpaths to enjoy environment and panorama of Harrogate and surrounding area	906
<b>Retain</b>	
Make town special and different, give it distinctive character	277, 428, 949, 963, 1010, 1454, 1482, 2258, 2424, 2504, 2731, 2771, 2794, 2830, 2836
Bring countryside close to centre, provide accessible areas of natural greenspace	428, 1454, 1924, 2424
Important wildlife corridor	963, 1108, 2509
Provide recreational areas	1482
Should be given greater protection, possibly extending and not allowing development unless strong reasons to allow	456, 921
Ensures Knaresborough remains distinctive	1704
Bilton Triangle – much used recreational area for local people and wildlife habitat	767, 2835
Valley Gardens/Pinewoods Green – recreational facility for area where limited housing as little garden space, wildlife habitat/corridor	1010
<b>Amend</b>	
Redrawn development limits could provide same role	115



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Green Wedges	
Point	Comment ID
<b>General</b>	
Cannot be regarded as sacrosanct, meeting areas housing needs can only realistically be addressed by considering planning applications for green wedges on merits	2756
Designation should be removed, given recent changes at site (Agricultural Ground) considered to be out of date. Should not hinder ability to deliver sustainable development given location on edge of urban area and evolving operation of show ground	2544
NPPF states Local Plans should contain clear strategy for enhancing natural, built and historic environment: Green Wedge approach does not serve this purpose as often applied as blanket approach to protect land from development on urban edge.	2658
Recent appeal decisions questioned consistency and legitimacy of local designations	2658
Based on study in 2011 for withdrawn Sites and Policies DPD: consider this to be unsound given criticism levelled by Inspector to these policies	2658
Bilton Triangle – in absence of robust assessment of value should allocate land for development or at minimum reassess boundaries	2249
Unnecessary layer of protection, designation based on subjective criteria. Should not include developed sites, limited to areas of public access.	967
Harlow Carr – included within GW despite extensive car parking and built development on third of site, should be omitted. Designation not preventing coalescence and not area of public access, therefore, does not meet current GW criteria.	967
Do not see why Harrogate should have special provision at cost of rest of District	1523
Recent appeal decisions established blanket policies that seek to protect large areas of land from development are not compliant with NPPF. GW policy/designation must be supported by comprehensive, rigorous and robust evidence base to clearly set out why local landscape designation justified.	1714, 1984
GW designation should be accompanied by criteria based policy against which development proposals can be assessed following para 13 of NPPF; should not act as ban on all development	1984
Previous GW too loose in definition, should be replaced with more defined and evidence based landscape/greenspace designations in accordance with NPPF	1811, 2184, 2202, 2227, 2157

Table 4.79 Green Wedges

### Special Landscape Areas (SLAs)

- 4.252** 36 respondents (less than 2% of all respondents) completed the question on whether SLAs should continue to be identified around Harrogate, Knaresborough and Ripon. Of those who did respond, 30 (83%) thought that they should.
- 4.253** A number of respondents made specific comments either in support, or not, of the designation of SLAs. The reasons given for this were largely identical to those given in response to the identification of Green Wedges and are, therefore, not repeated again.

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Special Landscape Areas (SLAs)	
Point	Comment ID
<b>Retain</b>	
Make towns special, give it distinctive character	278, 892, 1107, 1108, 1166, 1483, 2259, 2732, 2795, 2831
Important in achieving objectives on place-making and environment	2757
Provide protection around settlement from encroachment	458
Give easy access to countryside	811
Ensure development considered in wider landscape context	926, 1855
Maintain public access to green spaces for recreation and well being	1483, 1524
Important that degree of importance is attached to various aspects of best landscapes that do not have other special designations	1455
Could help protect views and setting of WHS and Ripon	1219
<b>Amend</b>	
Arbitrary designation and used as mechanism to prevent proposals which provide sustainable economic growth. Recent appeal decisions questioned consistency and legitimacy of local designations	2659
Should not have statutory designations as otherwise may find meeting housing requirement difficult	2102, 2505
Designation should be removed, given recent changes at site (Agricultural Showground) considered to be out of date. Should not hinder ability to deliver sustainable development given location on edge of urban area and evolving operation of show ground	2545
Based on study in 2011 for withdrawn Sites and Policies DPD: consider this to be unsound given criticism levelled by Inspector to these policies	2659
Recent appeal decisions established blanket policies that seek to protect large areas of land from development are not compliant with NPPF. GW policy/designation must be supported by comprehensive, rigorous and robust evidence base to clearly set out why local landscape designation justified.	1983
Given time elapsed since 2011 study and changes to national policy, justification used to identify current SLAs out of date and no longer necessary	2694
Predates NPPF and needs to be reviewed. Criteria based policies should be used to judge development proposals.	1812
Current SLA designation covers nearly all of land around Harrogate outside of Green Belt: given housing requirement will need to release land within SLA. Fresh approach needed as development can be acceptable within the SLA (Crag Land and Otley Road)	1812
Need to be clear about added value of such a policy compared to policies applicable outside of SLAs	1716

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Special Landscape Areas (SLAs)	
Point	Comment ID
Retain	
Should be reviewed to ensure those performing additional functions (separation of Harrogate and Pannal in Crimple Valley) are afforded long term protection to minimise inappropriate development	1999, 2025

Table 4.80 Special Landscape Areas

### Scope of Development Management Policies

- 4.254** Only 32 respondents (just over 1% of all respondents) completed the question on whether they agreed with the list of Development Management policies to be included in the Local Plan. Of those who responded, 25 (78%) indicated that they agreed with the list. 40 respondents (just under 1.5% of all respondents) thought there was a need for additional policies compared to the eight respondents who did not.
- 4.255** A number of respondents made specific comments about the suggested Development Management policies to be included or additional policies and these are summarised below.

#### Sustainable Development

- 4.256** Criteria for sustainable development - several respondents highlighted that Building Regulations would deal with energy efficiency standards and this should not, therefore, be included in any policy.

#### Housing

- 4.257** Type, mix and density of new market housing – several respondents considered that any policy should not be overly prescriptive as this may have an effect on the viability of the development and delivery of the site. Respondents also highlighted that with the introduction of the Nationally Described Space Standard, unless there was overwhelming evidence of a need for local space standards, reference to internal space standards should be removed.
- 4.258** Several respondents felt that there was an opportunity for better engagement with the house building industry on this issue.
- 4.259** Affordable housing – one respondent considered that the size of affordable housing was not generally something that should be included in a policy.
- 4.260** One respondent considered that new housing should be built with a high level of security and this should be considered early in the design process for new development not as an afterthought.

#### Economy

- 4.261** Employment areas - one respondent thought that there should be a policy or guidance for new employment areas not just existing.
- 4.262** Protection of tourist facilities - a respondent felt that any policy should be worded so as not to inhibit changes of uses where this may be desirable suggesting it is framed in terms of visitor numbers or bed spaces not location.

## Key Issues: Issues and Options Consultation July - August 2015 4

### Heritage and Placemaking

- 4.263** Heritage – Several respondents considered that the approach to heritage should be tailored to address particular issues facing the management of the historic environment in the district. This might include:
- Identifying aspects of the historic environment which are of especial importance to the character and identity of the plan area.
  - More specific guidance on the management of certain aspects of the historic environment including: the World Heritage Site and its buffer zone; where the NPPF is largely silent or very generalised; where development management policies are necessary to address local circumstances; and non-designated heritage assets.
- 4.264** One respondent felt that the Plan should recognise the benefits of enhancing heritage assets for their on-going economic use and securing their future and another that there should be reference to the council's approach to enabling development.
- 4.265** Sports/recreation policy – one respondent felt that a stronger plan would result from a clearly justified and positive approach to planning for sport, developed in the context of assessed needs being used to inform the development of a strategy for sports and recreation.
- 4.266** Community facilities - a respondent suggested that the Plan should contain a clear definition of what was meant by 'community facilities' and that in addition to protection of facilities there should also be criteria to encourage the provision of new facilities.
- 4.267** One respondent felt that the Plan did not include anything to support the development needs of organisations that make a positive benefit to the local community and wellbeing.

### Natural Environment

- 4.268** Water infrastructure – two respondents considered that there was the opportunity for the Plan to include policies that would:
- Ensure new developments met water efficiency standards.
  - Ensure applicants were aware of most sustainable options when connection to mains foul sewer network was not possible.
  - Encourage removal of weirs, installation of fish passes and improvements to river morphology to improve watercourse quality.
  - As long term ambition reconnect floodplain with river.
  - Encourage river restoration.
- 4.269** Natural assets – a respondent considered that the Plan should include a policy on protecting priority species and habitats and the connection of habitats.
- 4.270** Unstable and contaminated land – a respondent considered that any policy should not unnecessarily preclude or restrict development of unstable contaminated land and should acknowledge the potential for remediation/mitigation to address these issues and allow development to be achieved. Another respondent felt the Policy needed to reflect experience of this issue that had been gained over period of current Plan.

## 4 Key Issues: Issues and Options Consultation July - August 2015

### Monitoring and Delivery

- 4.271** A respondent thought that the Plan should be clearer on the opportunities for getting involved in planning decisions and shaping neighbourhoods and that there was a need for a clear performance management framework for the Plan.
- 4.272** Another respondent highlighted that mechanisms should include commitment to a full or partial review of the Plan if certain triggers were met i.e. lack of five year supply.

### Telecommunications

- 4.273** A respondent thought it was important that there was a specific policy on telecommunications and another that this should also include broadband provision.

### Neighbourhood Plan

- 4.274** A respondent emphasised that the Development Management policies should not inhibit or replace policies that would be better included in the Ripon Neighbourhood Plan.

### Education

- 4.275** A respondent encouraged the provision of a policy that would allow for the continued expansion of the Harrogate College campus facilities at Hornbeam Park, the development of new facilities in other strategic locations within the district and the disposal of surplus land for other uses.

### Military Establishments

- 4.276** A respondent suggested that given the number of military sites within the district there was a need to include a policy relating to operational development and the redevelopment of surplus land.

### Other Issues

- 4.277** A respondent emphasised that the Plan should seek to avoid duplication of policies and points of principle set out elsewhere in other documents.
- 4.278** Another respondent felt that the Plan was silent on how the council would deal with planning proposals that conflict with the Plan but offer balancing advantages.

Scope of Development Management Policies: responses by number	
Point	Comment ID
Sports/recreation policy  Sound policy can only be developed in context of objectively assessed needs and used to inform development strategy for sports and recreation. Not prescriptive on wording but stronger plan will result from clearly justified and positive approach to planning for sport.	64
Housing design  New housing should be built with high level of security built in and this should be considered early in design process for new development not as afterthought	676

## Key Issues: Issues and Options Consultation July - August 2015 4

Scope of Development Management Policies: responses by number	
Point	Comment ID
<p>Water Infrastructure</p> <p>Policies for:</p> <ul style="list-style-type: none"> <li>• New residential developments to achieve water efficiency standard of 110 litres per day</li> <li>• Where connection to main foul sewer network not possible reference to foul drainage hierarchy so applicants aware of most sustainable options</li> <li>• Encouraging removal of weirs, installation of fish passes and improvements to river morphology in order to improve watercourse quality</li> <li>• Reconnection of floodplain with river</li> <li>• River restoration policy</li> </ul>	1723, 2510
<p>Plan Management</p> <p>Around involvement in planning decisions and shaping neighbourhoods and clear performance management framework for the Plan itself not just policies</p>	2758
<p>Historic Environment</p> <p>Should be tailored to address particular issues facing management of historic environment in District. Including:</p> <ul style="list-style-type: none"> <li>• Identifying aspects of historic environment which are of especial importance to character and identity of plan area</li> <li>• More specific guidance on management of certain aspects of historic environment including WHS and buffer zone; areas where NPPF largely silent; where DM policies necessary to address local circumstances; where NPPF very generalised; non designated heritage assets</li> </ul> <p>Must recognise benefits of enhancing heritage assets for ongoing economic use and securing future</p> <p>Should include something on approach to enabling development</p>	682 1456 2438 2586
<p>Telecommunications</p> <p>Important that specific policy and suggest possible wording; also broadband</p>	444, 2349
<p>Employment</p> <p>Should be policy or guidance for new employment areas not just existing</p>	2781
<p>Ripon Neighbourhood Plan</p> <p>DM policies should not inhibit or replace policies better included in Ripon NP</p>	972
<p>Harrogate College</p> <p>Would support inclusion of policies that allow for continued expansion of college facilities at campus at Hornbeam Business Park, new facilities in other strategic locations within District, disposal of surplus land for other uses</p>	1314

## 4 Key Issues: Issues and Options Consultation July - August 2015

Scope of Development Management Policies: responses by number	
Point	Comment ID
<p>Military Establishments</p> <p>Given number of such sites in district need to include policy reference and suggest policy wording related to operational developments and redevelopment of surplus land.</p>	1312
<p>Protection and enhancement of community facilities</p> <p>Suggest policy wording. Should also be clear explanation in Plan of 'community and cultural facilities'</p>	793
<p>Sustainable Development</p> <p>Energy efficiency standards will be dealt with by Bldg Regs and reference should be deleted</p> <p>Scope of policy should be increased to reflect NPPF</p>	1655, 2103, 2378 1736
<p>Type, mix and density of new market housing</p> <ul style="list-style-type: none"> <li>Should not be over prescriptive in requirements, developers will not produce house types for which there is no demand</li> <li>National Internal Space standards will apply from October 2015 – unless there is overwhelming evidence for standards to be different to national ones this should be removed</li> <li>If overly prescriptive may have effect on ability to deliver site to meet local needs and on site viability</li> </ul> <p>Concern that not sufficient engagement with development industry on this issue</p>	1655, 1736, 1838, 1985, 2378, 1813, 2158, 2185, 2203
<p>Affordable housing</p> <p>Size of affordable housing not generally something that should be included in policy</p>	1736
<p>Road infrastructure</p> <p>This is key issue and needs to have own set of policies so key projects get addressed</p>	1008, 1456
<p>Appears to be nothing relating to support for new or expanding organisations such as charities, which make positive contribution to local community and wellbeing, development needs of these should be recognised</p>	1305
<p>Wildlife</p> <p>Need to ensure policy on protecting priority species and habitats, mapping and connecting up habitats</p>	2510
<p>Unstable and contaminated land</p> <p>Policy should not unnecessarily preclude or restrict development of unstable contaminated land, should acknowledge potential for remediation/mitigation to address these issues and allow development where this can be achieved</p>	2619 1201

## Key Issues: Issues and Options Consultation July - August 2015 4

Scope of Development Management Policies: responses by number	
Point	Comment ID
2001 policy needs to be refreshed in light of experience gained	
Monitoring and Delivery Mechanisms should include commitment to full or partial review if certain triggers are met i.e. lack of five year supply	1655
Protection of tourist facilities Needs to be worded so as not to inhibit changes of uses were this may be desirable, framed in terms of visitor numbers or bed spaces not location	1909
Should avoid duplication of policies and points of principle set out elsewhere in other documents	2661
Nothing in Plan on how council will deal with planning proposals that conflict with Plan but offer balancing advantages	2585

Table 4.81 Policies to be Included

### General Comments

**4.279** A number of respondents made specific comments about the consultation process or other issues and these are summarised below.

### Consultation

**4.280** Comments made in respect of the consultation included:

- Concern that publicity for the consultation was poor, not all residents in areas affected received the flyer.
- Would be helpful if consultation period did not coincide with holiday periods.
- On-line consultation had certain drawbacks as in some places only able to tick boxes rather than write comments which has limited feedback.
- Should be ability to complete paper questionnaire to allow wider audience to respond.
- One respondent thought it would have been helpful if the consultation document had set out the stages of preparation through to adoption and beyond and how this Plan would replace parts of the current Development Plan and SPDs.

### Other Issues

**4.281** Issues raised in responses included:

- Query why old cattle market site behind Commercial Hotel in Knaresborough has not been developed as it has been derelict for decades.
- Need for allocation of land for cricket and football club development in Killinghall.
- Consideration should be given to roofing over main shopping streets in Harrogate to improve pedestrian environment.



## 4 Key Issues: Issues and Options Consultation July - August 2015

- Best way to identify sites for future housing is to engage directly and actively with parish council.
- Ripon is characterised by older character property which is often sub-standard in terms of living standards/requirements: cannot see an approach in relation to replacement of older housing stock in Ripon.

General Comments	
Point	Comment ID
<b>Consultation</b>	
Document relatively easy to understand and comment on.	24
In some places only been able to tick boxes rather than write comments which has limited feedback.	24
Would have helped to have word version of document to circulate to Parish members as PDF version too bit to email.	2759
Did not find online consultation document helpful, questions did not mirror those in printed document, made process cumbersome.	2759
On line consultation should allow one to complete whole consultation then submit, nor sure whether all comments made were received.	556
Should be ability to complete paper questionnaire to allow wider audience to respond.	556
Concerned that publicity for the consultation was poor, flyer was not issued to all residents in areas affected.	579, 2133
Parish Council help public meeting to provide information to villagers on proposals and comments reflected in submission made. Period for consultation should be appropriate and not just over holiday period.	528
To enable meaningful engagement would be helpful if consultation period did not coincide with holiday periods.	2385, 2620
<b>Other Points</b>	
Ask why old cattle market site behind Commercial Hotel in Knaresborough has not been developed as has been derelict for decades.	239
Should be some recreational land for cricket and football club development in Killinghall.	207
Would be helpful if Plan could set out stages of preparation through to adoption and beyond and how this Plan will replace parts of the current Development Plan and SPDs.	2620
Our experience is that different parts of the planning function do not always seem to be fully joined up: give example of discussions about delivery of affordable housing in village.	787
Best way to identify sites for future housing is to engage directly and actively with Parish Council.	788
Suggest consideration be given to roofing over main shopping streets	923

## Key Issues: Issues and Options Consultation July - August 2015 4

General Comments	
Point	Comment ID
<b>Consultation</b>	
Ripon characterised by older character property which is often sub-standard in terms of living standards/requirements. Cannot see an approach in relation to replacement of older housing stock in Ripon.	1205

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## Key Issues: Draft Development Management Policies Consultation November - December 2015

### 5 Key Issues: Draft Development Management Policies Consultation November - December 2015

#### Sustainable Development

#### Policy SD1: Presumption in Favour of Sustainable Development: wording

Key Issue (Policy)	Comment ID	HBC Response
To ensure consistency with the Planning Inspectorate's model policy wording, the word "always" is missing from the second sentence of the policy. It should read "It will <u>always</u> work.....".	265, 274, 245, 256, 320, 410	Agree - Amendment to policy wording by adding 'always'  <b>Amendment to policy wording</b>

Table 5.1 Policy SD1: Presumption in Favour of Sustainable Development: wording

#### Policy SD1: Presumption in Favour of Sustainable Development: justification

Key Issue (Justification)	Comment ID	HBC Response
Para. 3.6 should be altered to suggest that parish or town councils be contacted.	10	The council's Statement of Community Involvement sets out the procedure for pre-application community involvement and this is stated in para 3.6.  <b>No Amendment</b>
Definition of sustainability is confusing: <ul style="list-style-type: none"> <li>● should set specific minimum period</li> <li>● how are the three priorities of social, economic and environmental reconciled</li> </ul>	10,104	The definition is consistent with the NPPF  <b>No Amendment</b>
Explanatory text should incorporate reference to those policy types referred to in the footnote to NPPF para 14 to help clarify the rationale for the 2nd bullet in the policy	118	Agree  <b>Amendment to justification wording</b>
Add reference to "Neighbourhood Plans" to para. 3.6	160	Agree  <b>Amendment to justification wording</b>
Para 3.6 should clarify that evidence base documents should be relevant and up-to-date.	320	Disagree - it is not necessary to add this wording  <b>No Amendment</b>

Table 5.2 Policy SD1: Presumption in Favour of Sustainable Development: justification

## 5 Key Issues: Draft Development Management Policies Consultation November - December 2015

### Policy SD2: Criteria for Sustainable Development: wording

Key Issue (Policy)	Comment ID	HBC Response
"and makes a positive impact on the encouragement of cycling and walking" should be added after 'Travel by car' under criterion 5.	154	Policy SD2 to be deleted with some of the issues covered in other policies including: <ul style="list-style-type: none"> <li>• Sustainable transport</li> <li>• Water and energy efficiency in new developments</li> <li>• Protecting amenity</li> <li>• Local Distinctiveness</li> </ul>
There should be reference to Neighbourhood Plans.	11	
Reference should be made to educational benefits that may be enhanced by, or result from, development.	138	
Policy is contradictory to the presumption in favour of sustainable development as results in the absolute limitation of greenfield development.	148, 150, 238, 275, 246, 257, 266, 302, 301, 368, 306, 326, 412, 390, 376, 364	
Development should not always be asked to make the most efficient use of land as sometimes a less efficient use is more appropriate in our historic towns and villages.	161	
Paragraph 2 should require enhancement of environment alongside amenity and well-being to be consistent with the tri-partite definition of sustainable development.	350	
Paragraph 2 should have a bullet regarding 'biodiversity and the natural environment'	229, 119(NE)	
Delete para 5 bullet 1 as energy and water consumption now covered under building regulations.	238, 306, 326, 412	
Delete para 6 as covered by other regulations.	326	
Para 4 is meaningless and should be dealt with via CIL	275, 246, 257, 266	
Para 5 should reflect the avoid, mitigate, compensate hierarchy for impacts on biodiversity.	119(NE)	
The policy needs to be clear that development has an irreversible adverse impact on these finite resources.	119(NE)	

Table 5.3 Policy SD2: Criteria for Sustainable Development: wording

## Key Issues: Draft Development Management Policies Consultation November - December 2015

### Policy SD2: Criteria for Sustainable Development: justification

Key Issue (Justification)	Comment ID	HBC Response
Para 3.13 - 'be expected' be replaced by 'required', 'where possible' to be deleted.	11	Policy SD2 to be deleted with some of the issues covered in other policies including:
Para 3.16 and 3.17 - A large amount of waste generated comes from construction and demolition. In order to reduce the amount of waste, the justification might make reference to encouraging, in the first instance, the reuse of existing buildings. Where this is not possible then encouragement should be given to the reuse of the materials resulting from the building's demolition.	86(HE)	<ul style="list-style-type: none"> <li>• Sustainable transport</li> <li>• Water and energy efficiency in new developments</li> <li>• Protecting amenity</li> <li>• Local Distinctiveness</li> </ul>
Para 3.11 could refer to the re-use of brownfield land and make it clear that this is not appropriate on where such sites are of high environmental value.	119(NE)	
The need to reflect the avoid, mitigate, compensate hierarchy for impacts on biodiversity under para 5 of the policy should be reflected in the justification.	119(NE)	
Para 3.14 - the importance of soils and BMV needs to be recognised.	119(NE)	
Para 3.15 - recognition should be given to the positive contribution that development can make on the natural environment.	119(NE)	
Justification fails to address importance of health, social and cultural wellbeing.	138	
Justification fails to consider the value and importance of educational benefits.	138	
Delete para 3.14 regarding greenfield land.	238	

Table 5.4 Policy SD2: Criteria for Sustainable Development: justification

### Policy SD3: Flood Risk and Sustainable Development: wording

Key Issue (Policy)	Comment ID	HBC Response
Policy only refers to surface water runoff and fails to consider the implications of development for ground water levels	139	Disagree - the policy covers all aspects of flood risk including groundwater levels  <b>No Amendment</b>
Policy fails to require developments which rely on off-site works to secure the agreement of neighbouring landowners and implement the works required.	139	Disagree - if a development relies on off-site works to be acceptable, then this requirement would form part of a section 106 agreement and the development would not be able to proceed without the completion of the works so there is no need to amend the policy wording

## 5 Key Issues: Draft Development Management Policies Consultation November - December 2015

Key Issue (Policy)	Comment ID	HBC Response
		<b>No Amendment</b>
Policy should be amended to allow an independent qualified consultant to undertake a more detailed and forensic up-to-date modelling exercise as EA flood risk maps are not always accurate.	247, 258, 267, 276, 413	Disagree as the NPPF states that the EA are the statutory provider of advice on flood risk.  <b>No Amendment</b>
Second paragraph requires amending as a 'Sequential Test' should only be applied where development is proposed in flood zones 2 and 3 and not within zone 1.	247, 258, 267, 276	Disagree as the sequential testing process needs to be carried out to identify the relevant flood zones and increase the possibility of accommodating development which is not exposed to flood risk.  <b>No Amendment</b>
3rd sentence is lengthy and should be split	406(EA)	Agree - paragraph should read  "Where required by national guidance, proposals for development should be accompanied by a site-specific Flood Risk Assessment (FRA). The FRA should demonstrate that the development will be safe, including access, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall"  <b>Amendment to policy wording</b>
The policy should also promote a sequential approach to development layout, to ensure that the highest vulnerability development is located in areas at lowest flood risk within the site.	406(EA)	Agree - the following wording should be included as part of paragraph 2:  " <i>Development layout within the site should be subject to the sequential approach, with the highest vulnerability development located in areas at lowest flood risk within the site</i> "  <b>Amendment to policy wording</b>
To ensure that land needed for flood risk management purposes is protected, the following statement would achieve this:  <i>"In partnership with the Environment Agency and the lead local flood authority, the council will seek opportunities from new development to reduce the causes and impacts of flooding. Development should ensure that land which is needed for flood risk management purposes (as identified in Defra's Programme of flood and coastal risk management schemes and other Environment Agency or lead local flood authority documents) is safeguarded"</i>	406(EA)	Agree the following wording to be added to the end of the policy.  <i>"In partnership with the Environment Agency and the lead local flood authority, the council will seek opportunities from new development to reduce the causes and impacts of flooding. Development should ensure that land which is needed for flood risk management purposes (as identified in Defra's Programme of flood and coastal risk management schemes and other Environment Agency or lead local flood authority documents) is safeguarded"</i>  <b>Amendment to policy wording</b>

## Key Issues: Draft Development Management Policies Consultation November - December 2015

Key Issue (Policy)	Comment ID	HBC Response
Flood risk policy should ensure that development does not encroach into an 8m buffer zone from the bank top of any 'main' river, (more detailed guidance in the full comment). Alternatively, this wording could be incorporated in a separate river policy.	406(EA)	Agree - wording to be incorporated in a separate river policy  <b>New Policy</b>

Table 5.5 Policy SD3: Flood Risk and Sustainable Development: wording

### Policy SD3: Flood Risk and Sustainable Development: justification

Key Issue (Justification)	Comment ID	HBC Response
Para 3.28 should be expanded to include a commitment to SuDS and other forms of capital investment to reduce pollution as a way of improving water quality as well as mitigating flood risk.	351	Agree in part - Para 3.28 already refers to the benefits of SuDs including flood risk, creating high quality environments and benefiting water resources. Reference to SuDs and water quality will be added to the Water Quality policy.  <b>Amendment to Water Quality policy</b>
Check the date of the Ministerial Statement Dec 2015 - para 3.30	327	Agree - date to be changed to December 2014  <b>Amendment to the justification wording</b>
The following improvements should be made to the justification: <ul style="list-style-type: none"> <li>• 'sequential testing' should be in lower case</li> <li>• the justification repeatedly refers to the NPPF and its accompanying 'Technical Guidance on Flood Risk'. This document has been replaced by the advice within the NPPG. The justification should be amended to take these changes into account.</li> <li>• no need to capitalise 'flood zone', 'sequential test', 'exception test', 'internal drainage board', 'lead local flood authority'</li> <li>• Correct acronym is 'Defra' not 'DEFRA'</li> <li>• whilst it is a flood risk assessment, it should be 'an FRA'</li> </ul>	406(EA)	Agree - the following amendments to be made <ul style="list-style-type: none"> <li>• 'Sequential Testing' to 'sequential testing'</li> <li>• Replace reference to the 'Technical Guidance on Flood Risk' with 'advice within the NPPG'</li> <li>• Lower case for 'flood zone', 'sequential test', 'exception test', 'internal drainage board' and 'lead local flood authority'</li> <li>• Amend 'DEFRA' to 'Defra'</li> <li>• Amend reference to flood risk assessment' to 'an FRA'</li> </ul> <b>Amendment to the justification wording</b>

Table 5.6 Policy SD3: Flood Risk and Sustainable Development: justification



## 5 Key Issues: Draft Development Management Policies Consultation November - December 2015

### Housing

#### Policy HS1: Housing Type and Mix: wording

Key Issue (Policy)	Comment ID	HBC Response
Reference should be made to the HBC affordable housing policy and the council's commitment to ensuring that all affordable home requirements stated in the SHMA are achieved in all new housing development.	13	Disagree - this policy deals with the type, mix and density of all new market housing whereas affordable housing is dealt with under draft Policy HS2: Affordable Housing. There is no need to add reference to affordable housing in Draft Policy HS1. All applications will be determined in negotiation with HBC's housing officers.  <b>No Amendment</b>
Reference should be made, when stating housing densities, to a HBC car parking policy	13	Disagree - this policy deals with the type, mix and density of new housing and does not consider car parking, therefore it would not be appropriate to add reference to a HBC car parking policy in Draft Policy HS1.  <b>No Amendment</b>
Policy needs to be clear that the SHMA is only one element of the council's assessment of a planning application. Paragraph 1 to be replaced with:  <i>"All proposals for residential development on sites of ten or more dwellings should refer to the Strategic Housing Market Assessment in explaining the mix of unit size and type of housing proposed to meet housing requirements of the district on each site"</i>	239	Disagree - this policy states that all proposals should take the SHMA into account as this is the main piece of evidence. It would therefore be inappropriate to relax the importance of this piece of evidence. Parking provision is dealt with under a separate policy.  <b>No Amendment</b>
Draft policy is premature as a district wide housing requirement has not been set yet. Without a full detailed assessment of the objectively assessed needs of an area, a prescribed mix cannot be justified as the full implications of the demographic/economic profile has not been fully tested or understood.	248, 277, 259, 268, 414	Disagree - the draft policy is not premature as the SHMA, which forms the assessment of the objectively assessed housing needs has been completed and published, including the objectively assessed housing figure (OAN). Although further work has been done and an amended OAN published, this does not affect the element of the SHMA relating to housing type and mix. The policy also does not state the prescribed mix of housing, only states that the SHMA needs to be taken into account including future iterations of it.  <b>No Amendment</b>
The SHMA should not form part of the evidence base for this policy for the following reasons; a. It is untested as there has been no opportunity for interested parties to comment on its findings;	307(a,b,e), 369 (a), 424(c,d), 431 (c,d), 248 (a,e), 277 (a,e), 259 (a,e), 268 (a,e)	Disagree - the SHMA should form part of the evidence base for this policy as it is based on robust methodology and is compliant with the requirements of the NPPF and the NPPG. The SHMA has been available for

## Key Issues: Draft Development Management Policies Consultation November - December 2015 5

Key Issue (Policy)	Comment ID	HBC Response
<p>b. there are a number of concerns regarding the methodology and calculations used;</p> <p>c. does not provide detail to identify the range of housing required on a local neighbourhood basis;</p> <p>d. it will not be renewed enough to reflect market changes</p> <p>e. fails to address the issues of demand</p>		<p>inspection since its production but there is no requirement for the council to consult on it.</p> <p><b>No Amendment</b></p>
The policy does not provide any flexibility for developers to demonstrate that the proposed mix of housing for a particular development site is appropriate.	307	<p>Disagree - the policy is not prescriptive and only requires proposals to take account of the SHMA</p> <p><b>No Amendment</b></p>
The density requirement should be removed from the policy as developers should provide housing at a density which is appropriate for the context of the site and market demands.	369	<p>Disagree - the NPPF states that local planning authorities should set out their own approach to housing density and therefore it is appropriate to include density requirements in this policy. The policy does provide some flexibility by stating that the requirements may be relaxed where it can be demonstrated that there may be detriment to local character or amenity or there are other constraints on the site itself.</p> <p><b>No Amendment</b></p>
The site threshold is untested and unjustified. The policy should relate to schemes of 25 dwellings or more.	328	<p>The policy has since changed and does not include a site threshold and this is considered to be an appropriate and reasonable approach which will be tested through the whole plan viability testing.</p> <p><b>No Amendment</b></p>
The first part of the policy in relation to housing mix should either be deleted, or the council should produce a more precise policy in line with para 50 of the NPPF (identify the size, type, tenure and range of housing required in particular locations reflecting local demand). The council has not produced this information.	322, 414	<p>Disagree - the policy is designed to be flexible by stating that proposals should take account of the requirements of the SHMA rather than being precise in the policy.</p> <p><b>No Amendment</b></p>

Table 5.7 Policy HS1: Housing Type and Mix: Wording

### Policy HS1: Housing Type and Mix: justification

Key Issue (Justification)	Comment ID	HBC Response
Reference to the SHMA in para 4.3 needs updating to reflect the Sept SHMA	414	<p>Agree - the link to the document needs updating</p> <p><b>Amendment to justification wording</b></p>

## 5 Key Issues: Draft Development Management Policies Consultation November - December 2015

Key Issue (Justification)	Comment ID	HBC Response
Parish and town councils should be given the opportunity to influence the density for new housing developments in their area and should therefore be stated in the justification.	13	Disagree - parish and town councils are consulted on every application in their area and have an opportunity to make comments about the density. It is not necessary however to include this in the justification.  <b>No Amendment</b>
Para 4.6 makes for exceptions relating to wealthier areas of the district but families in need may have just as great a need for extra space.	105	Disagree - this paragraph relates to schemes which may have an impact on the character and amenity of a locality and does not make any reference to the affluence of the area  <b>No Amendment</b>
Para 4.27 - internal space standards need to allow for growing families e.g indoor/outdoor storage	105	Noted
Para 4.3 should be amended to state:  <i>"As such, it is important that the council seeks to maximise the amount of housing that reflects the identified need through new developments, while making provision for other housing as recognised in the SHMA"</i>	239	Disagree - unnecessary to add the additional wording  <b>No Amendment</b>
Paragraphs 4.7 and 4.8 should be deleted as they stand alone without any reference to Policy HS1 and the introduction of internal space standards will have an inevitable impact on the cost of building and price of houses and the level of affordable housing that can be delivered.	239	Noted - the reference to internal space standards within this policy was merely for information. A separate Space Standards policy is now included in the Draft Local Plan so reference within Policy HS1 has now been deleted.  <b>Amendment to justification wording</b>
Para 4.8 does not mention the possible impact on affordability that internal space standards may have.	303	
Internal space standards should not be introduced due to affordability and current lack of evidence.	303	
The justification does not refer to which paragraph of the NPPF provides support for Policy HS1	369	Agree  <b>Amendment to justification wording</b>
Reference to internal space standards should be deleted as there is no reference in the policy.	424, 431	Noted - the reference to internal space standards within this policy was merely for information. A separate Space Standards policy is now included in the Draft Local Plan so reference within Policy HS1 has now been deleted.  <b>Amendment to justification wording</b>

Table 5.8 Policy HS1: Housing Type and Mix: Justification

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### Policy HS2: Affordable Housing: wording

Key Issue (Policy)	Comment ID	HBC Response
<p>The policy should be worded more strongly so that all future applications for development SHALL contain the required number of affordable homes otherwise the application MUST be rejected.</p> <ul style="list-style-type: none"> <li>• "will be expected" should be replaced by "will be required"</li> <li>• paragraph 4 and 6 should be deleted as they offer developers a get out clause</li> </ul>	14	<p>Disagree - the wording and thrust of the policy is in line with the NPPF which states that off-site provision or commuted sums would be acceptable if robustly justified.</p> <p><b>No Amendment</b></p>
<p>Need to define "<i>eligible households</i>"</p>	53	<p>Agree in part - although it is not necessary to include within the policy wording, a link to the relevant documentation within the justification would be helpful</p> <p><b>Amendment to justification</b></p>
<p>Policy is premature given the lack of an overall district wide housing requirement. How can the council know the affordable housing requirement is 40% when the overall requirement has not been decided?</p>	278, 249, 260, 269, 329, 415	<p>Agree in part - the policy is not premature as is in conformity with national policy and has been informed by the evidence base including the SHMA and the Harrogate District Affordable Housing Economic Viability Assessment (EVA). The exact percentage to be used however will be tested through the whole plan viability testing for the Draft Local Plan</p> <p><b>Amendment to policy wording</b></p>
<p>The policy makes no reference to the forthcoming requirement for starter homes. Future iterations of the plan must pay full regard to this requirement.</p>	315, 415	<p>Agree - reference to starter homes will be incorporated into the Draft Local Plan in the policy wording and justification</p> <p><b>Amendment to policy wording and justification.</b></p>
<p>The policy should be amended to:</p> <ul style="list-style-type: none"> <li>• For all proposals for new residential developments in Harrogate, Knaresborough and Ripon of 11 or more dwellings, or where the proposed floor space exceeds 1000 sqm gross internal area, 40% of the proposed dwellings should be affordable and provided on site.</li> <li>• On proposals in all other areas of 6 to 10 dwellings, or proposals where the proposed floor space exceeds 1000 sq m, 40% of the dwellings should be affordable and provision will be by payment of a commuted sum. On proposals of 11 or more dwellings, 40%</li> </ul>	423	<p>Agree - this policy will be amended accordingly to reflect the site thresholds set out in the Written Statement of 28 November 2014.</p> <p><b>Amendment to policy wording</b></p>

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Key Issue (Policy)	Comment ID	HBC Response
<p>of the proposed dwellings should be affordable and provided on site.</p> <ul style="list-style-type: none"> <li>On proposals in all other areas of less than 6 dwellings there will be no provision of affordable</li> </ul> <p>The emerging Local Plan would run the risk of an over-provision of affordable housing.</p>		
<p>The policy does not provide sufficient level of flexibility to respond to changing market conditions.</p>	308	<p>Disagree - the policy provides for flexibility with regard to viability and the exceptional circumstances where a commuted sum may be taken instead of affordable housing on-site.</p> <p><b>No Amendment</b></p>
<p>The reference to the specific percentage of affordable housing required should be removed from the policy to allow for flexibility with the changing market through the plan period. Reference should instead be made to the SHMA which can be updated on a more frequent basis.</p>	370	<p>Disagree - the % target needs to be included within the policy however the exact percentage to be used will be tested through the whole plan viability testing for the Draft Local Plan</p> <p><b>No Amendment</b></p>
<p>In accordance with Para 50 of the NPPF it should be acknowledged that off-site provision or a financial contribution can be acceptable where it is robustly justified.</p>	370, 425, 432	<p>Disagree - the policy provides for the provision of a commuted sum in very special circumstances if robustly justified.</p> <p><b>No Amendment</b></p>
<p>The policy should include a phrase which recognises the need for landowners, developers and builders to achieve reasonable returns and that the individual and in combination effect of policy burdens do not render development uneconomic.</p>	329	<p>Disagree - the policy contains wording stating that all targets are subject to viability and the need for affordable housing and that applicants must demonstrate reasons for a lower affordable housing contribution. The policy also allows in exceptional circumstances for commuted sums, if robustly justified. Both these elements of the policy enable the developer to argue for exceptions to the policy if there are issues of viability etc. There is therefore no need for any additional wording, particularly wording that may weaken the thrust of the policy.</p> <p><b>No Amendment</b></p>
<p>The threshold in the policy should be set higher to reflect the Government's current legal challenge and their objective to seek to increase the housing provision in urban and rural locations. This objective should also be reflected in the policy.</p>	377, 391, 8	<p>The thresholds have been amended to reflect those set out in the Written Ministerial Statement of 28 November 2014.</p> <p><b>Amendment to Policy</b></p>

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Key Issue (Policy)	Comment ID	HBC Response
Local needs assessments should be carried out to ensure future development of affordable housing adequately meets local requirements.	352	<p>The council has undertaken a district wide SHMA which identifies the need for affordable housing across the district. It also provides information on the appropriate tenure mix and the needs of specific groups. Taken together this provides an appropriate level of evidence to support affordable housing provision in the majority of cases. However, this approach does not preclude the use of local needs assessments in certain circumstances.</p> <p><b>No Amendment</b></p>

Table 5.9 Policy HS2: Affordable Housing: Wording

### Policy HS2: Affordable Housing: justification

Key Issue (Justification)	Comment ID	HBC Response
Para 4.9 - delete " <i>the district should</i> " and add " <i>the district shall or will</i> "	14	<p>Disagree - there is no need to substitute 'should' as suggested</p> <p><b>No Amendment</b></p>
Delete paragraph 4.13 because with an overall affordable home deficit, HBC cannot state that the threshold set out in this policy can be applied without constraining overall housing delivery.	14	<p>Disagree - reflects the guidance in the NPPF. Viability testing will ensure that the policy approach does not constrain delivery.</p> <p><b>No Amendment</b></p>
Para 4.14 - sentence 2 be changed to " <i>The council will ensure that this split is achieved on all sites</i> " as appears to developers as a get-out clause.	14	<p>Disagree - it is inappropriate and would be unachievable to ensure that this split is achieved on all sites.</p> <p><b>No Amendment</b></p>
Para 4.15 - last sentence needs to be deleted	14	<p>Disagree - reflects the guidance in the NPPF</p> <p><b>No Amendment</b></p>
Delete paragraph 4.16 as yet another get-out clause	14	<p>Disagree - reflects the guidance in the NPPF</p> <p><b>No Amendment</b></p>
Para 4.17 last line, amend to " <i>the council will consider reducing</i> "	14	<p>Disagree - if it can be demonstrated that viability is affected, such that it compromises the delivery of the scheme the council will reduce the amount of affordable housing to facilitate the development coming forward. There is lack of clarity in the suggested wording.</p> <p><b>No Amendment</b></p>

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Key Issue (Justification)	Comment ID	HBC Response
<p>Add the following sentence to para 4.14:</p> <p><i>"The role and ability of registered providers to participate in delivering a mix of tenure will be taken into account in reaching agreement with landowner and developers, as will any additional forms of tenure that will be regarded as contributing towards affordable housing requirements"</i></p>	237	<p>Agree - the following sentence will be added to para 4.14:</p> <p><i>"The role and ability of registered providers to participate in delivering a mix of tenure will be considered in reaching agreement with landowner and developers, as will any additional forms of tenure that will be regarded as contributing towards affordable housing requirements"</i></p> <p><b>Amendment to justification wording</b></p>
<p>Para 4.14 refers to a 70:30 split social rented: intermediate. This split should not be rigid due to the impact that social rent cuts are having upon the ability of the industry to attract social housing providers.</p>	315	<p>Disagree - the split is informed from evidence in the 2015 SHMA and para 4.14 states that whilst the council will aim to achieve this split, this target will be applied across all development and not necessarily be expected to be achieved on each individual site. There is therefore an element of flexibility within the justification.</p> <p><b>No Amendment</b></p>
<p>Paragraph 4.9 should include wording to the effect that the contribution on the qualifying residential development schemes should be negotiable.</p>	423	<p>Disagree - The policy as written allows for negotiation where viability of a scheme is compromised.</p> <p><b>No Amendment</b></p>
<p>Paragraph 4.15/4.16 - affordable housing should be provided on-site for sites with a capacity of 10 or more dwellings in the main urban areas and 5 or more elsewhere</p>	423	<p>The thresholds have been amended to reflect those set out in the Written Ministerial Statement of 28 November 2014.</p>
<p>Para 4.17 - the contribution of affordable housing should be negotiable rather than set at 40%</p>	423	<p>Disagree - the target of 40% is informed by evidence provided within the EVA and should be expected to be met in the majority of cases however the justification states that <i>"in circumstances where an applicant can demonstrate, through the submission of a development appraisal, that 40% affordable housing provision would not be viable the council will consider the provision of a reduced amount of affordable housing so as to make the scheme viable"</i>. Appropriate flexibility therefore is already built into the policy. The exact percentage to be used however will be tested through the whole plan viability testing for the Draft Local Plan</p> <p><b>No Amendment</b></p>
<p>Paragraph 4.15 states that alternatives to on-site provision will only be considered in exceptional circumstances. This test is not supported by the NPPF.</p>	370	<p>Disagree - para 50 of the NPPF states that <i>"unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified"</i></p>



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Key Issue (Justification)	Comment ID	HBC Response
		<b>No Amendment</b>
The justification should be amended so that the policy can be adapted quickly to reflect the forthcoming changes to the definition of affordable housing.	324	The change to the affordable housing definition is presently only considered in a consultation document and is not national policy. If this change becomes national policy then future iterations of the plan will pay regard to it.  <b>No Amendment</b>

Table 5.10 Policy HS2: Affordable Housing: Justification

### Policy HS3: Gypsies and Travellers: wording

Key Issue (Policy)	Comment ID	HBC Response
There may be small sites in the Green Belt that might be suitable so should not be an outright ban.	165	Agree in part - National Planning Policy for Traveller Sites (Aug 2015) states that sites should not be located in Green Belt, except in very special circumstances. The policy should be amended to include the words " <i>very special circumstances</i> ". Reference should also be included within the justification  <b>Amendment to policy wording and justification wording</b>
This policy needs to be complemented by allocations of specific deliverable sites, and possible broad locations for growth in accordance with the requirements of Planning Policy for Travellers.	367	Agree - The policy allocates a site and identifies broad locations for longer term need.  <b>Amendment to policy wording</b>
The draft policy is inappropriately negative and gives the message that additional Traveller sites are not wanted in Harrogate. The following sections of the policy should be deleted: <ul style="list-style-type: none"> <li>● In line 1 "<i>whether land allocations or planning applications responding to unexpected need</i>" - on the basis that there will be need</li> <li>● the 4th bullet - on the basis that the generic development management policies will protect residential amenity, and repeating this specifically for Traveller development implies any such development will be threat to residential amenity</li> <li>● the final line - on the basis it is the council's responsibility to identify a supply of sites</li> </ul>	367	Agree in part - The policy is consistent with the NPPF in providing a list of criteria to guide land allocations and provide a basis for decision making <ul style="list-style-type: none"> <li>● line 1 - wording has been changed to refer to non-allocated sites</li> <li>● 4th bullet - other local plan policies relating to other land uses refer to the need to protect residential and general amenity. The approach taken to Traveller development is therefore consistent with development for all other uses. It is appropriate however to change the wording of this sentence to be more consistent with these policies. The wording will be changed</li> </ul>



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Key Issue (Policy)	Comment ID	HBC Response
		<p>to "not result in a significant adverse impact on residential amenity"</p> <ul style="list-style-type: none"> <li>final line - wording is appropriate to cover the submission of windfall applications</li> </ul> <p><b>Amendment to policy wording</b></p>
The policy should include a strand on the protection of existing sites as recommended at para 7.5 of the Needs Survey.	367	<p>Agree - wording to be amended accordingly</p> <p><b>Amendment to policy wording and add justification wording</b></p>

Table 5.11 Policy HS3: Gypsies and Travellers: Wording

### Policy HS3: Gypsies and Travellers: justification

Key Issue (Justification)	Comment ID	HBC Response
Para 4.21/22 - the Traveller Housing Needs Survey 2013 does not provide a robust evidence base as it underestimates the need. The assessment needs to be repeated with more effective engagement with the Traveller community, and to take account of the change in definition.	367	<p>Agree in part - the Traveller Housing Needs Survey 2013 does provide a robust evidence bases however the Council have undertaken further work with regard to future household growth which has increased the need figure. This is referred to in the justification to the policy.</p> <p><b>Amendment to justification wording</b></p>

Table 5.12 Policy HS3: Gypsies and Travellers: Justification

### Policy HS4: Replacement Dwellings in the Countryside: wording

Key Issue (Policy)	Comment ID	HBC Response
The definition of countryside will need to be clarified based upon the council's definition and use of settlement limits.	330	<p>Countryside is defined as all land outside development limits. To improve clarity, this will be referenced in the justification.</p> <p><b>Amendment to justification wording</b></p>
The word "only" should be removed from the policy	330	<p>Agree - the word 'only' to be removed</p> <p><b>Amendment to policy wording</b></p>
Too restrictive on replacement of very small dwellings. It would seem reasonable to replace an extremely small dwelling with one of a more practical size.	166	<p>Disagree - it is important to control the size of the new dwelling to protect the existing landscape character and therefore ensure that the new dwelling is not materially larger than the existing dwelling.</p> <p><b>No Amendment</b></p>

Table 5.13 Policy HS4: Replacement Dwellings in the Countryside: Wording

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### Policy HS4: Replacement Dwellings in the Countryside: justification

Key Issue (Justification)	Comment ID	HBC Response
It is not appropriate to seek to exert undue control over replacement dwellings and requiring them to be smaller than the dwellings replaced or what could be achieved through the implementation of PD rights. This requirement is more onerous than the Framework and should be deleted.	330	Disagree- the policy does not require the dwellings to be smaller than the dwellings replaced  <b>No Amendment</b>

Table 5.14 Policy HS4: Replacement Dwellings in the Countryside: Justification

### Policy HS5: Extensions to Dwellings: wording

Key Issue (Policy)	Comment ID	HBC Response
The word 'unacceptable' is too ambiguous and should be reworded	17, 167	Agree - 'unacceptable' should be changed for bullet points 1, 2 and 3 to 'adverse' to reflect other Local Plan policies and the NPPF  <b>Amendment to policy wording</b>
The policy sets out basic planning parameters which repeat the requirements and considerations of Policy SD2 and could be deleted without affecting the Plan. If not provision four is overly prescriptive and should be deleted.	331	Disagree - Policy SD2 is to be deleted from the Local Plan and therefore there is a need to retain this policy.  <b>No Amendment</b>
Should the policy be applied in the Green Belt, then restrictions on the size of an extension may be appropriate.	331	Disagree - the restrictions on size should be applied in open countryside to protect landscape character  <b>No Amendment</b>

Table 5.15 Policy HS5: Extensions to Dwellings: Wording

### Policy HS5: Extensions to Dwellings: justification

Key Issue (Justification)	Comment ID	HBC Response
The justification should highlight the harm to the character of the Nidderdale AONB caused by the impact of buildings and structures, including stables, horse exercise yards, garages and other ancillary development that frequently takes place in the curtilage of former farmsteads and other agricultural buildings.	121 (NE), 354	Agree - however this issue will be dealt with in the Landscape Character policy.

Table 5.16 Policy HS5: Extensions to Dwellings : Justification

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### Policy HS6: Rural Worker's Dwelling: wording

Key Issue (Policy)	Comment ID	HBC Response
The policy is negatively worded and should be amended to state "will be permitted where"	332	Disagree - this wording reflects the NPPF which states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.
Reference to agriculture should be removed in favour of rural employment or rural worker as there are a range of rural employment opportunities which would justify the erection of a dwelling in the countryside.	426, 433	Agree -  <b>Amendment to policy wording</b>

Table 5.17 Policy HS6: Rural Worker's Dwelling: Wording

### Policy HS6: Rural Worker's Dwelling: justification

Key Issue (Justification)	Comment ID	HBC Response
The policy should be positively worded to encourage jobs and homes in the countryside.	332	Disagree - this wording reflects the NPPF which states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.  <b>No Amendment</b>
Reference to agriculture should be removed in favour of rural employment or rural worker as there are a range of rural employment opportunities which would justify the erection of a dwelling in the countryside.	426, 433	Agree -  <b>Amendment to justification wording</b>

Table 5.18 Policy HS6: Rural Worker's Dwelling : Justification

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### Economy

#### Policy EC1: Protection and Enhancement of Existing Employment Areas: wording

Key Issue (Policy)	Comment ID	HBC Response
Should the Dunlopillo site be on the list when it has been approved for mainly residential	19	Disagree - even though the amount of employment land will be reduced, this site is still considered to be one of the district's key employment sites which should be protected against loss  <b>No Amendment</b>
The employment sites identified for protection within the Ripon City Plan should also be added to the list in this policy	220	Disagree - The sites listed represent the district's key employment sites. Other sites are also protected under the 'other sites' element of the policy. The Ripon City Plan can list sites that are different to this policy as they reflect locally important sites. The council will review any evidence relating to the Ripon City Plan when available.  <b>No Amendment</b>
The wording of this policy is not in conformity with the NPPF and should be reworded to more strongly support the expansion of existing businesses.  <i>"Proposals for the expansion of existing firms/businesses in open countryside and established employment areas will be <u>supported and the benefits of this economic growth given significant weight in the decision making process</u>"</i>	299	Disagree - the NPPF supports the sustainable growth and expansion of business in the rural areas which is the main thrust of this policy. The inclusion of criteria under this policy ensure that the development is sustainable. A separate policy covering the expansion of existing firms is to be included in the draft Local Plan and so the wording of this draft policy is likely to be amended. It is therefore no necessary to amend the wording of this policy.  <b>No Amendment</b>
The sites should not be restricted to B class uses as this is too restrictive,	421	Disagree - these sites represent the key employment sites within the district and therefore should continue to be occupied by employment uses and protected from gradual erosion through the encroachment of alternative uses. It is important therefore that B Class uses remain the main use for these sites. The policy is to be amended however to include the policy approach to ancillary facilities on the key employment sites.  <b>No Amendment</b>
Manse Farm should be removed from the list as it is not occupied by employment uses as set out in the policy.	371	This site is an important employment commitment which once developed will be considered one of the district's key

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Key Issue (Policy)	Comment ID	HBC Response
		<p>employment sites which should be protected against loss. If this situation changes, or the permission expires, this change will be reflected in future iterations of the plan.</p> <p><b>No Amendment</b></p>
It is not appropriate to simply state that a change of use will not be permitted. The policy should be rephrased to state that proposals for alternative use will be approved where the six issues listed are satisfied.	334	<p>Disagree - the policy states that alternative uses will be resisted however in considering proposals for alternative uses the 6 criteria will be considered. This provides flexibility to this element of the policy.</p> <p><b>No Amendment</b></p>
The part of the policy relating to expansion is unnecessary and can be deleted. It should be replaced by a reference supporting such expansion where the provisions of Policy SD2 are met	334	<p>Policy SD2 is to be deleted therefore there is a need to state the criteria relating to the expansion of existing firms. A specific policy dealing with the expansion of existing firms is included in the Draft Local Plan therefore reference to expansion within this policy will be deleted.</p> <p><b>Amendment to policy and justification wording</b></p>
The policy fails to provide for or enable the development of new employment sites.	392, 378	<p>Agree in part - the thrust of this policy is the protection and enhancement of existing employment areas so would not cover new employment development. However, a separate policy on employment development in the countryside will form part of the Draft Local Plan as well as new allocations of land.</p> <p><b>No Amendment</b></p>

Table 5.19 Policy EC1: Protection and Enhancement of Existing Employment Areas: Wording

### Policy EC1: Protection and Enhancement of Existing Employment Areas: justification

Key Issue (Justification)	Comment ID	HBC Response
Justification should explain that permitted development rights covering change of use apply differently in the AONB	355	<p>Agree</p> <p><b>Amendment to justification wording</b></p>
Para. 5.8 - there should not be a policy that encourages the resistance of business on any sites	421	<p>Disagree - this paragraph provides explanation for the policy by stating that the alternative use of 'other' sites would not be resisted where the continued employment use would cause unacceptable planning problems. This does not encourage the reuse.</p>

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Key Issue (Justification)	Comment ID	HBC Response
		<b>No Amendment</b>
Para. 5.10/11 - Article 4 Directions should only be used to protect the character of an area where PD rights would pose a serious threat.	421	Disagree - As evidenced by the Employment Land Review (June 2015), changes to PD rights relating to the change of use from office to business can have a severe impact on the supply of office accommodation, particularly in the town centre. This PD right change is likely to become permanent so it may be appropriate for the council to use its Article 4 powers in the future but this would only relate to areas where there was deemed to be a threat.  <b>No Amendment</b>
Justification refers to the 2015 ELR. It is important that the council identifies the main employment sites and ensures that an appropriate supply of land and premises is available in appropriate locations.	334	Noted - the draft version of the Local Plan will make allocations of land for employment use.

Table 5.20 Policy EC1: Protection and Enhancement of Existing Employment Areas: Justification

### EC2: Town and Local Centre Management: Key Issue Policy

Key Issue (Policy)	Comment ID	HBC Response
Policy should encourage greater use of vacant/underused upper floors within town centres.	89(HE)	Agree - the new policy will include the following wording:  "Proposals involving residential or office development above ground floor premises within town or city centres will be permitted provided that they will not cause unacceptable planning problems for other adjacent land uses. In addition, development at ground floor should not compromise the current use, or future reuse, of upper floors"
Disagree with cafés and restaurants not being allowed in Primary shopping frontages as a successful town centre relies on a mix of retail and cafes.	170	Noted - cafes and restaurants do add to the vitality and viability of a shopping area however it is also important to protect the main retail function of primary shopping areas. It is unlikely that the policy would totally disallow cafes and restaurants but may restrict the number allowed.
Ripon City Plan proposes an alternative approach to protection of shopping frontages, defines boundaries for the city centre and the shopping centre and proposes a building use policy. The scope of this policy is therefore in conflict with the RCP.	226	The council will review any evidence relating to the Ripon City Plan when available however unless there is a strategic issue the most up to date plan prevails. Planning applications therefore will be determined in line with the Ripon City Plan if this is adopted after the Harrogate Local Plan.

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Key Issue (Policy)	Comment ID	HBC Response
		<b>No Amendment</b>
Disagree with the proposed restriction on the change of use from Class A1 to A3 which can currently be achieved through permitted development rights	373	Disagree - the permitted development change from A1 to A3 is subject to conditions and therefore it would still be appropriate to include some form of restriction. For units over 150 sq m, prior notification is required and an application may be required if the LPA feels that the proposal could have a negative impact on the adequate provision of A1 units or where the building is located in a key shopping area, on the sustainability of that shopping area.  <b>No Amendment</b>

Table 5.21 EC2: Town and Local Centre Management: Key Issue Policy

### Policy EC2: Key Issue (Town Centre Maps and Primary and Secondary Shopping Frontages)

Key Issue (Town Centre Maps and Primary and Secondary Shopping Frontages)	Comment ID	HBC Response
Boroughbridge: <ul style="list-style-type: none"> <li>Town centre map does not include several businesses and a garage on southern aspect of Horsefair.</li> </ul>	2	Noted - suggested amendments will be considered when drawing up the Draft Local Plan
Knaresborough: <ul style="list-style-type: none"> <li>shops should be included on Boroughbridge Rd, Chain Lane, Stockwell Crescent</li> <li>retail area on Waterside should be included</li> <li>Silver Street should be included as PSF</li> <li>stretch of High Street on the north and east side needs to be extended in both directions</li> </ul>	171	Noted - suggested amendments will be considered when drawing up the Draft Local Plan
Manse Farm should be allocated as a neighbourhood centre.	372	There is no intention to allocate neighbourhood centres in the Draft Plan and at present Local centres are only designated within Harrogate. Consideration of the need to change this approach will be made as part of the preparation of the Draft Local Plan.  <b>No Amendment</b>

Table 5.22 Policy EC2: Key Issue (Town Centre Maps and Primary and Secondary Shopping Frontages)

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### Article 4 Powers

Should the council use its Article 4 powers to remove permitted development rights for change of use of A1 retail units ?	Comment ID	HBC Response
More sites should be covered by Article 4 powers for change of use	22	Noted - Depending on the specific wording of the town and local management centre policy, reference will be made to the fact that the council shall use its Article 4 powers if deemed necessary.
All retail units should be covered as the pressures on town centres and Primary Shopping Areas are relentless.	61	
Support the use of Article 4 Directions to restrict the change of use of retail units to non-retail units where this might threaten the vitality and viability of the primary shopping areas in order to ensure that historic buildings in town centres remain in active use.	90(HE)	
They should only be used on primary shopping frontages.	172	
There should be clarification within the policy with regards to which areas will be subject to the Article 4 direction and under what circumstances an Article 4 direction is warranted.	373	
Article 4 powers should not be used in an arbitrary manner such as that proposed.	336	

Table 5.23 Article 4 Powers

### Policy EC3: Retail Impact Assessment Thresholds: wording

Key Issue (Policy)	Comment ID	HBC Response
The figure of 250 sq m should be increased to align with the NPPF and the fact that permitted development provides for the conversion of buildings to a flexible commercial use with a floor space of up to 500 sq m.	393, 379	Agree in part however the 500sq m threshold only applies to the conversion of agricultural buildings and there are other development opportunities for retail not covered by this. The threshold should remain at 250 sq m but reference to the permitted development change to be included in the justification.  <b>Amendment to justification wording</b>

Table 5.24 Policy EC3: Retail Impact Assessment Thresholds: Wording

### Policy EC3: Retail Impact Assessment Thresholds: justification

Key Issue (Justification)	Comment ID	HBC Response
Should there be reference to the Harrogate Retail Study and the Town Centre Strategy?	23	There is already reference to the Harrogate Retail Study and there is no need to reference the Town Centre Strategy as it is not relevant to this policy.



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Key Issue (Justification)	Comment ID	HBC Response
		<b>No Amendment</b>

Table 5.25 Policy EC3: Retail Impact Assessment Thresholds: Justification

### Policy EC4: Protection of Tourist Facilities: wording

Key Issue (Policy)	Comment ID	HBC Response
The policy should be changed to 10 or more lettable rooms for the rural towns of Boroughbridge, Knaresborough, Masham and Pateley Bridge.	24	Disagree - The evidence contained within the Visitor Accommodation Study 2015 does not identify a need to reduce the threshold in the rural towns.  <b>No Amendment</b>
Public houses should also be protected as tourist as well as community amenities.	63, 65	Disagree - There is no need for public houses to be protected under both the policies. They are classed as a locally based community facility so should be covered under the protection of community facilities policy.  <b>No Amendment</b>
The policy should also include reference to preventing inappropriate non-tourist related development in the vicinity which might reduce their attractiveness to visitors. The following should be added to the policy:  <i>"Proposals for non-tourist related development, which would be likely to result in harm to the continued attractiveness and operation of an existing tourist attraction, will not be permitted unless that development would deliver clear public benefits that are incapable of being provided in a less harmful manner"</i>	92(HE)	Agree  <b>Amendment to policy wording</b>
Policy should include tourist facilities such as swimming pools, cafés etc.	173	Disagree - These are not classed as specific tourist facilities and therefore would not be included within the scope of this policy.  <b>No Amendment</b>
The evidence required to show viability must be stronger and prove that a facility has been available to view and purchase, not simply that it has been advertised.	173	Disagree - the policy asks for details of the number of viewings and any assessment of the marketing evidence submitted will include examining all aspects of the sale and viewing process.  <b>No Amendment</b>

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Key Issue (Policy)	Comment ID	HBC Response
The Ripon City Plan uses a threshold of 10 lettable rooms so this policy should be amended accordingly.	221	The threshold in Policy EC4 is based on the evidence contained within the Visitor Accommodation Study 2015. The council will review any evidence relating to the Ripon City Plan when available and will make a decision at this time. At present there is <b>No Amendment</b>
Threshold should remain at 30 as it is these hotels that have experienced a decline in numbers over the last 5 years.	333	Disagree - The evidence presented within the Visitor Accommodation Study identifies a need to reduce the threshold to 20 lettable rooms as there are a number of establishments that are important to the tourist and business trade that would not be protected if the threshold remained at 30.  <b>No Amendment</b>
Marketing should not be a criterion as the need to market a hotel can cause guest numbers to drop.	333	Disagree - to accept the loss of a hotel, it must be demonstrated that the hotel is no longer viable for use as such for the foreseeable future. The most appropriate way to demonstrate non-viability is evidence that a hotel has been effectively marketed  <b>No Amendment</b>
Six months is a sufficient marketing period as proven by recent appeals.	333	Disagree - 12 months is considered an appropriate length of time and is consistent with the requirements relating to the marketing of community facilities.  <b>No Amendment</b>
The burden of proof for this policy appears somewhat excessive.	333	Disagree - the loss of hotels has a significant impact on the availability of visitor accommodation, on local employment opportunities and on the district economy. Whilst, it is accepted that it may not always be reasonable to insist on all hotels remaining in that use, to accept any loss it must be demonstrated that the hotel is no longer viable for use as such for the foreseeable future. The list of evidence required is appropriate and necessary and is consistent with evidence required under other policies such as "Protection of Community Facilities".  <b>No Amendment</b>

Table 5.26 Policy EC4: Protection of Tourist Facilities: Wording

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### Policy EC5: Sustainable Rural Tourism and Enterprises: wording

Key Issue (Policy)	Comment ID	HBC Response
Amend paragraph 2 to read " <i>or are directly linked to the long-term conservation in particular the establishment of new nature reserves, and ...</i> "	25	Disagree in part however wording will be changed to "...publicly accessible <u>natural and cultural</u> heritage assets"  <b>Amendment to policy wording</b>
All static caravans should be brought in line with National Park rules e.g dark green in colour.	25	Disagree - The National Park has stricter planning rules because of the role it plays and therefore it is not appropriate in the Harrogate district. This policy provides adequate protection of the natural environment from inappropriate development.  <b>No Amendment</b>
Point 6 should be consistent with Policy SD1 and refer to the environmental benefit of sustainable tourism and businesses and the positive contribution they can make to the conservation of environmental features.	122(NE), 356	Agree - amend wording accordingly  <b>Amendment to policy wording</b>
Point 7 may also need to consider the air quality impacts of traffic close to designated sites	122(NE)	Agree  <b>Amendment to policy wording</b>
Either the location of facilities needs to be omitted from the text or a separate policy is required for tourism facilities located within or adjacent to towns and villages.	140	Disagree - the location of facilities is an important element of this policy which is concerned with Sustainable Rural Tourism. There is no need to have a separate policy to deal with development within or adjacent to towns and villages as in principle these are classed as acceptable locations. A classification of settlements will be added to this policy to provide clarity on location.  <b>No Amendment</b>
Policy is negatively worded and offers no support for the expansion of tourism facilities and the creation of employment opportunities.	140	Disagree - The policy states that the extension of existing tourist attractions will be permitted as long as a set of criteria are met. It is necessary to have the list of criteria, to avoid any adverse impacts as consistent with the NPPF.  <b>No Amendment</b>
The phrase "capable" is too ambiguous. The policy should include explanatory text to establish on what basis will an assessment of "capable" be made. There should be no sequential test as NPPF recognises that all kinds of business is appropriate in rural areas.	394, 380	Agree - the wording in the policy is to be changed to "cannot be located"  <b>Amendment to policy wording</b>

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Key Issue (Policy)	Comment ID	HBC Response
The use of the word 'adverse' in point 7 is incorrect and inconsistent.	394, 380	Disagree - the term 'adverse impact' is used within the NPPF and is appropriately used in this policy  <b>No Amendment</b>
The reference to having to be located within or adjacent to main towns and larger villages should be removed from the policy as tourist attractions are often located beyond development limits.	365	Disagree - The policy states that development will be permitted in the countryside if it can be demonstrated that it cannot be located within or adjacent to the main towns and villages. If a tourist attractions needs to be situated in open countryside then the policy offers the opportunity to demonstrate this.  <b>No Amendment</b>
The policy should reference improving existing tourism facilities.	365	The policy covers existing attractions and Point 5 specifically states that development will be permitted if it results in an improvement to the range and quality of attractions  <b>No Amendment</b>
The words 'publicly accessible' should be removed from the policy as currently it is restrictive in allowing private owners of heritage assets from benefiting from support from the council in continuing to conserve these assets.	365	The policy relates to sustainable rural tourism and those assets that attract visitors therefore the long-term conservation of assets where there is no public access would not be covered under this policy.  <b>No Amendment</b>

Table 5.27 Policy EC5: Sustainable Rural Tourism and Enterprises: Wording

### Policy EC5: Sustainable Rural Tourism and Enterprises: justification

Key Issue (Justification)	Comment ID	HBC Response
Newby Hall should be added to the list in para 5.37	64	Agree  <b>Amendment to justification wording</b>
Para 5.42 should refer to 'natural and cultural heritage assets'	122(NE), 356	Agree  <b>Amendment to justification and policy wording</b>
Para 5.44 should also recognise the potential impacts of caravan and chalet development within existing woodland	122(NE), 356, 365	Agree  <b>Amendment to justification wording</b>

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Key Issue (Justification)	Comment ID	HBC Response
Para 5.40 - with the growth of cycle tourism in the district consideration should be given to the links to the cycle/footpath network to encourage non-car travel to rural attractions.	155	Agree  <b>Amendment to justification wording</b>
Knaresborough Castle should be mentioned in para 5.37.	174	Agree  <b>Amendment to justification wording</b>

Table 5.28 Policy EC5: Sustainable Rural Tourism and Enterprises: Justification

### Policy EC6: Telecommunications

Key Issue (Policy)	Comment ID	HBC Response
The policy should include a requirement for adequate 3G or better mobile phone reception	66	Noted - these comments will be taken on board when drafting the telecommunications policy.
Need to make it clear what will determine the scale of the developer's contribution to fast broadband access.	66, 288	
The third criteria should be amended to read <i>"..Impact on visual amenity, nature conservation and the historic environment"</i>	93(HE)	
A landscape and visual impact assessment should accompany applications for new telecommunications masts and associated infrastructure/buildings	123(NE), 357	
The policy could be strengthened by adding the following wording;  <i>"In selecting sites it will be important to take into account the capability of connecting broadband infrastructure. All new sites (domestic and commercial) should enable superfast broadband to be built in"</i>	319(NYCC)	

Table 5.29 Policy EC6 : Telecommunications

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### Heritage and Placemaking

#### Policy HP1: Heritage and Placemaking - wording

Key Issue (Policy)	Comment ID	HBC Response
2a - para 3 - policy should contain reference to the map showing buffer zones	27	This policy has been substantially re-written to better reflect the NPPF and be more concise and manageable.
2b para 2 - " <i>will be resisted</i> " should be changed to " <i>will not be allowed</i> " and the rest of the sentence deleted	27	
2d - para 2 - " <i>will be resisted and will be permitted only where</i> " should be replaced by " <i>will not be allowed unless there is clear evidence that harm</i> "	27	
The following should be added to the end of criterion 1 of the policy:  <i>"Particular regard will be had to those aspects of the historic environment which are of particular importance to the character of the district including:</i>  <ul style="list-style-type: none"> <li>● <i>The World Heritage Site a Fountains Abbey/Studley Royal and its associated outlying routes, bridges, granges and settlements.</i></li> <li>● <i>The attractions, accommodation and facilities relating to Harrogate's function as a spa town.</i></li> <li>● <i>The nationally-significant archaeological landscapes of the Southern Magnesian Limestone Ridge</i></li> <li>● <i>The legacy of industrial buildings and the structures associated with water management and supply in the upland landscapes of the Nidderdale AONB.</i></li> <li>● <i>The Registered Battlefields at Boroughbridge, Myton and Marston Moor"</i></li> </ul>	94 (HE)	
Criterion b - Listed Buildings  First bullet-point - in order to more accurately reflect the duty under the 1990 Act, it would be preferable to amend this bullet-point to read " <i>..features of special architectural or historic interest...</i> "	94 (HE)	
Criterion d - Registered Historic Parks and Gardens  First bullet point should be amended as follows:	94 (HE)	

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Key Issue (Policy)	Comment ID	HBC Response
"Proposals that would affect a Registered Historic Park and Garden should not harm those elements which contribute to its layout, design, character, appearance or setting (including any key views from or towards the landscape) or prejudice its future restoration"		
The policy fails to mention the importance of adjacent developments that affect the setting of listed buildings and scheduled monuments.	176	
The wording in 2a second bullet is confusing. Opposition to tall structures in key views and vistas is positive but support for development that maintains their openness could be interpreted to mean that the council is seeking to promote development in these locations	358	
The wording of 2e second bullet is confusing. A presumption against substantial harm to SAM's implies that lesser harm would be acceptable without any guidance on how harm is defined.	358	
2b - first bullet should be amended to "...features of special architectural <u>and</u> historic interest..."	427, 434	
Criterion B, D and E should be amended to take account of NPPF (paras 133 and 134) which state that council's should assess the significance of the heritage asset and where there is less than substantial harm this should be weighed in the planning balance against the public benefits of the proposal.	416, 395, 381	
The word 'maximised' in point 3 should be replaced with 'optimised'	395, 381	

Table 5.30 Policy HP1: Heritage and Placemaking Wording

### Policy HP1: Heritage and Placemaking - justification

Key Issue (Justification)	Comment ID	HBC Response
Para 6.50 - "Historic England" should be changed to "Secretary of State for Culture, Media and Sport"	94 (HE)	The justification has been re-written alongside the new policy wording.
Wording of first sentence of para 6.5 is confusing.	358	
Paragraphs 6.42 to 6.47 covering Registered Parks and Gardens in the justification for the policy omits to mention non-designated parks and gardens that have been extensively surveyed in the AONB and which	358	

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Key Issue (Justification)	Comment ID	HBC Response
make a significant contribution to AONB special qualities.		
Para 6.8, 6.9, 6.10 - the following statement should be added:  <i>"English Heritage must be consulted on this issue and English Heritage requested to submit a report to HBC before the matter is assessed by HBC"</i>	27	
Para 6.12 - insert "a report is required from English Heritage stating the historic importance of the site" after 'records'	27	
Para 6.28 - replace "will be resisted and will be permitted only where" with "will not be allowed unless"	27	
Para 6.31 - replace "will consider using" with "will use"	27	
Para 6.63 - add the following:  <i>"a report on the merits of the proposal is required from English Heritage and must be submitted by the applicant as part of the planning application. The cost of the report to be paid by the applicant"</i>	27	
Para 6.66 - add the following sites: <ul style="list-style-type: none"> <li>● Knaresborough Castle</li> <li>● Knaresborough Railway Viaduct</li> </ul>	27	

Table 5.31 Policy HP1: Heritage and Placemaking : Justification

### Policy HP2: Local Distinctiveness - wording

Key Issue (Policy)	Comment ID	HBC Response
Add the following to bullet 3:  <i>"the proposed demolition of trees will not be allowed unless there is evidence of common damage and in such instances the developer is required to consult a competent arboriculturist and a tree survey report on the condition of any tree(s), where damage has been identified, shall be included with the planning application."</i>	28	Disagree - these issues are dealt with under the separate 'Trees and Woodland' policy  <b>No Amendment</b>
Add the following to bullet 4:	28	Disagree - it is not necessary to refer to the Neighbourhood Plan here as the need for a development proposal to reflect a Neighbourhood Plan will be highlighted in the Local Plan introduction.



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Key Issue (Policy)	Comment ID	HBC Response
<i>"the building design must be in line with any existing Neighbourhood Plan and the HBC Local Plan which appertains to the area in which the proposed development will be located"</i>		<b>No Amendment</b>
Add an extra bullet to read:  <i>"Local distinctiveness can be seriously damaged if significant urban sprawl is allowed. Therefore, villages which are located close to a main town shall be protected from urban sprawl where a village would become connected to a main town and become a suburb of that town. Proposed developments which would result in the loss of green-fields, woodland or other open spaces which keep a village separate from a main town - shall not be allowed."</i>	28	Disagree - these issues are appropriately dealt with in other policies in the Local Plan  <b>No Amendment</b>
Reference should be made in bullet 2 to the contribution of the natural environment (including: biodiversity, landscape and green infrastructure) in line with the NPPF	124 (NE)	Agree - additional bullet to be added to include appropriate wording  <b>Amendment to policy wording</b>
Reference should be made to Local Distinctiveness under Policy SD2 which would render this policy unnecessary and it could be deleted.	340	This policy covers much more than reference in Policy SD2 would achieve. <b>No Amendment</b>

Table 5.32 Policy HP2: Local Distinctiveness : Wording

### Policy HP2: Local Distinctiveness - justification

Key Issue (Justification)	Comment ID	HBC Response
Change "New development should" in para 6.80 and 6.81 should be changed to "New development shall"	28	Disagree - the use of the word 'should' is appropriate.  <b>No Amendment</b>
Add the following to the end of para 6.82:  <i>"However, the design shall conform to the areas Neighbourhood Plan design criterion"</i>	28	Disagree - it is not necessary to add reference to the Neighbourhood Plan in this policy. The need for a development proposal to reflect a Neighbourhood Plan will be highlighted in the Local Plan Introduction.  <b>No Amendment</b>

Table 5.33 Policy HP2: Local Distinctiveness : Justification

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### Policy HP3: Public Rights of Way: wording

Key Issue (Policy)	Comment ID	HBC Response
<p>The opening statement should be amended as follows:</p> <p><i>"Proposals for development that would affect existing rights of way will: <u>only be considered after the council has held a public consultation and will only be permitted where the results of the public consultation support the proposed change of route, and; where it can be demonstrated that "</u></i></p>	29	<p>Disagree - all applications involving the diversion of a public rights of way are available for public inspection and comment and any objections submitted will be considered along with all other material consideration when determining the application. Parish councils are also specifically consulted on diversion applications in their area. It is unnecessary and inappropriate to require that only public support will allow the permission to be granted.</p> <p><b>No amendment</b></p>
<p>Bullet 2 line 2 after the word 'facilities' should be amended as follows:</p> <p><i>"shall be fully explored and the local parish or town Council and Ramblers Association consulted. Where all the consulted parties are in agreement with the plan, then that plan shall be included in the overall development proposal. Where any or all of the consulted parties object to the plan then their written objection shall be included when the planning application is submitted to HBC"</i></p>	29	<p>Disagree - this level of consultation is not necessary and all applications when submitted are available for public inspection and comment and any objections submitted will be considered along with all other material consideration when determining the application. Parish councils are also specifically consulted on planning applications in their area.</p> <p><b>No amendment</b></p>
<p>An extra bullet should be included to read:</p> <p><i>"3. Where a temporary or permanent diversion route is necessary, no development shall proceed on site until the route has been approved and is available for use"</i></p>	100	<p>Disagree - this wording is not necessary as the conditions and requirements of the diversion will be covered by a Section 106 legal agreement</p> <p><b>No amendment</b></p>
<p>This policy should be deleted as it is unnecessary and unjustified. PRow are already covered under other legislation.</p>	312	<p>Disagree - para 75 of the NPPF states that planning policies should protect and enhance public rights of way and access.</p> <p><b>No amendment</b></p>
<p>The use of the word 'protected' is not appropriate and does not allow for any flexibility.</p>	396, 382	<p>Disagree - para 75 of the NPPF states that planning policies should protect and enhance public rights way and access. The policy does however add some flexibility as it allows for satisfactory diverted routes.</p> <p><b>No amendment</b></p>

Table 5.34 Policy HP3: Public Rights of Way : Wording

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### Policy HP3: Public Rights of Way: justification

Key Issue (Justification)	Comment ID	HBC Response
Para 6.91 - sentence one, line 2 - after the word 'development', delete the rest of the sentence and replace with " <i>the proposed new route is to be submitted to the local Parish or Town Council and the local Ramblers Association for comment. Where all the consulted parties are in agreement with the route, then that route shall be included in the overall development plan</i> "	29	Disagree - all applications involving the diversion of a public rights of way are available for public inspection and comment and any objections submitted will be considered along with all other material consideration when determining the application. Parish councils are also specifically consulted on diversion applications in their area. It is unnecessary and inappropriate to require that only public support will allow the permission to be granted.  <b>No amendment</b>
Para 6.91, Delete the second sentence and replace with:  <i>"The important requirements will include the safety, directness, convenience and attractiveness of the right of way, following development. Diverted rights of way are required to maintain key views and long range vistas."</i>	29	Disagree - it is necessary to include words like 'where possible' in the sentence to add in some flexibility. The suggested wording does not do this.  <b>No amendment</b>

Table 5.35 Policy HP3: Public Rights of Way : Justification

### Protection/Enhancement of the Network of PRoW

Should the council seek the protection/enhancement of the network of PRoW as part of draft policy HP5 or as a separate policy?	Comment ID	HBC Response
Part of HP5:	None	Noted
Separate Policy: <ul style="list-style-type: none"> <li>• Legal framework is different</li> <li>• Gives it more consideration</li> </ul>	30, 70, 101, 133, 156	Noted

Table 5.36 Protection/Enhancement of the Network of PRoW

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### Cycle Routes not on PRoW

Should cycle routes not on PRoW be protected and how?	Comment ID	HBC Response
<p>Should be protected:</p> <ul style="list-style-type: none"> <li>• agreement with landowner</li> <li>• similar approach to protecting PRoW</li> <li>• suggested policy wording "<i>The council will support the retention of existing permissive footpath, cycle way and bridle way routes and encourage and support landowners in providing further new routes</i>"</li> <li>• separate policy which supports the retention of existing permissive footpaths/cycleways/bridleways and encourages and supports landowners in providing further new routes</li> </ul>	31, 71, 102, 157,180	Noted

Table 5.37 Cycle Routes not on PRoW

### Policy HP4: Parking Provision: wording

Key Issue (Policy)	Comment ID	HBC Response
Park and ride scheme must be part of a realistic and contemporary plan to address access to the town centre.	1	Noted
HBC and NYCC should establish a joint and realistic policy to deal with the parking issue throughout the district which should be included in the Local Plan.	32	Noted
Should be specific guidance in the policy on space provision for on, and off-road, parking for domestic dwellings and on access for delivery vehicles.	72	<p>Disagree - the policy refers to the need to take suitable account of the parking standards prepared by NYCC and therefore it is not necessary or appropriate to include them in the policy.</p> <p><b>No amendment</b></p>
<p>Bullet 9 should be amended as follows:</p> <p><i>"The use of sustainable drainage systems (SuDs) and permeable surfacing materials unless it is proven that SuDs are not appropriate"</i></p>	250, 280, 261	<p>This bullet point has been removed from the policy as sustainable drainage is covered by other policies.</p> <p><b>No amendment</b></p>
The policy simply replicates policy and guidance provided by NYCC so should be deleted with reference added to Policy SD2.	341	<p>Disagree - Policy SD2 is to be deleted from the Local Plan and therefore there is a need to retain this policy.</p> <p><b>No amendment</b></p>

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Key Issue (Policy)	Comment ID	HBC Response
Policy is not in accordance with NPPF which does not suggest that the use of the private car should be reduced.	428, 435	Disagree - the NPPF states that support should be given to facilitating the use of sustainable modes of transport and that the transport system needs to be balanced in favour of sustainable transport modes. It also states that encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion  <b>No amendment</b>
Policy should include parking standards.	428, 435	Disagree - the policy refers to the need to take suitable account of the parking standards prepared by NYCC who are the Highways Authority and therefore it is not necessary or appropriate to include them in the policy.  <b>No amendment</b>

Table 5.38 Policy HP4: Parking Provision: Wording

### Policy HP5: Protection of Existing Sport, Open Space and Recreation Facilities: wording

Key Issue (Policy)	Comment ID	HBC Response
Replace 'permitted' by 'considered'	33	Disagree - relates to determining planning applications rather than just considering them.  <b>No Amendment</b>
Insert " <i>particularly open space land which is used regularly by residents for recreational activities even where there are no defined public rights of way</i> " after 'open space'	33	Disagree - it is not necessary to be so specific. All open space is covered under the policy.  <b>No Amendment</b>
The policy should recognise the amenity and recreational value of the River Ure and the Ripon Canal.	73	Disagree - clearly the River Ure and Ripon Canal have amenity and recreational value and this policy does look to protect amenity open space as well as more formal areas of sport, open space and recreational facilities. It would be inappropriate to include reference specifically to this area in this policy.  <b>No Amendment</b>
To ensure consistency between the policy and the justification an additional criterion should be added between c and d;	96 (HE)	Disagree - this issue is already covered under criterion 2 of the policy.  <b>No Amendment</b>

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Key Issue (Policy)	Comment ID	HBC Response
<ul style="list-style-type: none"> <li><i>"The open space does not contribute to the local amenity of the surrounding area; or"</i></li> </ul>		
Object to criteria d(i) as NPPF does not allow for enabling development. Should be deleted.	304 (SE)	Disagree - this criteria allows for a small part of a recreational site to be developed in order to improve the existing facilities on the rest of the site however it does make clear that this will only be considered acceptable where the benefits of doing so will clearly outweigh the loss of the land.  <b>No Amendment</b>
Private land should not be included within this policy as it may not be of public value.	374	Disagree - the policy should apply to all land in recreational use however criteria (a) provides for the applicant to demonstrate that the loss of the land would not adversely affect the recreational needs of the local population  <b>No Amendment</b>
The wording only permits development where it meets certain criteria, adopting a negative approach. The policy needs to provide a positive and enabling context which will allow suitable proposals to come forward at any stage of the plan period.	397, 383	Disagree - the policy wording is consistent with the NPPF  <b>No Amendment</b>

Table 5.39 Policy HP5: Protection of Existing Sport, Open Space and Recreation Facilities: Wording

### Policy HP5: Protection of Existing Sport, Open Space and Recreation Facilities: justification

Key Issue (Justification)	Comment ID	HBC Response
Para 6.107 - surely this part of the policy should apply to privately owned land as well	33	Disagree - the policy applies to facilities that are accessed by the public which would not include private land  <b>No Amendment</b>
Para 6.109 - replace 'important' with 'essential'	33	Disagree - important is an acceptable word to use  <b>No Amendment</b>
Para 6.110 - replace 'acceptable' with 'considered'	33	Disagree - the word 'acceptable' has been used to confer that the loss to development will be accepted whereas 'considered' implies the weighing up of the different options.  <b>No amendment</b>

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Key Issue (Justification)	Comment ID	HBC Response
Para 6.110 - add " <i>where an applicant is considering the options outlined in this paragraph, reference must be made to any existing Neighbourhood Plans and the suggested change or proposal be submitted to the local parish or town council for comment, before submitting the proposal to HBC and the parish or town council's written response shall be included with the application</i> " to the end of para 6.110.	33	Disagree - it is not necessary to add reference to the Neighbourhood Plan in this policy. The need for a development proposal to reflect a Neighbourhood Plan will be highlighted in the Local Plan Introduction. Parish councils are consulted on applications that relate to their area and therefore it is not necessary for the policy to state that they must be consulted before the proposal is submitted. The council within its Statement of Community Involvement does encourage developers to undertake pre-application engagement.  <b>No Amendment</b>
Paragraph 6.111 should be reworded to recognise the contribution of new or upgraded facilities as part of the balancing exercise when assessing the retention of only part of the existing provision. Suggested wording:  <i>"...where the loss of open space <u>when taking into account the retention and enhancement of a small part of that space</u> will not have any adverse effect on the recreational needs of the area."</i>	149	Disagree - the additional wording is not needed  <b>No Amendment</b>
The provision of high quality natural green space should be included within policy HP5 as a form of recreational facility.	234	Natural Green Space is already included under the provisions of this policy  <b>No Amendment</b>
Any justification relating to enabling development should be deleted.	304 (SE)	Disagree - this criteria allows for a small part of a recreational site to be developed in order to improve the existing facilities on the rest of the site however it does make clear that this will only be considered acceptable where the benefits of doing so will clearly outweigh the loss of the land.  <b>No Amendment</b>

Table 5.40 Policy HP5: Protection of Existing Sport, Open Space and Recreation Facilities : Justification

### Policy HP6: New Sports, Open Space and Recreation Development: wording

Key Issue (Policy)	Comment ID	HBC Response
Replace 'permitted' with 'considered'	34	Disagree as relates to determining planning applications rather than just considering them.  <b>No Amendment</b>

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Key Issue (Policy)	Comment ID	HBC Response
Replace 'should' with 'shall'	34	Disagree - the use of the word 'should' is appropriate  <b>No Amendment</b>
Add " <i>There must also be provision for adequate parking of vehicles, including buses and coaches and the number and type of parking spaces shall be determined by the NYCC/HBC Parking Policy</i> " to the end of para 3	34	Disagree - this paragraph refers to the need for facilities likely to attract large numbers of people to be located within or adjacent to the main towns and be accessible by regular rail or bus services to encourage the use of non-car modes of transport. Parking provision would be covered under the Parking provision policy.  <b>No Amendment</b>
Reference should be made to the creation of better outdoor recreation facilities for walking and cycling, with new routes linking to existing routes to create better traffic-free networks	183	Disagree - this policy is about the provision of new facilities. There will be a policy on sustainable transport which could cover issues relating to walking and cycling. This issue is also covered by clause 2 of Policy HP3: Public Rights of Way.  <b>No Amendment</b>
The policy does not allow the making of a balanced decision on whether the provision of new open space is required, justified or could be delivered without compromising the wider benefits. Para 1 should be amended as follows:  <i>"In circumstances where there is an identified need, new housing ....."</i>	313	Disagree - the wording is not necessary as the policy already states that development must be in line with the provision standards set out in the Provision for Open Space SPD. This SPD describes the need to establish whether there is a need for the open space.  <b>No Amendment</b>
Policy should include reference to opportunities to upgrade or provide improvements to existing facilities, rather than creation of new facilities per se.	343	Disagree - this policy purely relates to the provision of new facilities. Proposals to upgrade or improve existing facilities will be considered in their merits.  <b>No Amendment</b>

Table 5.41 Policy HP6: New Sports, Open Space and Recreation Development: Wording

### Policy HP6: New Sports, Open Space and Recreation Development: justification

Key Issue (Justification)	Comment ID	HBC Response
Para 6.119 - add " <i>Local communities, through their parish and town councils, will be encouraged to establish Neighbourhood Plans and to include the requirements for</i>	34	Disagree - the encouragement of Neighbourhood Planning does not fall within the scope of this policy which relates to the provision of new sports, open space and



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Key Issue (Justification)	Comment ID	HBC Response
<i>sports facilities, open space provision and recreational activities as an integral part of the Neighbourhood Plans"</i>		recreation development. It is the decision of a parish and town council whether they want to prepare a Neighbourhood Plan and what the scope of the plan maybe which may or may not include the requirements for sports, open spaces and recreational activities.  <b>No Amendment</b>
Para 6.123 - insert 'safely' after 'carefully'	34	Disagree - the wording is adequate and does not benefit from the addition of the word 'safely'  <b>No Amendment</b>

Table 5.42 Policy HP6: New Sports, Open Space and Recreation Development: Justification

### Policy HP7 : Protection and Enhancement of Community Facilities: wording

Key Issue (Policy)	Comment ID	HBC Response
Replace 'permitted' with 'considered'	35	Disagree as relates to determining planning applications rather than just considering them.  <b>No Amendment</b>
Remove the mention to 'rural communities' so that all communities can benefit from this policy.	184	Disagree - the mention of rural communities just relates to village shops and post offices which play a more vital role in rural than urban areas. The remainder of the policy applies to all areas.  <b>No Amendment</b>
Cafés should be added to the list of community facilities	184	Noted - cafés are not presently classed as a community facility  <b>No Amendment</b>
The policy should be expanded to include cultural facilities in line with para 156 and 70 of the NPPF.	253	Disagree - the draft "Protection of Tourist Facilities" policy provides protection for cultural facilities such as theatres, museums, concert halls, historic buildings and therefore it is not necessary to include them under this policy.  <b>No Amendment</b>
Should the term 'viable' be used as many community facilities are run by volunteer groups. Should be replaced by the term 'there is no longer a community need'	253	Disagree - the definition of 'viable' is 'capable of working successfully' which is appropriate in this context  <b>No Amendment</b>

## Key Issues: Draft Development Management Policies Consultation November - December 2015

Key Issue (Policy)	Comment ID	HBC Response
The policy should be reworded to:  <i>"The council will resist the loss or change of use of existing community and cultural facilities unless replacement facilities are provided on site or within the vicinity which meet the need of the local population, or necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in provision, and it has been demonstrated that there is no community need for the facility or demand for another community use on site"</i>	253	Disagree - the wording within the existing policy is adequate  <b>No Amendment</b>
The wording only permits development where it meets certain criteria, adopting a negative approach. The policy needs to provide a positive and enabling context which will allow suitable proposals to come forward at any stage of the plan period.	398, 384	Disagree - the policy wording is consistent with the NPPF  <b>No Amendment</b>

Table 5.43 Policy HP7 : Protection and Enhancement of Community Facilities: Wording

### Policy HP7: Protection and Enhancement of Community Facilities: justification

Key Issue (Justification)	Comment ID	HBC Response
Para 6.132 - Replace 'the loss of community use will be permitted' by 'will the loss of community use be considered'	35	Disagree as relates to determining planning applications rather than just considering them.  <b>No Amendment</b>
Para 6.133 - replace 'very important' with 'essential'	35	Disagree - the word 'very important' is adequate  <b>No Amendment</b>
Para 6.140 - add " <i>via the areas Parish or Town Council, Village Society and/or public notice boards and where considered necessary in the local press</i> " after 'based'.	35	Disagree - parish and town council's are consulted on applications in their area and the weekly list of applications is available on the council website. All information relating to an application (excluding sensitive financial information) is available for viewing in line with the council's Statement of Community Involvement and therefore it is not necessary to amend the wording as suggested.  <b>No Amendment</b>
Para 6.141 - replace 'permitted' with 'considered'	35	Disagree - the policy relates to determining planning applications rather than just considering them.

## 5 Key Issues: Draft Development Management Policies Consultation November - December 2015

Key Issue (Justification)	Comment ID	HBC Response
		<b>No Amendment</b>

Table 5.44 Policy HP7: Protection and Enhancement of Community Facilities: Justification

### Policy HP8: Provision of New Community Facilities: wording

Key Issue (Policy)	Comment ID	HBC Response
Replace 'permitted' with 'considered'	36	Disagree as relates to determining planning applications rather than just considering them.  <b>No Amendment</b>
Add <i>"There must be a provision for adequate parking of vehicles, including, where necessary, buses and coaches and the number and type of parking spaces shall be determined by the NYCC/HBC Parking Policy.</i>	36	Disagree - parking provision is dealt with by Draft Policy HP4  <b>No Amendment</b>
Delete the word 'only' as it serves no purpose.	399, 385	Agree  <b>Amendment to policy wording</b>

Table 5.45 Policy HP8: Provision of New Community Facilities: Wording

### Policy HP8: Provision of New Community Facilities: justification

Key Issue (Justification)	Comment ID	HBC Response
Para 6.142 - replace 'should' with 'shall'	36	Disagree - the use of the word 'should' is appropriate  <b>No Amendment</b>
Para 6.144 - replace 'should be avoided' with 'will only be considered'	36	Disagree - as 'will only be considered' is about decision making  <b>No Amendment</b>

Table 5.46 Policy HP8: Provision of New Community Facilities: Justification

## Key Issues: Draft Development Management Policies Consultation November - December 2015

### Natural Environment

#### Policy NE1: Air Quality: wording

Key Issue (Policy)	Comment ID	HBC Response
Policy is too vague - will it apply to large developments miles away from the AQMA?	186	Disagree - the policy applies to any development that would likely to have an affect on the AQMA. As noted in the justification, all planning applications that give rise to significant amounts of traffic must provide information on the increase in pollution as part of a Transport Assessment  <b>No Amendment</b>

Table 5.47 Policy NE1: Air Quality: Wording

#### Policy NE1: Air Quality: justification

Key Issue (Justification)	Comment ID	HBC Response
Need to consider the environmental implications of increased traffic alongside the potential for impacts on human health within this policy.	127(NE), 233	Agree - will amend wording accordingly  <b>Amendment to justification</b>
Reference should be made to the role which street trees can play in helping to reduce air pollution.	318	Disagree - although trees do play an important role in helping to reduce air pollution, it is not necessary to provide such specific detail in the justification wording.  <b>No Amendment</b>

Table 5.48 Policy NE1: Air Quality: Justification

#### Policy NE2: Water Quality: wording

Key Issue (Policy)	Comment ID	HBC Response
The risk assessments in the policy need to first consider appropriate avoidance measures before mitigation.	128(NE)	Agree - incorporate new wording to reflect this.  <b>Amendment to policy wording</b>
Explicit reference should be made to water dependent SSSI And Natura 2000 sites.	128(NE)	Agree - incorporate new wording to reflect this.  <b>Amendment to policy wording</b>
Should state that fracking will not be permitted because it will pollute the water.	144	Disagree - the issue of fracking will be covered under the Minerals and Waste Local Plan produced by NYCC and not the Local Plan.  <b>No Amendment</b>

## 5 Key Issues: Draft Development Management Policies Consultation November - December 2015

Key Issue (Policy)	Comment ID	HBC Response
The part of the policy related to sewerage treatment capacity should be deleted as it is addressed in other primary legislation and it is the responsibility of the utility provider to ensure that water treatment capacity is provided.	417	Disagree - it is still appropriate to include reference to sewerage treatment capacity within this policy.  <b>No Amendment</b>
The following adjustment would further strengthen the policy;  <i>"to protect and improve the quality of water bodies <u>and ecological systems</u> in an ..."</i>	405(EA)	Agree - add "and ecological systems"  <b>Amendment to policy wording</b>

Table 5.49 Policy NE2: Water Quality: Wording

### Policy NE2: Water Quality: justification

Key Issue (Justification)	Comment ID	HBC Response
Remove the word 'generally' from the sentence in para 7.8 beginning 'will generally encourage initiatives ....'	128(NE), 360	Agree  <b>Amendment to justification wording</b>

Table 5.50 Policy NE2: Water Quality: Justification

### Policy NE3: Protecting the Natural Environment: wording

Key Issue (Policy)	Comment ID	HBC Response
Policy could be clearer in its intent to plan for positive enhancement of biodiversity through the creation, protection, enhancement and management of networks.	129 (NE),	Agree - wording to be amended accordingly  <b>Amendment to policy wording</b>
Encourage the inclusion of restoration and re-creation of priority habitats, networks and priority species populations identified in the Harrogate District Biodiversity Action Plan.	129 (NE)	Agree - wording to be amended accordingly  <b>Amendment to policy wording</b>
Point 1 of the policy should read <i>"Development likely to have a significant effect on a N2K site <u>or its features of interest...</u>"</i>	129 (NE)	Agree - the first part of the policy has been amended.  <b>Amendment to policy wording</b>
The word 'safeguard' should be removed from the policy wording as it is demonstrably inconsistent with the NPPF	400, 386	Agree in part - the word 'safeguard' to be removed and replaced with 'protect and enhance'  <b>Amendment to policy wording</b>
Insert ' <i>especially green-belt land</i> ' after the word 'biodiversity' in the first sentence	39	Disagree - this policy relates to the protection of natural sites and biodiversity and therefore reference to Green Belt is unnecessary.  <b>No Amendment</b>

## Key Issues: Draft Development Management Policies Consultation November - December 2015

Key Issue (Policy)	Comment ID	HBC Response
<p>International Sites - the following changes should be made:</p> <ul style="list-style-type: none"> <li>● replace 'appropriate' with 'vigorously'</li> <li>● replace 'permitted' with 'considered'</li> <li>● Add a new sentence - <i>"If it is deemed necessary to consider overriding the public interest then HBC shall ensure that the public are fully consulted before any final decisions are taken, which shall include consulting the local parish or town councils, where applicable"</i></li> </ul>	39	<p>Disagree - relates to determining planning applications rather than just considering them. Also, objections to a development proposal will be considered in the determining of an application.</p> <p><b>No Amendment</b></p>
<p>National Sites - the following changes should be made:</p> <ul style="list-style-type: none"> <li>● replace 'permitted' with 'considered'</li> <li>● Add a new sentence - <i>"HBC shall ensure that the public are fully consulted before any final decisions are taken, which shall include consulting the local parish or town councils, where applicable"</i></li> </ul>	39	<p>Disagree - relates to determining planning applications rather than just considering them. Also, objections to a development proposal will be considered in the determining of an application.</p> <p><b>No Amendment</b></p>
<p>Local Sites - the following changes should be made:</p> <ul style="list-style-type: none"> <li>● replace 'permitted' with 'considered'</li> <li>● Add a new sentence - <i>"HBC shall ensure that the public are fully consulted before any final decisions are taken, which shall include consulting the local parish or town councils, where applicable."</i></li> </ul>	39	<p>Disagree - relates to determining planning applications rather than just considering them. Also, objections to a development proposal will be considered in the determining of an application.</p> <p><b>No Amendment</b></p>
<p>Biodiversity offsetting should be included in the policy wording.</p>	361	<p>Agree - reference to offsetting will be included in the policy.</p> <p><b>Amendment to policy wording</b></p>
<p>The policy should require a net gain in biodiversity through all development, not just protected sites.</p>	404(EA)	<p>Agree in part - the NPPF states that the planning system should provide net gains in biodiversity where possible and therefore wording to be amended accordingly. It is not appropriate to require it for all development.</p> <p><b>Amendment to policy wording</b></p>

Table 5.51 Policy NE3: Protecting the Natural Environment: Wording

### Policy NE3: Protecting the Natural Environment: justification

Key Issue (Justification)	Comment ID	HBC Response
<p>The following amendments should be made:</p> <ul style="list-style-type: none"> <li>● Para 7.14 - replace 'expected' with 'required'</li> <li>● Para 7.15 - replace 'may' with 'will'</li> </ul>	39	<p>Disagree the existing wording is appropriate</p> <p><b>No Amendment</b></p>

## 5 Key Issues: Draft Development Management Policies Consultation November - December 2015

Key Issue (Justification)	Comment ID	HBC Response
<ul style="list-style-type: none"> <li>Para 7.16 - replace 'should' with 'shall'</li> <li>Para 7.21 - delete first sentence and replace with "<i>Communities will be encouraged to identify new sites during the plan period</i>"</li> </ul>		
Justification and supporting text needs to reflect the importance of ecological networks and the strategic approach to planning for biodiversity (NPPF 114 and 117) at a landscape scale, where appropriate working across boundaries.	129(NE)	Agree - wording to be amended accordingly  <b>Amendment to justification wording</b>
Reference should be made to the Standing Advice from Natural England for protected species which provides advice on deciding if there is a 'reasonable likelihood' of protected species being present as well as the protected species most often affected by development.	129(NE)	Agree - wording to be amended accordingly  <b>Amendment to justification wording</b>
Reference should be made to not allowing fracking anywhere near a protected site.	145	Disagree - Fracking is dealt with under the Minerals and Waste Local Plan produced by NYCC.  <b>No Amendment</b>

Table 5.52 Policy NE3: Protecting the Natural Environment: Justification

### Policy NE4: Landscape Character: wording

Key Issue (Policy)	Comment ID	HBC Response
Policy EQ7 should be retained and further consideration of a criteria based policy abandoned.	103	Noted - these comments will be taken on board when drafting the landscape character policy.
Policy C9 of the 2001 Local Plan together with the consensus generated by Issue 28 of the Issues and Options should be combined and introduced as part of a revised Policy NE4.	99	
The requirement for the submission of landscape assessments should be subject to specified criteria, such as floor area or height of development.	141	
The policy states that reference to the AONB is unnecessary as it will form part of a strategic policy. This is acceptable provided this commitment is followed-through.	362, 130(NE)	
Policy should make clear that the landscape character of a site is not a factor against the presumption in favour of sustainable development. The consideration of protecting/enhancing valued landscapes is a factor that needs to be weighed in the	251, 262, 270, 281	

## Key Issues: Draft Development Management Policies Consultation November - December 2015 5

Key Issue (Policy)	Comment ID	HBC Response
overall planning balance when considering the benefits of a development proposal. It should not be used as a factor against development.		
This policy replicates Policy SD2 and is therefore unnecessary.	345	Disagree - this policy provides greater detail and criteria that new development must adhere to than Policy SD2. Policy SD2 is also to be deleted  <b>No Amendment</b>
References to SLA's should be deleted.	345	Noted - will depend on whether SLAs are retained and/or covered by a strategic policy.
The policy should be amended to provide different levels of criteria dependent on the size of development as it would be difficult for developers to meet the policy test to make development acceptable in landscape terms.	411	Noted - these comments will be taken on board when drafting the landscape character policy.
The wording of the policy is overly prescriptive and it needs to be refined	401, 387	

Table 5.53 Policy NE4: Landscape Character: Wording

### Policy NE5: Trees and Woodland: wording

Key Issue (Policy)	Comment ID	HBC Response
Replace the word 'permitted' with 'considered'	41	Disagree as relates to determining planning applications rather than just considering them.  <b>No Amendment</b>
The word 'compensatory provision' should be quantified.	41	Agree - add some wording to justification.  <b>Amendment to justification wording</b>
The last paragraph should be replaced with " <i>Adverse impacts on trees and woodland should be avoided but where this is not practical appropriate compensatory provision must be made</i> "	142	Disagree - this wording is not strong enough.  <b>No Amendment</b>
Wording is contradictory because says that development will only be allowed where it doesn't have an adverse impact but then says that development will be allowed if the adverse impact is unavoidable.	190, 142	Disagree - the wording is not contradictory. Ideally, the development should not have an adverse impact but there may be cases where the impact is unavoidable and therefore compensatory provision should be provided.  <b>No Amendment</b>



## 5 Key Issues: Draft Development Management Policies Consultation November - December 2015

Key Issue (Policy)	Comment ID	HBC Response
Final sentence of the policy should clarify that compensation is not possible for ancient woodland.	232	Disagree - Policy NE4 deals with irreplaceable habitats such as ancient woodland but to aid understanding a cross-reference to this policy should be added to the justification  <b>Amendment to justification wording</b>
Policy should make reference to the need to plant more trees or expand woodland cover where opportunities arise as part of the new development.	316	Agree - wording to encourage the planting of new trees where possible in new developments to be added.  <b>Amendment to policy wording</b>
This should explicitly refer to ancient woodlands and veteran trees.	132(NE)	Noted - the third bullet already does refer to ancient woodlands and veteran trees.  <b>No Amendment</b>

Table 5.54 Policy NE5: Trees and Woodland: Wording

### Policy NE5: Trees and Woodland: justification

Key Issue (Justification)	Comment ID	HBC Response
Para 7.25 - after the word 'protection', delete the rest of the sentence and insert ' <i>and where such trees are under threat of removal they shall be subject to a review and public consultation via the local parish or town council</i> '	41	Disagree - Parish councils are consulted on all planning applications in their area.  <b>No Amendment</b>
Add a new sentence " <i>Local communities will be encouraged, via their local parish or Town Council, to seek Tree Protection Orders for trees which they feel should be protected</i> "	41	Disagree - the justification provides reference to the potential for new TPOs but it is unnecessary to add more detail on this.  <b>No Amendment</b>
Justification needs to clarify what will be required as compensatory measures	142	Agree - add some wording to justification  <b>Amendment to justification wording</b>
Remove 'or' from second sentence of para 7.28 as doesn't make sense.	316	Agree  <b>Amendment to justification wording</b>
There should be reference to Natural England's Standing Advice which explains the definition of ancient woodland, its importance, ways to identify it and the policies that are relevant to it. It also provides advice on how to protect ancient woodland when dealing with planning applications.	132(NE), 218(FC)	Agree  <b>Amendment to justification wording</b>

Table 5.55 Policy NE5: Trees and Woodland: Justification

## Key Issues: Draft Development Management Policies Consultation November - December 2015 5

### Policy NE6: Renewable Energy: wording

Key Issue (Policy)	Comment ID	HBC Response
Why should Local Renewable Energy Schemes be discouraged at major parks and estates when they have proved successful at Harewood House and Newby Hall.	115	Noted - the intention is not to discourage schemes per se but to ensure that designated and non-designated heritage assets are protected.
The policy should incorporate the consideration of cumulative landscape and visual impacts. Such assessments should be proportionate to the nature of the proposal and should be informed by early engagement with the council, AONB and Natural England to agree the scope.	134(NE)	Agree - wording to be amended accordingly.  <b>No Amendment</b>
Policy should be expanded to provide support for renewable energy measures and these should be given weight as a material consideration in the assessment of planning applications.	143	Noted
The wording re. Green Belts should say that <i>"renewable energy projects in the Green Belt should only be rejected in very special circumstances"</i>	146	Disagree - Green Belt policy states that development will only be allowed in very special circumstances.  <b>No Amendment</b>
The policy does not recognise the value of small scale use of wood fuel to provide renewable energy	323	Noted
The word 'clearly' should be deleted from the policy	389, 403	Disagree - the word clearly emphasise the need for the benefits to significantly outweigh the harm.  <b>No Amendment</b>

Table 5.56 Policy NE6: Renewable Energy: Wording

### Policy NE6: Renewable Energy: justification

Key Issue (Justification)	Comment ID	HBC Response
No explanation is given of the renewable energy measures which will be supported by the council in the efforts to reduce carbon emissions	143	Noted - there is no reason to specify the type of technologies. Proposals will be considered on their merits and in line with policies in the Local Plan.
Para 7.38 - Include considerations of the cumulative impact of multiple small scale renewable schemes on biodiversity. Should also include the need for renewable schemes to aim to improve the biodiversity on site.	231, 323	Disagree - this policy does cover impacts to the natural environment. Impacts to biodiversity will be covered under the provisions of the 'Protecting the Natural Environment' policy.  <b>No Amendment</b>

Table 5.57 Policy NE6: Renewable Energy: Justification

## 5 Key Issues: Draft Development Management Policies Consultation November - December 2015

### Policy NE7: Unstable and Contaminated Land: wording

Key Issue (Policy)	Comment ID	HBC Response
Line one - replace the word 'permitted' with 'considered'	43	Disagree - as relates to determining planning applications rather than just considering them.  <b>No Amendment</b>
Add " <i>If the proposal is to be considered by the Local Planning Authority then a written report shall be submitted by the developer from a qualified Surveyor to support the application</i> "	43	Disagree - not necessary as this is covered by the 'Gypsum related subsidence in the Ripon Area' Appendix which is referenced in the policy.  <b>No Amendment</b>
Last paragraph - replace the words 'be resisted' with 'not be allowed'	43	Disagree - 'be resisted' is more appropriate wording.  <b>No Amendment</b>

Table 5.58 Policy NE7: Unstable and Contaminated Land: Wording

### Policy NE7: Unstable and Contaminated Land: justification

Key Issue (Justification)	Comment ID	HBC Response
Para. 7.41 - remove the word 'coal' as Nidderdale has a history of mining other than just coal mining.	43	Disagree - as it is the legacy of past coal mining activities that create the instability problems.  <b>No Amendment</b>
Para 7.43 - line 3 - replace the word 'may' with the word 'shall'.	43	Disagree - the word 'may' is more appropriate as ground stability reports will not be needed in all cases.  <b>No Amendment</b>

Table 5.59 Policy NE7: Unstable and Contaminated Land: Justification

## Key Issues: Draft Development Management Policies Consultation November - December 2015

### Monitoring and Delivery

#### Policy MD1: Monitoring and Delivery: wording

Key Issue (Policy)	Comment No.	HBC Response
Policy is unnecessary as it is premature without a district wide housing requirement or a known Local Plan time frame.	252	This policy has been replaced by a list of monitoring indicators and targets.

Table 5.60 Policy MD1: Monitoring and Delivery: Wording

#### Policy MD1: Monitoring and Delivery: justification

Key Issue (Justification)	Comment No.	HBC Response
Relevance of the year 2035 is not explained in the justification.	252	This policy has been replaced by a list of monitoring indicators and targets.
There is no explanation of the 10% or more under or over-provision of housing completions triggering an alternative housing land release strategy.	252, 263, 271, 282	
The draft Local Plan has not set out any objectives, targets or measures by which its effectiveness will be judged.	346	
Rather than assessing housing supply through an SPD the council should look to alternative methods of intervening where the planning process is currently under delivering housing	375	
The part of the policy that relates to over-provision should be deleted as it is not consistent with national policy.	420, 317	
A trigger mechanism should be included in the policy so that if it is identified that in one year, housing delivery will fall to less than 80% of the annual requirement, this will trigger the release of further housing sites to address the identified shortfall.	420	
Specific triggers should be included within the monitoring framework which would require a full or partial review of the plan. This could include the failure to identify a five year land supply or not meeting the housing requirement.	317	

Table 5.61 Policy MD1: Monitoring and Delivery: Justification

## 5 Key Issues: Draft Development Management Policies Consultation November - December 2015

### Additional Policies

#### Additional Policies

Suggested New Policy	Comment ID	HBC Response
New Village Policy - deals with the housing shortage problem	45	Disagree - new settlements will be dealt with as part of the Growth Strategy section of the full draft Local Plan as well as the specific policy relating to allocations if a new settlement is allocated. There is no need for a separate policy.  <b>No Amendment</b>
Providing More Employment - detailing how HBC intends to create more jobs in the district	45	Disagree - this issue will be dealt with under the 'Supporting the District's Economy' policy of the full Draft Local Plan and therefore there is no need for a separate policy.  <b>No Amendment</b>
Congestion Policy - how to deal with the various congestion problems throughout the district	45	Disagree - the council is undertaking traffic modelling work which will identify any necessary improvements to the highway network in order to accommodate new development. In addition the local plan will include a policy on sustainable transport.  <b>No Amendment</b>
Condition of Roads Policy	45	This is not a planning matter and therefore there is no need for a separate policy.  <b>No Amendment</b>
Military establishments policy should be included as follows:  <i>"Defence related development within or adjoining existing military establishments required for operational purposes will be supported, in accordance with the policies of this Local Plan.</i>  <i>Redevelopment, conversion or change of use of redundant Ministry of Defence (MoD) land and buildings will be supported, in accordance with the policies of this Local Plan, where it is planned and developed in a comprehensive and co-ordinated manner. Proposals will be subject to a development brief or Masterplan setting out the main requirements, prepared in consultation with the Local Planning Authority and local communities.</i>	147	Disagree - there is not considered to be a need for this policy.  <b>No Amendment</b>

## Key Issues: Draft Development Management Policies Consultation November - December 2015

Suggested New Policy	Comment ID	HBC Response
Policy to control and guide residential development in town centre infill sites in our historic towns.	194	Disagree - there is no need for this policy as any proposals would be covered under other policies such as local distinctiveness.  <b>No Amendment</b>
Policy to control and guide residential development where access is restricted and could cause inconvenience for drivers and/or pedestrians or cyclists.	194	Disagree - policy not needed and required by NPPF  <b>No Amendment</b>
Policy to control and guide residential development in important amenity areas for pedestrians and cyclists.	194	Disagree - policy not needed and required by NPPF  <b>No Amendment</b>
Additional policies to protect and enhance all leisure and tourist facilities, including all facilities, not just main tourist attractions.	194	Disagree - policy not needed.  <b>No Amendment</b>
EA would welcome the inclusion of a specific river policy to cover the following: <ul style="list-style-type: none"> <li>• Minimum of 8m buffer zone for all watercourses measured from bank top</li> </ul>	408(EA)	Agree - a specific Rivers policy is to be included in the local plan

## 5 Key Issues: Draft Development Management Policies Consultation November - December 2015

Suggested New Policy	Comment ID	HBC Response
<p>to provide an effective and valuable river corridor and improve habitat connectivity. A 5m buffer zone for ponds would also help to protect their wildlife value and ensure that the value of the adjacent terrestrial habitat is protected.</p> <ul style="list-style-type: none"> <li>• Development proposals to help achieve and deliver WFD objectives. Examples of the types of improvements that we may expect developers to make are: removal of obstructions (e.g weirs), de-culverting, regrading banks to a more natural profile, improving in-channel habitat, reduce levels of shade to allow aquatic vegetation to establish. Proposals which fail to take opportunities to restore and improve rivers should be refused. If this is not possible, then financial or land contributions towards the restoration of rivers should be required.</li> <li>• River corridors are very sensitive to lighting and rivers and their 8m buffer zones should remain/be designed to be intrinsically dark i.e lux levels of 0-2.</li> <li>• At the bottom of the Nidd catchment, low lying floodplains are disconnected from the river by historic flood banks installed during the war. Welcome a policy in the Local Plan which stated a long term ambition to reconnect the floodplain with the river where feasible and also provide improvements to fish passage.</li> </ul>		<b>New policy</b>

Table 5.62 Additional Policies

### Additional Comments

#### Additional Comments

Comment	Comment ID	HBC Response
Document lacks a clear focus on where the council sees the district going in the next 20 years in its development.	159	Noted - this formed part of the Issues and Options consultation over summer 2015 and will form an important part of the full Draft Local Plan which is the next stage of plan preparation.
Needs to be made easier for people to respond to the consultation as the website method is far more complicated than it needs to be.	195	Noted
The policies under this consultation do not cover all aspects of development that the	244	Noted - the strategic policies formed part of the Issues and Options consultation over summer 2015. These policies along with the

## Key Issues: Draft Development Management Policies Consultation November - December 2015

Comment	Comment ID	HBC Response
saved policies of the Adopted Local Plan and Core Strategy cover.		more detailed development management will form the full Draft Local Plan which is the next stage of plan preparation.
Object to the consultation of this draft document which does not provide the opportunity to challenge the SHMA. This is a failure in the process given the SHMA and Draft Policy HS1 are inextricably linked.	273, 254, 255, 264, 409	The Issues and Options consultation in summer 2015 asked a specific question on objectively assessed need, referencing the SHMA. This gave an opportunity therefore to comment on both the figure and underpinning evidence.  <b>No Amendment</b>
The council's strategy on consultation appears to be rather piecemeal with elements of the Plan being progressed at different rates. The current consultation would have been usefully informed by the stated intention of the council regarding the future growth strategy and quantum of development housing and employment proposed.	348, 409	Noted - although the Issues and Options document and the Draft Development Management Policies document went out for consultation in two stages, reference to the previous Issues and Options was provided in this document and the two will be merged for the full Draft Local Plan consultation.
This consultation document includes policies that are more restrictive than the current adopted Local Plan. The Local Plan does not appear to encourage development but leaves an impression that the district is to be preserved and development resisted.	429, 436	Disagree - the policies are consistent with the NPPF.  <b>No Amendment</b>
The council needs to consider carefully how the replacement Local Plan can be amended promptly to reflect the forthcoming changes to national policy which the government are currently consulting on.	325	Noted
Environment Agency's climate change guidance will be updated in the autumn and therefore the plan will need to take account of these changes.	407	Noted

Table 5.63 Additional Comments



## Appendices

## Call for Sites Consultation Material 1

## 1 Call for Sites Consultation Material

### **Appendix 1 Call for Sites Consultation Material**

## Planning Policy

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**From:** PlanningPolicy  
**Sent:** 15 September 2014 13:08  
**To:** PlanningPolicy  
**Subject:** HARROGATE DISTRICT LOCAL PLAN 'CALL FOR SITES' 15 SEPTEMBER – 24 OCTOBER 2014

Dear Sir or Madam,

### **HARROGATE DISTRICT LOCAL PLAN 'CALL FOR SITES' 15 SEPTEMBER – 24 OCTOBER 2014**

Harrogate Borough Council is carrying out a 'call for sites' as part of the preparation for the new Local Plan. This 'call for sites' is an early opportunity for members of the public, landowners and their agents, developers and other interested parties to put forward potential sites within the district for uses such as housing, employment and gypsy and traveller sites.

#### **Why is a 'Call for Sites' being undertaken?**

The council has indicated that fresh ideas are required for the new Local Plan and a 'call for sites' gives us a way of understanding what land is available for future development in the district. Whilst we would expect sites already considered as part of the work on the previous draft plans to be submitted, it is also intended to be a call for new approaches to development that might not previously have been suggested. Submitting details of a site does not guarantee that it will be included in the Local Plan, as there are many things to consider before any final decisions are made. However, full consideration will be given to every site put forward.

#### **How do I submit a site?**

To put forward a site for consideration you will need to complete a separate Site Submission Form for each site you wish to submit. You should only send details of sites that are capable of accommodating five or more dwellings or 500m<sup>2</sup> of employment floorspace as these are the smallest sites that can be assessed. **As much information as possible should be provided on the form and any submission must include a map showing the location and precise boundaries of each site. Please do not send any information other than that requested on the site submission form, supporting material and other documents are not needed at this stage.**

The form is available to download via the council's website at [www.harrogate.gov.uk/plan/Pages/SHLAA.aspx](http://www.harrogate.gov.uk/plan/Pages/SHLAA.aspx) or by emailing [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk) to request one. The form includes a guidance note providing further details to help you complete it.

#### **I have submitted a site in the past, do I need to submit it again?**

Yes, if you have submitted a site(s) for consideration before you will need to complete a new form for each site you still wish us to consider. This will help ensure that our records are correct and up-to-date. Maps of existing sites can be viewed at [www.harrogate.gov.uk/plan/Pages/SHLAA.aspx](http://www.harrogate.gov.uk/plan/Pages/SHLAA.aspx) to help you identify an existing site(s) and its site reference.

#### **Deadline for submitting a site**

Completed forms and plans should be returned to the council by Friday 24 October 2014 via email at [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk) or by post to: Planning Policy, Planning and Development, Knapping Mount, West

Grove Road, Harrogate, HG1 2AE . For more information about the 'call for sites' please visit the website at [www.harrogate.gov.uk/plan/Pages/SHLAA.aspx](http://www.harrogate.gov.uk/plan/Pages/SHLAA.aspx), or email Simon Hartley at [simon.hartley@harrogate.gov.uk](mailto:simon.hartley@harrogate.gov.uk)

Yours faithfully

Simon Hartley  
Senior Planner

Planning Policy Team  
Planning and Development  
Harrogate Borough Council  
Knapping Mount  
West Grove Road  
Harrogate  
HG1 2AE

E-mail: [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk)  
Tel: 01423 500 600 (ext number 56586)

**The Planning Enquiries reception service at Knapping Mount will close on Friday 31<sup>st</sup> January. As of Monday 3<sup>rd</sup> February 2014, all Planning appointments and enquiries will be available from our Customer Service Centre, Council Offices, Crescent Gardens, Harrogate HG1 2SG.**

## Working for you

**MEDIA RELEASE**

**MEDIA RELEASE**

**MEDIA RELEASE**

**DATE PRESS RELEASE ISSUED:**

### **Harrogate Borough Council call for sites for new housing and commercial developments**

Harrogate Borough Council is calling for assistance from residents, landowners and developers to help identify land for future housing and commercial development in the district.

Following the withdrawal of the Sites and Policies Development Plan Document in June 2014, the council started work on a new Local Plan which will act as guide for the future growth of the district up to 2035. As part of this process, the council has announced a 'Call for Sites', which will commence on Monday 15 September 2014, so that potential allocations can be considered and incorporated into this plan.

Interested parties who wish to put forward a site for consideration will need to complete a 'Site Submission Form' for each individual site, detailing as much information as possible including a map showing the location and precise boundaries. Sites should be capable of accommodating five or more residential dwellings or 500m<sup>2</sup> of employment floor space and can be located anywhere within the Harrogate district.

Anyone who has submitted a location in a previous 'Calls for Sites' should complete a new form detailing updated information on its potential suitability. Completed forms and plans should be returned by Friday 24 October 2014. Potential sites will then be comprehensively assessed for their suitability.

Councillor Michael Harrison, Cabinet Member for Planning said: "The 'Call for Sites' is an opportunity for people from across the district to send us details of sites that may potentially be suitable for future development for housing, including sites for gypsies and travellers, or employment uses.

"Using the suggestions that are received will help the council decide what options may exist to meet housing and employment needs in the future. Submitting details of potential land does not guarantee that it will be included in the Local Plan as there are many things to consider before the final decision about the use of areas of land are made. However, full consideration will be given to every site put forward."

Site Submission Forms, along with guidance notes will be available to download from the council's website at <https://www.harrogate.gov.uk/planning-development>. For further information please contact Simon Hartley, Senior Planner on 01423 556584.

**---ENDS---**

**MEDIA CONTACT:**

**Giles Latham, Communications and Media Manager on 01423 556825**

## **Notes to editors**

1. The first piece of work to be undertaken in the preparation of the new Harrogate Local Plan is a Strategic Housing and Employment Land Availability Assessment (SHELAA). This is a study that identifies potential sites for housing and employment. It looks at the suitability and availability of sites and considers when development on the sites may take place. It does not allocate sites but will be used to inform decisions about the distribution and allocation of sites as work on the new Local Plan progresses.
2. The SHELAA will enable a fresh look to be taken at Harrogate's housing and employment land availability and will be prepared in accordance with the government's National Planning Policy Framework (March 2012) and the 'Assessment of Land Availability' contained in the National Planning Practice Guidance (March 2014).



# PLAN THE FUTURE WITH US

## STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT 2014 SITE SUBMISSION FORM

The council has started to prepare the Harrogate District Local Plan which will set out the direction and strategy for the development and conservation of the district in the period up to 2035. As part of the evidence to support the emerging Local Plan the council is now seeking to update its previous assessments about the availability, suitability and the likely economic viability of sites to meet the identified need for housing and economic land over the plan period.

### Submitting a Site

If you wish to propose a site for consideration for new housing, economic development or a site for gypsy and travellers, please complete this form attaching to it an A4 size plan with the site clearly indicated. **If you have previously submitted a site for consideration, please resubmit your site(s) to confirm that it is still available and to ensure that we hold the most up-to-date information.** Please use a separate form for each site and give as much information as possible. Only submit sites that are:

- for housing and have a capacity for 5 or more dwellings; or
- for economic development and have a minimum area of 0.25 hectares or 500m<sup>2</sup> of floor space; or
- for gypsy and travellers that can accommodate up to 20 pitches.

### Returning the Site Submission Form

Please return completed forms, together with a plan of the site(s), to: Planning Policy Team, Planning and Development, Knapping Mount, West Grove Road, Harrogate, HG1 1AE or by email to [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk) by no later than 4.30pm Friday 24<sup>th</sup> October 2014.

### Please Note

This form is only to be used for submitting sites for consideration in the Strategic Housing and Economic Land Availability Assessment 2014. The inclusion of a site does not indicate, nor imply, that the site will be allocated for housing, a gypsy and traveler site or economic development in the emerging Local Plan or granted planning permission for these uses. Full details of the Local Plan can be found at [www.harrogate.gov.uk/LocalPlan](http://www.harrogate.gov.uk/LocalPlan)

**YOUR CONTACT DETAILS:** (It is important that full details are provided in this section to ensure that we can contact you to obtain further details if required. If details have been submitted, your agent will be used as the main point of contact).

	1. Your Details	2. Agent's Details (if applicable)
Title		
First Name		
Last Name		
Job Title (where relevant)		
Organisation (where relevant)		



<b>YOUR CONTACT DETAILS (continued):</b>		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Postcode		
E-mail Address		
Telephone Number		

<b>SITE INTEREST</b>		
<b>What is your interest in the site? (please tick one)</b>		
Site owner		
Partial owner		
Developer contracted to buy land		
Developer speculative		
Other (please specify below)		
Please indicate if the site has previously been submitted to the council	Yes	No
If known, please provide the reference number for the site e.g. H1, RL100 etc.		
If other people are part owners of the site please provide contact details and the extent of each owners landownership (if there are more than two additional land owners please provide details on a separate sheet)		
	<b>Owner One Details</b>	<b>Owner Two Details</b>
Title		
First Name		
Last Name		
Address – line 1		
Address – line 2		
Address – line 3		
Address – line 4		
Postcode		
E-mail Address		
Telephone Number		

<b>SITE INFORMATION (please provide as much information as you can in this section)</b>	
Site Name	
Site Address	

<b>SITE INFORMATION (continued)</b>			
<b>Proposed use and capacity</b>	<b>Tick (all that apply)</b>	<b>Units</b>	<b>Floorspace</b>
Housing (a minimum 0.2 ha or 5 dwellings)			
Economic development (a minimum of 0.25 hectares or 500m <sup>2</sup> )			
Gypsy and traveller (up to 20 pitches)			
Existing land use(s)			
Would development require relocation of the current use or demolition of existing structures?			
If so what would be the timetable for the relocation?			
<b>Please include a map of the site clearly identifying the location of the site and the detailed site boundaries</b>			

<b>SITE AVAILABILITY (when do you believe the site will be available for development?)</b>	
Within 5 years?	
Between 6 and 10 years?	
Between 11 and 15 years?	
Longer than 15 years?	

<b>MARKET INTEREST (please identify the level of market interest that has been shown for the future development of the site and provide further details where known)</b>	
Has there been any relevant planning history on the site?	
Site is owned by a developer	
Site is under option to a developer	
Site is currently being marketed	
Site has been marketed in the past	
Site has not been marketed	

<b>SITE CONSTRAINTS (please include details of any known constraints that may affect the development of the site for the proposed use)</b>		
Does the site have access to a public highway?	Yes	No
If not how do you propose access to the site to be achieved?		

<b>SITE CONSTRAINTS (continued)</b>		
	Yes - if yes please provide details	No
Are there any constraints in connection with ownership such as leases, covenants or ransom strips which may affect the proposed use of the site?		
Please give details of adjacent land uses.		
Please give details of any ecological constraints and how these may be overcome (for example special protection areas, SSSIs, local nature reserves).		
Please give details of any designated or non-designated heritage assets constraints and how these may be overcome (for example conservation areas, listed buildings and scheduled ancient monuments).		
Please give details of any landscape constraints and how these may be overcome (for example the Nidderdale AONB or special landscape areas).		
Are there any other constraints (for example topography, contamination, unstable land and flood risk)?		
Are you aware of any constraints relating to mains water supply, mains sewerage issues, gas supply or electricity supply?		
Please give details of any other information that you consider is relevant to the allocation of the site for the proposed use.		

<b>WHAT WILL HAPPEN NEXT</b>
Thank you for taking the time to submit your site details. The site will be considered for inclusion in the land Strategic Housing and Economic Land Availability Assessment 2014 database. The assessment will help inform the preparation of the Local Plan but does not determine if a site should be allocated for any use in the Local Plan. Further details of the Local Plan can be found at <a href="http://www.harrogate.gov.uk/LocalPlan">www.harrogate.gov.uk/LocalPlan</a>

**Data Protection:** Please note that by responding, you are accepting that your response and the information within it will be in the public domain. Harrogate Borough Council will ensure that any published information does not contain the contact details of individuals. The council will hold your personal information in accordance with the principles of the Data Protection Act 1998.

## Issues and Options Consultation Material 2

## 2 Issues and Options Consultation Material

### **Appendix 2 Issues and Options Consultation Material**

## Working for you

### 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 the publication of the Harrogate District Local Plan – Issues Options Consultation as required by the Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulation 18).

The Harrogate District Local Plan – Issues & Options Consultation considers where, when and how growth may take place across the whole district, and what the plan can do to protect and improve the things that are important to the District.

Representations to the Harrogate District Local Plan – Issues and Options Consultation must be received by **4.30pm on Friday 28 August 2015**. Representations should be made by logging onto <https://consult.harrogate.gov.uk/kse/> Alternatively you can write to us at Local Plan Consultation, Directorate Support Springfield House, Kings Road, Harrogate, HG1 5NX, or email [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk)

From 17 July 2015 the consultation documents will be available:

- to view and download from the Council's website at <https://consult.harrogate.gov.uk/kse/>
- for inspection during normal opening hours at: Harrogate Borough Council Offices, Crescent Gardens, Harrogate, HG1 2SG

In addition the consultation documents will be available, during normal opening hours at:

- Knaresborough Town Council, Knaresborough House, Knaresborough
- Ripon City Council, Ripon Town Hall, Ripon
- Libraries throughout the District, including the mobile library.

The consultation documents mean:

- The Harrogate District Local Plan – Issues and Options Consultation
- The Sustainability Appraisal
- The Habitats Regulations Assessment
- The Equalities Impact Assessment - Scoping Report

The Council will be running a series of public exhibitions as follows:

- Wednesday 22 July, 9am-4pm - Knaresborough Market, Market Place, Knaresborough
- Saturday 25 July, 10am-3pm - Victoria Shopping Centre (1st Floor), Victoria Avenue, Harrogate
- Thursday 30 July, 3pm-7pm - Town Hall, Little Market Place, Masham
- Tuesday 4 August, 3pm-7pm - The Co-operative Food, Jennyfield Drive, Harrogate
- Wednesday 5 August, 3pm-7pm - Memorial Hall, Pateley Bridge
- Saturday 8 August, 10am-3pm - Town Hall, Market Place South, Ripon

- Tuesday 11 August, 3pm-7pm - Green Hammerton Village Hall, Harrogate Road, Green Hammerton
- Thursday 13 August, 9am-4pm - Harrogate Farmers Market, Cambridge Street, Harrogate
- Saturday 15 August, 10am-3pm - The Co-operative Food, Chain Lane, Knaresborough
- Tuesday 18 August, 3pm-7pm - Almscliffe Village Hall, Harrogate Road, Huby
- Thursday 20 August, 3pm-7pm - The Jubilee Room, 17 St James Square, Boroughbridge
- Permanent unmanned displays will also be available at Harrogate Borough Council Offices, Crescent Gardens, Harrogate and St Peter's Church, Cambridge Road, Harrogate.

**Representations must be received by 4.30pm on Friday 28 August 2015**

---

**From:** Giles Latham  
**Sent:** 07 July 2015 14:38  
**To:** Giles Latham  
**Subject:** PREESS RELEASE: Council seeks public opinion on Harrogate District Local Plan

**MEDIA RELEASE**

**MEDIA RELEASE**

**MEDIA RELEASE**

**DATE PRESS RELEASE ISSUED: Tuesday 7 July 2015**

**Council seeks public opinion on Harrogate District Local Plan**

Later this month Harrogate Borough Council will open a six-week public consultation on its new Local Plan. Residents, businesses, community groups, voluntary organisations and other agencies are being encouraged to share their views and help shape the future of the Harrogate district.

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. It is currently at the Issues and Options phase, an early stage in its production.

The public consultation, which begins on Friday 17 July and runs until Friday 28 August 2015, will be seeking views and ideas on what the plan should achieve, how new homes and jobs should be distributed across the district, and what potential new policies could be introduced for managing development.

Latest evidence on the district's housing need suggests that 621 new homes should be provided per year. Taking current planned housing development into account, there is a need to identify enough land to build 6,364 new homes up to 2035. The consultation will seek views on a number of different options for how this need can be accommodated over the period of the Local Plan.

During the 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 11 public exhibitions across the district providing the opportunity to view consultation materials and discuss ideas with council planning officers.



The events will be held on:

- Wednesday 22 July, 9am-4pm - Knaresborough Market, Market Place, Knaresborough
- Saturday 25 July, 10am-3pm - Victoria Shopping Centre (1st Floor), Victoria Avenue, Harrogate
- Thursday 30 July, 3pm-7pm - Town Hall, Little Market Place, Masham
- Tuesday 4 August, 3pm-7pm - The Co-operative Food, Jennyfield Drive, Harrogate
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- Tuesday 18 August, 3pm-7pm - Almscliffe Village Hall, Harrogate Road, Huby
- Thursday 20 August, 3pm-7pm - The Jubilee Room, 17 St James Square, Boroughbridge

Permanent displays will also be available at the council's Crescent Gardens offices in Harrogate and St Peter's Church on Cambridge Road in Harrogate.

Last year, the council called on the public for assistance in identifying land for future housing and commercial development in the district. Over 450 locations were submitted for consideration for their potential suitability. These submissions, together with the comments and key issues raised during the Issues and Options consultation, will help shape the draft Local Plan, which will undergo public consultation in July 2016.

Councillor Rebecca Burnett, Harrogate Borough Council Cabinet Member for Planning and Sustainable Transport said: "The council has a responsibility to meet the district's needs for new homes and jobs, and our Local Plan will set out how we can meet these needs.

While we are currently at an early stage in the development of a new Local Plan, it is the perfect time to get people's views on where they think the focus on growth should be. By doing so we can ensure that we are able to develop a Local Plan which is right for the district.

"Should we focus growth in the main urban areas, or perhaps also look at developing the surrounding villages? Alternatively, growth could be focussed along the main public transport corridors or by creating a brand new settlement.

“This consultation will provide a variety of suggestions for people to consider, and the responses we receive will help us to make the best possible decisions in the years ahead. I would encourage anyone who would like to shape the future of the Harrogate district to take part in our consultation.”

The public consultation will be available to complete on the council’s website from Friday 17 July at: <https://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.

The closing date and time for responding to the consultation is 4.30pm on Friday 28 August 2015.

**---ENDS---**

**MEDIA CONTACT:**

**Giles Latham, Communications and Marketing Manager on 01423 556825**

**Giles Latham**  
**Communication and Marketing Manager**  
Organisational Development and Improvement  
Harrogate Borough Council  
Council Offices  
Crescent Gardens  
HARROGATE  
HG1 2SG  
tel: 01423 556825  
mob: 07525 988370  
fax: 01423 556100



**Harrogate Borough Council: New event available**

**Email**

**Subject** Harrogate Borough Council: New event available



Dear Sir/Madam

Harrogate Borough Council is currently preparing a new Local Plan, which will set out how the district should grow and develop up to 2035. The first stage in the preparation Plan is called Issues and Options. The Issues and Options consultation document highlights the matters relevant to our district (Issues) and the ways in which these issues addressed through planning policies (Options).

With a growing population, every council in the country has a responsibility to meet their local needs for new homes and jobs therefore; one of the issues the document cons possible growth options for the district. We would like to know what you think about this and other issues and options set out in the document.

The consultation period runs for six weeks starting on Friday 17 July 2015 and ending at 4.30pm Friday 28 August.

Harrogate District Local Plan Issues and Options consultation will be available for you to view and comment between the following dates:

Start date: 17/07/15 09:00

End date: 28/08/15 16:30

Please select the following link to view this event:

Harrogate District Local Plan Issues and Options consultation - <https://consult.harrogate.gov.uk/kse/>

If the link appears to be broken, please try copying the entire link into the address bar on your web browser.

In addition to the Issues and Options document we are also consulting on a number of supporting documents you can make comments on them via the links below:

Draft Sustainability Appraisal Interim Report - <https://consult.harrogate.gov.uk/kse/>

Habitat Regulations Assessment Screening Report - <https://consult.harrogate.gov.uk/kse/>

Equality Analysis Interim Report - <https://consult.harrogate.gov.uk/kse/>

Yours faithfully

Planning Policy Team

[planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk)

This e-mail has been automatically generated by the Consultation software.

The information contained in this e-mail or in any attachments is confidential and is intended solely for the named addressee only. Access to this e-mail by anyone else is un you are not the intended recipient, please notify the administrator and do not read, use or disseminate the information. Opinions expressed in this e-mail are those of the se necessarily the company. Although an active anti-virus policy is operated, the company accepts no liability for any damage caused by any virus transmitted by this e-mail, in attachments.

To unsubscribe please click on the link below or paste it into your browser:  
<https://consult.harrogate.gov.uk/kse/>

TO ALL CONSULTEES

Our ref: LP/I&O2015

Your ref:

Date: 15 July 2015

Dear Sir or Madam

**HARROGATE DISTRICT LOCAL PLAN: ISSUES AND OPTIONS CONSULTATION,  
17 JULY – 28 AUGUST 2015**

Harrogate Borough Council is currently preparing a new Local Plan, which will set out how the district should grow and develop up to 2035. The first stage in the preparation of the Local Plan is called Issues and Options. The Issues and Options consultation document highlights the matters relevant to our district (Issues) and the ways in which these issues may be addressed through planning policies (Options).

With a growing population, every council in the country has a responsibility to meet their local needs for new homes and jobs therefore; one of the issues the document considers is the possible growth options for the district. We would like to know what you think about this and other issues and options set out in the document.

The Issues and Options document can be viewed at <https://consult.harrogate.gov.uk/kse/>. Copies of the consultation document will also be available to view during normal opening hours in all of the district's libraries, at the council's Crescent Gardens offices in Harrogate, at Ripon Town Hall and Knaresborough House.

The consultation period, for the Issues and Options document, runs for six weeks starting on Friday 17 July 2015 and ending on Friday 28 August. During this time we will be hosting a number of pop-up exhibitions for you to come along and talk to the Planning Policy team and find out more.

**Exhibitions are being held on:**

- Wednesday 22 July, 9am-4pm - Knaresborough Market, Market Place, Knaresborough
- Saturday 25 July, 10am-3pm - Victoria Shopping Centre (1st Floor), Victoria Avenue, Harrogate
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Permanent unmanned displays will also be available at Harrogate Borough Council Offices, Crescent Gardens, Harrogate and St Peter's Church, Cambridge Road, Harrogate.

A draft Sustainability Appraisal has been completed incorporating the requirements for Strategic Environmental Assessment. This has given a general assessment of the sustainability of the alternative options in the Issues and Options document. A number of other documents have been produced to support the Issues and Options document including: Habitat Regulations Assessment Screening Report and The Equality Analysis Interim Report. These documents will also be available for consultation and can be viewed at <https://consult.harrogate.gov.uk/kse/> as well as in libraries and council offices.

The easiest way to respond to the consultation is by logging onto <https://consult.harrogate.gov.uk/kse/> and submitting your comments online. Alternatively you can write to us at Local Plan Consultation, Directorate Support Springfield House, King's Road, Harrogate, HG1 5NX or [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk). However you choose to respond, please make sure your comments are submitted to us **by 4:30pm on 28 August 2015**.

Yours faithfully

**Tracey Rathmell**  
**Principal Planning Policy Manager**  
planningpolicy@harrogate.gov.uk  
01423 500 600

TO ALL PARISH COUNCILS

Our ref: LP/I&O2015

Your ref:

Date: 15 July 2015

Dear Sir or Madam

**HARROGATE DISTRICT LOCAL PLAN: ISSUES AND OPTIONS CONSULTATION,  
17 JULY – 28 AUGUST 2015**

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With a growing population, every council in the country has a responsibility to meet their local needs for new homes and jobs therefore; one of the issues the document considers is the possible growth options for the district. We would like to know what you think about this and other issues and options set out in the document.

The Issues and Options document can be viewed at <https://consult.harrogate.gov.uk/kse/>. Copies of the consultation document will also be available to view during normal opening hours in all of the district's libraries, at the council's Crescent Gardens offices in Harrogate, at Ripon Town Hall and Knaresborough House.

The consultation period, for the Issues and Options document, runs for six weeks starting on Friday 17 July 2015 and ending on Friday 28 August. During this time we will be hosting a number of pop-up exhibitions for you to come along and talk to the Planning Policy team and find out more.

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The easiest way to respond to the consultation is by logging onto <https://consult.harrogate.gov.uk/kse/> and submitting your comments online. We have enclosed a guidance note to help you with using system. Alternatively you can write to us at Local Plan Consultation, Directorate Support Springfield House, King's Road, Harrogate, HG1 5NX or [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk). However you choose to respond, please make sure your comments are submitted to us **by 4:30pm on 28 August 2015**.


We are asking if parish councils can help to promote the consultation by putting up the enclosed poster where possible. If you would like any additional copies of the poster, or at A3 size, please contact the Policy team using the details above.

Yours faithfully

**Tracey Rathmell**  
**Principal Planning Policy Manager**  
planningpolicy@harrogate.gov.uk  
01423 500 600

## 1 Local Issues and Options consultation July 2015

### Introduction

- 1.1** Harrogate Borough Council is currently preparing a new Local Plan which will set out how the district should grow and develop to 2035. The first stage in the preparation of the Local Plan is called Issues and Options. The Issues and Options consultation document highlights the matters relevant to our district (Issues) and the ways in which these issues may be addressed through planning policies (Options). The Issues and Options consultation is your first opportunity to help shape the Local Plan. We would like your views on where, when and how growth may take place across the whole district and what we can do to protect and improve the things that matter to us.
- 
- The logo for the Harrogate District Local Plan. It features a stylized city skyline in purple and blue against a light blue grid background. Below the skyline, the text 'Harrogate District LOCAL PLAN' is written in a bold, sans-serif font. 'Harrogate District' is in a smaller font size, and 'LOCAL PLAN' is in a larger, all-caps font size.
- 1.2** This form should be read and completed alongside the document titled Harrogate District Local Plan: Issues and Options consultation July 2015, if you wish to submit additional material you may do so, but please ensure that it is securely attached to your response form. You do not have to complete all sections of the form, but you in order for us to consider your response you must provide us with your name and contact details. Once completed response forms should be returned to:  
**Local Plan Consultation, Directorate Support, Springfield House, Kings Road, Harrogate, HG1 5NX**
- 1.3** Information will be stored on a the Local Plan consultation portal and used solely in connection with the Local Plan and in accordance with the Data Protection Act 1988. Representations will be available to view on the council's website, although address and contact details will not be included. However, as copies of representations must be made available for public inspection, they cannot be treated as confidential and will be available for inspection in full.

### Contact Details

#### Name

#### Postal Address

#### Telephone No.

#### Email address



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**Q1 - Draft Vision**

**Does the emerging vision respond to the most important planning issues for the district?**  
*(please select one answer)*

Yes .....  No .....

**Q2 - Draft Vision**

**Does the emerging vision achieve the right balance between being aspirational yet being realistic and achievable?**  
*(please select one answer)*

Not aspirational enough .....

Good balance .....

Too aspirational .....

Cannot be achieved .....

**Q2a - Draft Vision**

**Please explain the reasons for your answer:**

**Q3 - Emerging Objectives**

**Do the emerging objectives support the delivery of the vision and set out appropriate goals for the Local Plan?**  
*(please select one answer)*

Yes .....  No .....

**Q3a - Emerging Objectives: Sustainable Development Patterns**

*(please select one answer for each question)*

	Support	Object
<b>Objective 1</b>	<input type="radio"/>	<input type="radio"/>
<b>Objective 2</b>	<input type="radio"/>	<input type="radio"/>

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### Q3b - Emerging Objectives: Housing

*(please select one answer for each question)*

	Support	Object
Objective 3	<input type="radio"/>	<input type="radio"/>
Objective 4	<input type="radio"/>	<input type="radio"/>

### Q3c - Emerging Objectives: Economy

*(please select one answer for each question)*

	Support	Object
Objective 5	<input type="radio"/>	<input type="radio"/>
Objective 6	<input type="radio"/>	<input type="radio"/>
Objective 7	<input type="radio"/>	<input type="radio"/>
Objective 8	<input type="radio"/>	<input type="radio"/>
Objective 9	<input type="radio"/>	<input type="radio"/>
Objective 10	<input type="radio"/>	<input type="radio"/>

### Q3d - Emerging Objectives: Placemaking

*(please select one answer for each question)*

	Support	Object
Objective 11	<input type="radio"/>	<input type="radio"/>
Objective 12	<input type="radio"/>	<input type="radio"/>
Objective 13	<input type="radio"/>	<input type="radio"/>
Objective 14	<input type="radio"/>	<input type="radio"/>
Objective 15	<input type="radio"/>	<input type="radio"/>

### Q3e - Emerging Objectives: Heritage

*(please select one answer for each question)*

	Support	Object
Objective 16	<input type="radio"/>	<input type="radio"/>
Objective 17	<input type="radio"/>	<input type="radio"/>

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**Q3f - Emerging Objectives: Infrastructure and Connectivity**

*(please select one answer for each question)*

	Support	Object
Objective 18	<input type="radio"/>	<input type="radio"/>
Objective 19	<input type="radio"/>	<input type="radio"/>
Objective 20	<input type="radio"/>	<input type="radio"/>
Objective 21	<input type="radio"/>	<input type="radio"/>
Objective 22	<input type="radio"/>	<input type="radio"/>

**Q3g - Emerging Objectives: Natural Environment**

*(please select one answer for each question)*

	Support	Object
Objective 23	<input type="radio"/>	<input type="radio"/>
Objective 24	<input type="radio"/>	<input type="radio"/>
Objective 25	<input type="radio"/>	<input type="radio"/>
Objective 26	<input type="radio"/>	<input type="radio"/>
Objective 27	<input type="radio"/>	<input type="radio"/>

**Please give your reasons and any aspects that you consider should be added:**

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## Q4 - Supporting the district's economy

**Do you agree that the issues identified are critical to maintaining a resilient, diverse and expanding economy within the district?**

*(please select one answer)*

Yes .....  No .....

**If No, please explain why?**

## Q5: Supporting the District's economy: Additional issues

**Are there any additional economic issues you wish to put forward and why?**

## Q6 - New employment land

**Do you agree with the suggested level of new employment land; does it reflect the needs of the district?**

*(please select one answer)*

Yes .....  No .....

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**If no, please provide reasons.**

**Q7 - Type of new employment land**

**Do you agree with the identified split in B use; does it reflect the needs of the district?**

*(please select one answer)*

Yes .....  No .....

**If no, please provide reasons**

## 1 Local Issues and Options consultation July 2015

### Q8 - Location of new employment land

What do you consider to be the most important factors in determining the location of future employment land?

- Ability to accommodate at least 1ha of employment land
- Potential offered by extending existing employment sites
- Potential to re-use brownfield land
- Good access to bus and train network
- Opportunities to provide additional railway access, e.g new station
- Proximity to the strategic road network
- Relationship to existing settlements
- Other

**If other, please state**

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**Q9 - Housing need**

**Do you consider the housing need figure for the Local Plan set out in table 4.1 to be appropriate for the district?**

*(please select one answer)*

Yes .....  No .....

**If no, please provide reasons**

**Q10 - Affordable housing target**

**Should the Local Plan set a specific annual target for the provision of affordable housing?**

*(please select one answer)*

Yes .....  No .....

**Q11 - Plan target for new homes**

In considering what an appropriate plan target should be, have the full range of issues been considered?

- Environmental constraints
- Infrastructure capacity issues
- Increasing the supply of affordable housing
- Land supply issues
- Viability
- Deliverability
- Other

# 1 Local Issues and Options consultation July 2015

**If other, please provide more details**

## Q12 - Housing needs of specific groups

**How should the council plan for the specific housing needs of the elderly and other vulnerable groups?**

## Q13 - Accomodation for Gypsies and Travellers

**What factors should the council take into account when planning the location of accommodation needs of Gypsies and Travellers?**

*(please select all that apply)*

- impact on highway safety or the flow of traffic* .....
- Impact on residential amenity* .....
- Risk of flooding* .....
- Good access to existing local services* .....
- Impact on nearest settled community in rural and semi rural areas* .....
- Impact on the natural, archaeological and historic environment lincluding landscape character* .....
- Ability to provide acceptable living standards* .....



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**Q14 - Role of main settlements**

Are there other issues that will need to be considered when determining the role of the six main settlements (Harrogate, Knaresborough, Ripon, Boroughbridge, Masham, Pateley Bridge) in any new hierarchy?

**Q15- Services and Facilities**

From the following services, please tick the ones that you think it is important for a village to contain and out of those, which you would use on a daily basis.

*(please select all that apply)*

	Important	Daily usage
<b>Post Office</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Food store</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Doctor</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pub</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Village Hall</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Place of Worship</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sports Hall</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Playing Fields</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Childrens play area</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Frequent bus service to main centre</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Some local employment</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Petrol filling station</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Primary school</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Superfast broadband</b>	<input type="checkbox"/>	<input type="checkbox"/>

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## Q16 - Village Clusters

**Do you think that clusters of villages should be identified which, based on their collective services and facilities, could represent a sustainable approach to new housing in rural areas?**  
*(please select one answer)*

Yes .....  No .....

**If yes, how should clusters be defined?**

## Q17 - New housing in smaller villages

**Do you think that even in the district's smaller villages there should be some small scale new housing development?**  
*(please select one answer)*

Yes .....  No .....

**If yes should this be restricted to 100% affordable housing or allow a mix of market and affordable. Please provide reasons**

## Q18: Growth options

**Which of the proposed growth options do you prefer?**  
*(please select one answer)*

- Option 1: Focus growth in the main urban areas .....
- Option 2: Focus growth in the main urban areas and surrounding areas .....
- Option 3: Growth around key public transport corridors, principally to the east .....
- Option 4: Growth around key public transport corridors, principally to the south .....
- Option 5: New settlement close to the A1(M) .....

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**Please provide reasons for selecting your preferred growth strategy**

**If you selected the new settlement option, please indicate where this might best be located within the A1(M) corridor identified on the Growth Option 5 map**

### **Q19 - Growth options**

**Are there any other growth options that the council should consider?**

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## Q20 - Development Limits

**Which of the development limit options do you support?**

*(please select one answer)*

- Tightly drawn development limits .....
- Tightly drawn, with flexibility adjacent to the development limits .....
- Loosen development limits .....
- No development limits .....

**Please provide reasons for your preferred choice.**

## Q21 - Green Belt

**Should the council undertake a review of the Green Belt in order to plan for sustainable growth?**

*(please select one answer)*

- Yes .....  No .....

Please provide reasons for your response

## Q22 - AONB

**Should the Local Plan contain a locally distinctive policy to guide development within the AONB?**

*(please select one answer)*

- Yes .....  No .....

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**If yes, what issues should this address?**

### Q23 - Businesses in the countryside

**Do you consider that it is appropriate to allow some small scale employment development, and/or extensions to existing employment development in the countryside?**

*(please select one answer)*

Yes .....  No .....

**If yes, what if any restrictions should be imposed?**

### Q24 - Re-use of rural buildings

**Should the Local Plan look to prioritise a particular type of use for rural building conversions?**

*(please select one answer)*

Yes .....  No .....

If yes please rank in priority order

- Economic use
- Affordable housing
- Market housing
- Other

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## Q25 - Protection of agricultural land

**Do you think that it is appropriate for the Local Plan to contain a policy to protect best and most versatile agricultural land?**

*(please select one answer)*

Yes .....  No .....

**If yes, under what circumstances would loss to development be acceptable?**

## Q26 - Farm diversification

**What forms of farm diversification should the Local Plan look to support?**

*(please select all that apply)*

On-farm tourist accommodation .....

Farm shops .....

On-farm food production (e.g ice-cream making) .....

Small workshops .....

Agricultural contracting services .....

Other .....

**If other, please indicate what you consider might be appropriate**

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**Q27 - Other development in the countryside**

Do you consider that the examples listed may be appropriate development in a countryside location?

*(please select one answer for each question)*

	Yes	No
<b>Rural Tourism</b>	<input type="radio"/>	<input type="radio"/>
<b>Renewable energy schemes</b>	<input type="radio"/>	<input type="radio"/>
<b>Small scale community facilities</b>	<input type="radio"/>	<input type="radio"/>
<b>100% affordable housing schemes</b>	<input type="radio"/>	<input type="radio"/>
<b>Other</b>	<input type="radio"/>	<input type="radio"/>

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## Q28 - Approach to new infrastructure provision

**Do you think the approach is reasonable?**

*(please select one answer)*

Yes .....  No .....

**Is there anything else the council could do as part of the Local Plan to ensure that the infrastructure necessary to support growth across the district is delivered in a timely way**

## Q29 - New infrastructure

**Which of the following statements do you most agree with?**

*(please select one answer)*

*The council's strategy for growth in the district should be determined by making the best use of infrastructure* .....

*The council's strategy for growth should not be constrained by existing infrastructure capacity and location* .....

## Q30 - Protection of transport sites and routes

**Do you agree that the council should protect the following sites and routes for the improvement of transport facilities within the Local Plan?**

*(please select one answer for each question)*

	Yes	No
<b>Leeds-Harrogate-York railway line</b>	<input type="radio"/>	<input type="radio"/>
<b>Former Harrogate-Ripon railway line</b>	<input type="radio"/>	<input type="radio"/>
<b>Routes identified in the Harrogate/Knaresborough Cycling Implementation Plan</b>	<input type="radio"/>	<input type="radio"/>
<b>Transport interchange, Station Parade, Harrogate</b>	<input type="radio"/>	<input type="radio"/>
<b>Off-street car parks at and/or close to railway stations</b>	<input type="radio"/>	<input type="radio"/>
<b>Other</b>	<input type="radio"/>	<input type="radio"/>



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If other, please provide more details

### Q31 - Accessibility

What facilities and walking distances should be used to assess accessibility? Please select the appropriate facilities which you think should be used to assess accessibility and how far you would be prepared to walk to them?

*(please select one answer for each question)*

	400 metres (5 minute walk)	800 metres (10 minute walk)	1200 metres (15 minute walk)
<b>Bus with a frequent service</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Rail station</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Primary school</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Secondary school</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>GP surgery</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Dentist</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Chemist</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Local shops for day to day needs</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Post office</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Supermarket</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Major area of employment</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Town Centre</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Sports facility</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Play areas and open space</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Places to meet</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Other</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## 1 Local Issues and Options consultation July 2015

If other, please state what these are along with the distances you would be prepared to walk:

### Q32 - Travel Improvements

What transport related improvements do you consider to be most or least important to support future growth?

*(please select one answer for each question)*

	Not at all important	Not particularly important	Neither important or unimportant	Quite important	Very important
<b>Increased frequency of trains</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>More carriages on trains</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Increased car parking at rail stations</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>More rail stations</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Increased frequency of buses</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>More destinations served by bus</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Park and ride services</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>New cycle routes</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Improved public spaces</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Improved pedestrian links</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>New bypasses or relief roads</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Increased capacity at key road junctions</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>More road maintenance</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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**Q33 - Green Wedges**

**Do you think that Green Wedges should continue to have a role to play in affording long term protection to areas of open land around the town of Harrogate?**

*(please select one answer)*

Yes .....  No .....

**Please give reasons to support your view**

**Q34 - Special Landscape Areas**

**Do you think that Special Landscape Areas should continue to be identified around Harrogate, Knaresborough and Ripon and afforded long term protection?**

*(please select one answer)*

Yes .....  No .....

**Please give reasons to support your view**

**Q35 - Scope of Development Management Policies**

**Do you agree with the list of policies to be included in the Local Plan?**

*(please select one answer)*

Yes .....  No .....

**Q36 - Scope of Development Management Policies**

**Do you think there is a need for any additional polcies?**

*(please select one answer)*

Yes .....  No .....

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**If yes, please provide details**















## Local Issues and Options consultation July 2015 1

**Q57 - Spofforth**

Please select the sites you wish to support for local greenspace designation and identify the reasons for the sites' importance

*(please select all that apply)*

	Beauty	Tranquility	Historical significance	Recreational value	Wildlife	Other
<b>LGS 69</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>LGS 70</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>LGS 71</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>LGS 72</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>LGS 73</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>LGS 74</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**If other, then please explain further:**

**Do you object to any of the sites above, if so, please explain your reasons:**

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## Demographics

It would be helpful to the Council's understanding of how emerging local plan policies affect different sections of the District's population if you could spend a few moments completing the following information. Please note that this is voluntary. Should you choose not to complete this, this will in no way invalidate your response.

Thank you for taking the time to respond to this consultation

### Age

**Which age category are you in?**

*(please select one answer)*

- 16-19 ....
- 20-29 ....
- 30-39 ....
- 40-49 ....
- 50-64 ....
- 65-74 ....
- 75-84 ....
- 85+ ....
- Prefer not to say .....

### Gender

**What is your gender?**

*(please select one answer)*

- Male .....
- Female .....
- Prefer not to say .....

### Ethnicity

**What is your ethnicity?**

*(please select one answer)*

- White .....
- White (English/Welsh/Scottish/Northern Irish/British Irish) .....
- White (Gypsy/Irish Traveller) .....
- Mixed/Multiple Ethnic groups .....
- Asian/Asian British .....
- Black/African/Caribbean/Black British .....
- Other ethnic group .....
- Prefer not to say .....

**If other ethnic group please state**

### Disability

**Do you consider yourself to be a disabled person or have a long term limiting condition?**

*(please select one answer)*

- Yes .....
- No .....
- Prefer not to say .....



## HARROGATE DISTRICT LOCAL PLAN ISSUES & OPTIONS CONSULTATION 17 JULY – 28 AUGUST 2015

With a growing population, every council in the country has a responsibility to meet their local needs for new homes and jobs. We are currently preparing a new Local Plan which will set out how we can meet these needs and how the district should grow and develop to 2035.

So why not get involved and help us plan for the future? Start a conversation with us about where you think the focus of growth should be. The Local Plan affects everyone, so we would encourage you to get involved.

You can read our initial thoughts at <https://consult.harrogate.gov.uk/kse/> or come and meet us at one of our exhibitions:

- **Wednesday 22 July, 9am-4pm** - Knaresborough Market, Market Place, Knaresborough
- **Saturday 25 July, 10am-3pm** - Victoria Shopping Centre (1st Floor), Victoria Avenue, Harrogate
- **Thursday 30 July, 3pm-7pm** - Town Hall, Little Market Place, Masham
- **Tuesday 4 August, 3pm-7pm** - The Co-operative Food, Jennyfield Drive, Harrogate
- **Wednesday 5 August, 3pm-7pm** - Memorial Hall, Pateley Bridge
- **Saturday 8 August, 10am-3pm** - Town Hall, Market Place South, Ripon
- **Tuesday 11 August, 3pm-7pm** - Green Hammerton Village Hall, Harrogate Road, Green Hammerton
- **Thursday 13 August, 9am-4pm** - Harrogate Farmers Market, Cambridge Street, Harrogate
- **Saturday 15 August, 10am-3pm** - The Co-operative Food, Chain Lane, Knaresborough
- **Tuesday 18 August, 3pm-7pm** - Almscliffe Village Hall, Harrogate Road, Huby
- **Thursday 20 August, 3pm-7pm** - The Jubilee Room, 17 St James Square, Boroughbridge
- Permanent unmanned displays are also available at Harrogate Borough Council Offices, Crescent Gardens, Harrogate and St Peter's Church, Cambridge Road, Harrogate

Copies of the consultation document are available to view in all of the district's libraries, at the main council offices in Crescent Gardens, Harrogate, at Ripon Town Hall and Knaresborough House.

**To respond just visit <https://consult.harrogate.gov.uk/kse/>**

Alternatively you can email your response to [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk) or write to us at Local Plan Consultation, Directorate Support, Springfield House, Kings Road, Harrogate, HG1 5NX.

The closing date and time for responding to the consultation is **4:30pm on 28 August 2015.**

**To get involved visit:  
<http://consult.harrogate.gov.uk>**

*Harrogate*  
BOROUGH COUNCIL

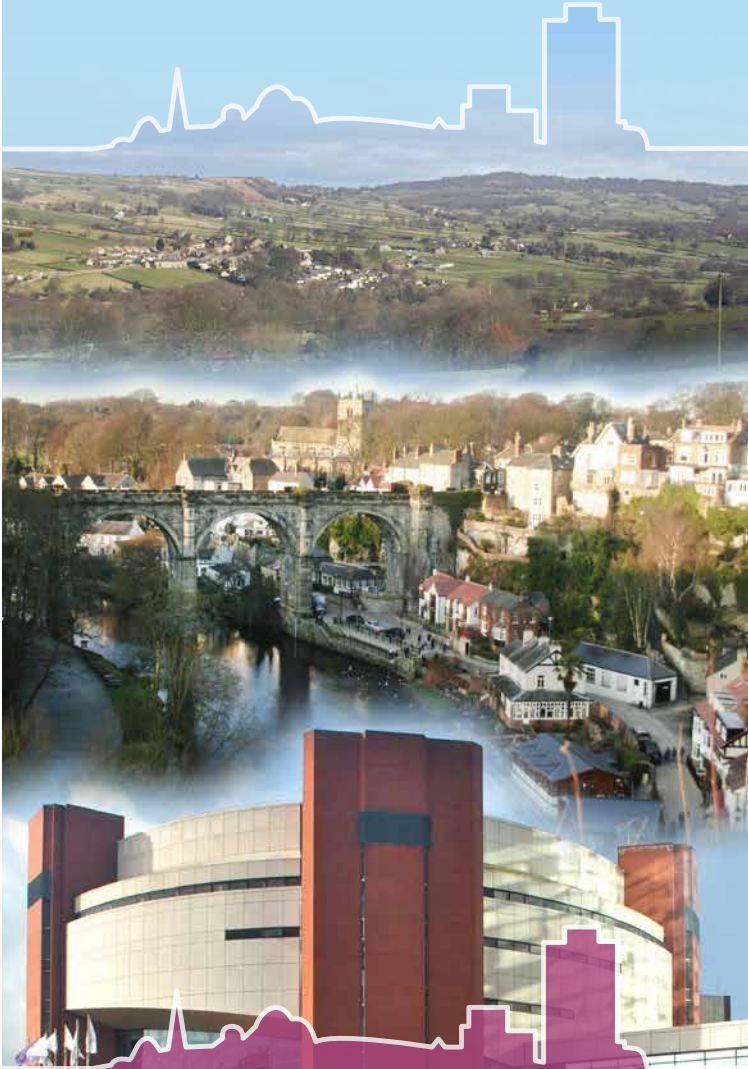
Working for you





HELP SHAPE THE  
FUTURE DEVELOPMENT  
OF HARROGATE DISTRICT

## HARROGATE DISTRICT LOCAL PLAN ISSUES & OPTIONS CONSULTATION 17 JULY - 28 AUGUST 2015



To get involved visit:  
[consult.harrogate.gov.uk/kse/](http://consult.harrogate.gov.uk/kse/)



With a growing population, every council in the country has a responsibility to meet their local needs for new homes and jobs.

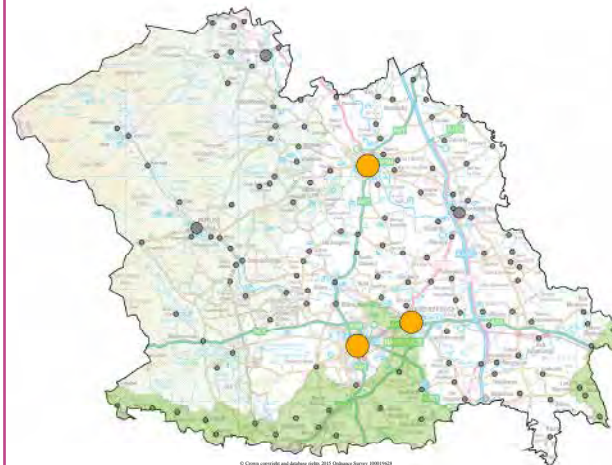
Harrogate Borough Council is currently preparing a new Local Plan which will set out how we can meet these needs and how the district should grow and develop to 2035. Why not get involved and help us plan for the future? Start a conversation with us about where you think the focus of growth should be. Read our initial thoughts at:

<https://consult.harrogate.gov.uk/kse/>

### Option 1

Focus growth in the main urban areas

The majority of new housing (70%) would be built in the main urban areas of Harrogate, Knaresborough and Ripon. In the rural areas the focus would be in the district's other market towns (Boroughbridge, Masham and Pateley Bridge) and those villages with the best access to jobs, shops and services.



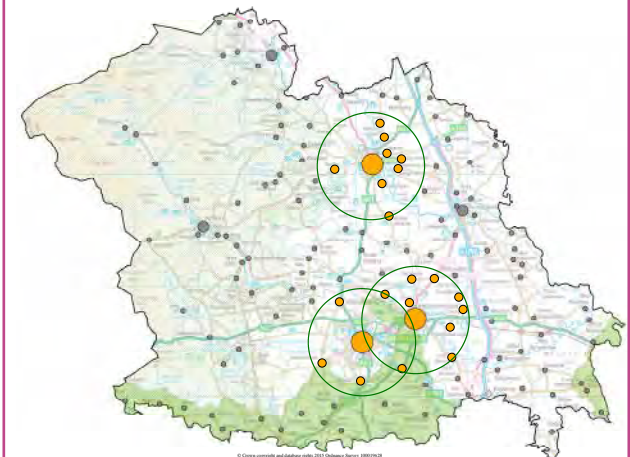
### Where should new homes be located?

The new Local Plan will set out how many new homes are needed and where across the district they will be located. The latest evidence on the district's housing need suggests that we should be planning to provide 621 new homes per year. Taking current planned development into account this gives us a target of around 6,364 new homes up to 2035. This consultation is seeking your views on five different options for how we might accommodate this over the plan period.

### Option 2

Focus growth in the main urban areas and surrounding settlements

Harrogate, Knaresborough and Ripon would still remain the focus for new housing growth. However, the total percentage amount would be reduced with growth also being directed towards those villages that immediately surround the main urban areas. The remaining growth would be distributed across the other market towns and a wider range of villages within the district.



## What other issues does the consultation cover?

The consultation document also asks for your response on the following:

- An emerging vision of what the Harrogate district will be like in 2035 and the objectives needed to deliver that vision.
- Our approach to developing the local economy and identifying locations for employment growth. The plan will need to find between 20-25 hectares of employment land.
- How the council should plan for the provision of affordable housing, along with the housing needs of older people and other vulnerable groups.
- What role should smaller villages play in accommodating growth?
- What criteria should be used in drawing development limits? Should we have them at all?
- How should the plan continue to protect the unique qualities of the district's built heritage, landscapes, wildlife and local green spaces?
- Is it time to review the Green Belt boundary as part the development of the Local Plan?
- What new and improved infrastructure is needed to support the growth of the district? How should the council plan for new schools, health, community and transport facilities?
- How to support and develop vibrant and viable rural communities.

Find out more and respond online at:  
<https://consult.harrogate.gov.uk/kse/>

Alternatively write to us at  
[planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk)

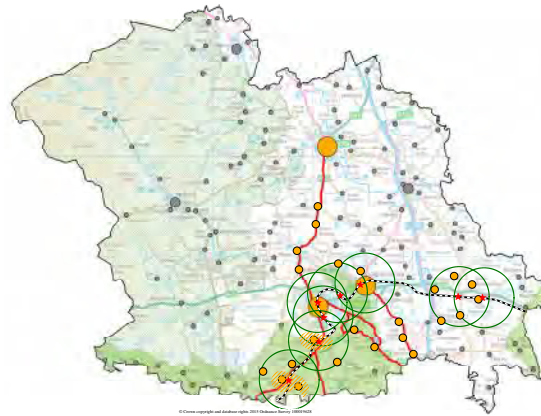
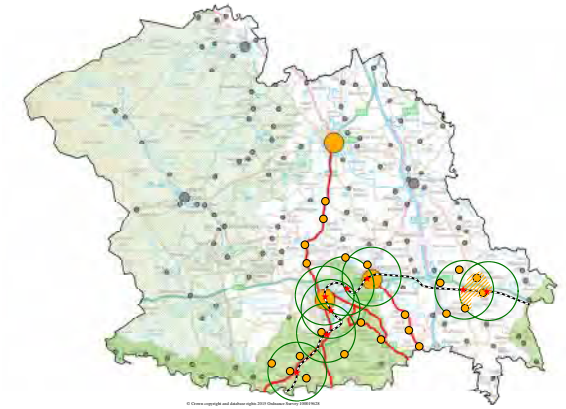
or **Local Plan Consultation, Directorate Support Springfield House, Kings Road, Harrogate, HG1 5NX.**

The closing date and time for responding to the consultation is **4:30pm on 28 August 2015.**

### Option 3

Focus growth around key public transport corridors, principally to the east

Growth would primarily be focused in settlements along public transport corridors. There would be more significant growth (2,000 new homes) in villages to the east of the district, centred round the railway stations of Hammerton and Cattal. The remaining growth would be distributed in the main urban areas, other market towns and across a wider range of villages in the district.



### Option 4

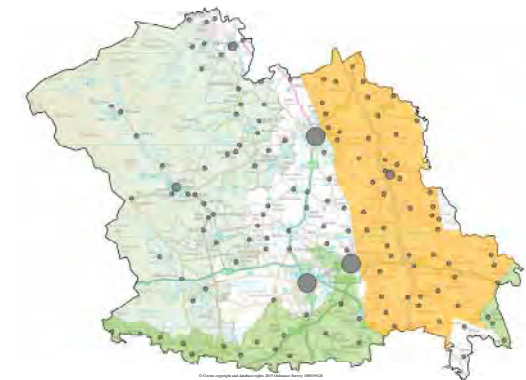
Focus growth around key public transport corridors, principally to the south

Growth would primarily be focused in settlements along public transport corridors. There would be more significant growth (in the order of 1,200 new homes) in villages to the south of Harrogate, centred round the railway stations at Pannal and Weeton. The remaining growth would be distributed in the main urban areas, other market towns and across a wider range of villages in the district.












### Option 5

A new settlement close to the A1(M)

Creating a new settlement within the A1(M) corridor to accommodate up to 3,000 new homes. The remaining housing requirement would be met in the main urban areas of Harrogate, Knaresborough and Ripon, as well as the other market towns and villages.



#### Legend

- |   |   |   |  |   |   |   |                                     |
|---|---|---|--|---|---|---|-------------------------------------|
|  | Settlement identified as a focus for growth     |  | Green Belt   |  | 3 mile radius around a main settlement  |  | Railway Line                        |
|  | Settlement identified for significant expansion |  | Nidderdale Area of Outstanding Natural Beauty (AONB) |  | 1.8 mile radius around railway stations |  | Strategic bus route                 |
|  | Settlement identified for some growth           |  |  |   | Railway Station                         |  | Area of search for a new settlement |

## Draft Development Management Policies Consultation Material 3



### 3 Draft Development Management Policies Consultation Material

## **Appendix 3 Draft Development Management Policies Consultation Material**

**Harrogate Borough Council: New event available**

**Email**

**Subject** Harrogate Borough Council: New event available



Dear Sir/Madam

Harrogate District Local Plan: Draft Development Management Policies, November 2015 will be available for you to view and comment between the following dates:

Start date: 06/11/15 09:00

End date: 19/12/15 00:00

Please select the following link to view this event:

<https://consult.harrogate.gov.uk/kse/>

If the link appears to be broken, please try copying the entire link into the address bar on your web browser.

This e-mail has been automatically generated by the Consultation software.

The information contained in this e-mail or in any attachments is confidential and is intended solely for the named addressee only. Access to this e-mail by anyone else is un you are not the intended recipient, please notify the administrator and do not read, use or disseminate the information. Opinions expressed in this e-mail are those of the se necessarily the company. Although an active anti-virus policy is operated, the company accepts no liability for any damage caused by any virus transmitted by this e-mail, in attachments.

To unsubscribe please click on the link below or paste it into your browser:

<https://consult.harrogate.gov.uk/kse/>

**TO ALL CONSULTEES**

Our ref: DMP/LP

Your ref:

Date: 3 November 2015

Dear Sir or Madam

**HARROGATE DISTRICT LOCAL PLAN: DRAFT DEVELOPMENT MANAGEMENT POLICIES CONSULTATION: 6 NOVEMBER – 18 DECEMBER 2015**

As someone who has previously responded to, or asked to be informed of, Local Plan consultations I am writing to make you aware of the latest consultation relating to the draft development management policies for the Local Plan.

Harrogate Borough Council is currently preparing a new Local Plan, which will set out how the district should grow and develop up to 2035. In the summer we consulted on the Issues and Options, which detailed the strategic issues to be covered by the Local Plan as well as the scope of more detailed development management policies. The council is now preparing the detailed planning policies for managing development in the Harrogate District up to 2035, which will be used to guide, assess and determine planning applications in the district. We would like to know what you think about these policies.

The consultation period will run for six weeks, starting on Friday 6 November and ending on the 18 December 2015. The Draft Development Management Policies consultation document can be viewed, and commented on, at <https://consult.harrogate.gov.uk/kse/>. Copies of the consultation document will also be available to view during normal opening hours in all of the district's libraries, at the council's Crescent Gardens offices in Harrogate, at Ripon Town Hall and Knaresborough House.

A number of other documents have been produced to support the Draft Development Management Policies document including; a draft Sustainability Appraisal incorporating the requirements for Strategic Environmental Assessment, this has given a general assessment of the sustainability of the draft policies in the Draft Development Management Policies document; a Habitat Regulations Assessment Report; and an Equality Analysis Report. These documents will also be available for consultation and can be viewed at <https://consult.harrogate.gov.uk/kse/> as well as in libraries and council offices.

The easiest way to respond to the consultation is by logging onto <https://consult.harrogate.gov.uk/kse/> and submitting your comments online. Alternatively you can email your comments to [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk) or write to us at Planning Policy, Planning and Development, Harrogate Borough Council, PO Box 787, Harrogate, HG1 9RW. However you choose to respond, please provide us with your full name and postal address your comments and make sure your comments are submitted to us **by the 18th December 2015.**

Yours faithfully

**Tracey Rathmell**  
**Principal Planning Policy Manager**  
[planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk)  
01423 500 600

*If you are replying to this communication by post, please ensure that you use the address at the bottom of the letter*

# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

## Introduction

**1.1** The council has started work on preparing a new Local Plan for the district. Once the plan is finalised and adopted it will be used to manage development through the determination of planning applications. The Issues and Options consultation in the summer of 2015 detailed the strategic issues to be covered by the Local Plan as well as the scope of more detailed development management policies. The Draft Development Management Policies documents sets out the council's detailed planning policies for managing development in the Harrogate district up to 2035. These policies will be used to guide, assess and determine planning applications and they cover the following subject areas:



- Sustainable Development
- Housing
- Economy
- Heritage and Placemaking
- Natural Environment
- Monitoring and Delivery

**1.2** We would like your views and ideas on the scope of the development management policies, the policy wording and justification as well as whether you think there is a need for any additional policies. This form should be read and completed alongside the document titled Harrogate District Local Plan: Draft Development Management Policies Consultation November 2015, if you wish to submit addition material you may do so, but please ensure that it is securely attached to your response form. You do not have to complete all sections of the form, but you in order for us to consider your response you must provide us with your name and contact details. Once completed response forms should be returned to:

**Local Plan Consultation, Directorate Support, Springfield House, Kings Road, Harrogate, HG1 5NX**

**1.3** Information will be stored on a the Local Plan consultation portal and used solely in connection with the Local Plan and in accordance with the Data Protection Act 1988. Representations will be available to view on the council's website, although address and contact details will not be included. However, as copies of representations must be made available for public inspection, they cannot be treated as confidential and will be available for inspection in full.

## Sustainable Development

### SD1 Draft Policy Wording

**Do you agree with the wording of the draft policy?**

*(please select one answer)*

Yes .....  No .....  Maybe .....

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## SD1 Draft Policy Wording - further comments

Please provide reasons for your answer.

## SD1 Draft Policy Justification

Do you agree with the justification for the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

## SD1 Draft Policy Justification - further comments

Please provide reasons for your answer.

# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

## SD2 Draft Policy Wording

**Do you agree with the wording of the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

### SD2 Draft Policy Wording - further comments

**Please provide reasons for your answer.**

## SD2 Draft Policy Justification

**Do you agree with the justification for the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## SD2 Draft Policy Justification - further comments

Please provide reasons for your answer.

## SD3 Draft Policy Wording

Do you agree with the wording of the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

## SD3 Draft Policy Wording - further comments

Please provide reasons for your answer.



# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

## SD3 Draft Policy Justification

**Do you agree with the justification for the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

### SD3 Draft Policy Justification - further comments

**Please provide reasons for your answer.**

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## Housing

### HS1 Draft Policy Wording

**Do you agree with the wording of the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

### HS1 Draft Policy Wording - further comments

**Please provide reasons for your answer.**

### HS1 Draft Policy Justification

**Do you agree with the justification for the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

## HS1 Draft Policy Justification - further comments

Please provide reasons for your answer.

## HS2 Draft Policy Wording

Do you agree with the wording of the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

## HS2 Draft Policy Wording - further comments

Please provide reasons for your answer.

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## HS2 Draft Policy Justification

**Do you agree with the justification for the draft policy?**

*(please select one answer)*

Yes .....  No .....  Maybe .....

## HS2 Draft Policy Justification - further comments

**Please provide reasons for your answer.**

## HS3 Draft Policy Wording

**Do you agree with the wording of the draft policy?**

*(please select one answer)*

Yes .....  No .....  Maybe .....

# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

### HS3 Draft Policy Wording - further comments

Please provide reasons for your answer.

### HS3 Draft Policy Justification

Do you agree with the justification for the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

### HS3 Draft Policy Justification - further comments

Please provide reasons for your answer.

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## HS4 Draft Policy Wording

**Do you agree with the wording of the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

## HS4 Draft Policy Wording - further comments

**Please provide reasons for your answer.**

## HS4 Draft Policy Justification

**Do you agree with the justification for the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

## HS4 Draft Policy Justification - further comments

Please provide reasons for your answer.

## HS5 Draft Policy Wording

Do you agree with the wording of the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

## HS5 Draft Policy Wording - further comments

Please provide reasons for your answer.

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## HS5 Draft Policy Justification

**Do you agree with the justification for the draft policy?**

*(please select one answer)*

Yes .....  No .....  Maybe .....

### HS5 Draft Policy Justification - further comments

**Please provide reasons for your answer.**

## HS6 Draft Policy Wording

**Do you agree with the wording of the draft policy?**

*(please select one answer)*

Yes .....  No .....  Maybe .....



# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

## HS6 Draft Policy Wording - further comments

Please provide reasons for your answer.

## HS6 Draft Policy Justification

Do you agree with the justification for the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

## HS6 Draft Policy Justification - further comments

Please provide reasons for your answer.

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## Economy

### EC1 Draft Policy Wording

**Do you agree with the wording of the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

### EC1 Draft Policy Wording - further comments

**Please provide reasons for your answer.**

### EC1 Draft Policy Justification

**Do you agree with the justification for the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

## EC1 Draft Policy Justification - further comments

Please provide reasons for your answer.

## EC2 Scope of Draft Policy

Do you agree with the scope of the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

## EC2 Scope of Policy - further comments

Please provide reasons for your answer.

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## EC2: Town and Local Centre Boundaries

Do you agree with the present boundaries for the following?:

Maps of all the boundaries can be viewed at Appendix One.

*(please select one answer for each question)*

	Yes to all	No to all	One or more requires amendment
<b>Shopping centres of Harrogate, Knaresborough, Ripon, Boroughbridge, Pateley Bridge and Masham</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Primary and secondary shopping frontages for Harrogate, Knaresborough and Ripon</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<b>Harrogate's Local Centres at Cold Bath Road, High Harrogate, Jennyfield, Kings Road, Leeds Road, Starbeck and Knaresborough Road</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

### EC2 Town and Local Centre Boundaries - further comments

Please provide reasons for your answer.

### EC2 Town and Local Centre Boundaries - map upload

If you would like to upload any maps to support your response you can do so below.

Please upload your map(s) here.

# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

### EC2 Article 4 Directions

Should the council use its Article 4 powers to remove permitted development rights for the change of use of A1 retail units and if so should they only be used on primary shopping frontages?

### EC3 Draft Policy Wording

Do you agree with the wording of the draft policy?  
*(please select one answer)*

Yes .....  No .....  Maybe .....

### EC3 Draft Policy Wording - further comments

Please provide reasons for your answer.

### EC3 Draft Policy Justification

Do you agree with the justification for the draft policy?  
*(please select one answer)*

Yes .....  No .....  Maybe .....

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## EC3 Draft Policy Justification - further comments

Please provide reasons for your answer.

## EC4 Draft Policy Wording

Do you agree with the wording of the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

## EC4 Draft Policy Wording - further comments

Please provide reasons for your answer.

# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

## EC4 Draft Policy Justification

**Do you agree with the justification for the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

### EC4 Draft Policy Justification - further comments

**Please provide reasons for your answer.**

## EC5 Draft Policy Wording

**Do you agree with the wording of the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## EC5 Draft Policy Wording - further comments

Please provide reasons for your answer.

## EC5 Draft Policy Justification

Do you agree with the justification for the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

## EC5 Draft Policy Justification - further comments

Please provide reasons for your answer.



# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

## EC6 Scope of Draft Policy

**Do you agree with the scope of the draft policy?**

*(please select one answer)*

Yes .....  No .....  Maybe .....

## EC6 Scope of Policy - further comments

**Please provide reasons for your answer.**

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## Heritage and Placemaking

### HP1 Draft Policy Wording

**Do you agree with the wording of the draft policy?**

*(please select one answer)*

Yes .....  No .....  Maybe .....

### HP1 Draft Policy Wording - further comments

**Please provide reasons for your answer.**

### HP1 Draft Policy Justification

**Do you agree with the justification for the draft policy?**

*(please select one answer)*

Yes .....  No .....  Maybe .....

# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

## HP1 Draft Policy Justification - further comments

Please provide reasons for your answer.

## HP2 Draft Policy Wording

Do you agree with the wording of the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

## HP2 Draft Policy Wording - further comments

Please provide reasons for your answer.

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## HP2 Draft Policy Justification

**Do you agree with the justification for the draft policy?**

*(please select one answer)*

Yes .....  No .....  Maybe .....

### HP2 Draft Policy Justification - further comments

**Please provide reasons for your answer.**

## HP3 Draft Policy Wording

**Do you agree with the wording of the draft policy?**

*(please select one answer)*

Yes .....  No .....  Maybe .....

# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

### HP3 Draft Policy Wording - further comments

Please provide reasons for your answer.

### HP3 Draft Policy Justification

Do you agree with the justification for the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

### HP3 Draft Policy Justification - further comments

Please provide reasons for your answer.

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## HP3 Public Rights of Way - policy approach

Should the council seek the protection and, where appropriate, enhancements of the network of public rights of way as part of draft policy HP5 or, should this be done with a separate policy?

## HP3 Public Rights of Way - cycle routes

As currently drafted, policy HP3 would protect cycle routes that use public rights of way. However, some cycle routes, or sections of cycle routes, are on permissive or informal paths that do not form part of the public rights of way network.

Should these routes be protected and if so how should this be achieved?

## HP4 Draft Policy Wording

Do you agree with the wording of the draft policy?  
*(please select one answer)*

Yes .....  No .....  Maybe .....

# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

## HP4 Draft Policy Wording - further comments

Please provide reasons for your answer.

## HP4 Draft Policy Justification

Do you agree with the justification for the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

## HP4 Draft Policy Justification - further comments

Please provide reasons for your answer.

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## HP5 Draft Policy Wording

**Do you agree with the wording of the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

## HP5 Draft Policy Wording - further comments

**Please provide reasons for your answer.**

## HP5 Draft Policy Justification

**Do you agree with the justification for the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....



# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

## HP5 Draft Policy Justification - further comments

Please provide reasons for your answer.

## HP6 Draft Policy Wording

Do you agree with the wording of the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

## HP6 Draft Policy Wording - further comments

Please provide reasons for your answer.

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## HP6 Draft Policy Justification

**Do you agree with the justification for the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

### HP6 Draft Policy Justification - further comments

**Please provide reasons for your answer.**

## HP7 Draft Policy Wording

**Do you agree with the wording of the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

## HP7 Draft Policy Wording - further comments

Please provide reasons for your answer.

## HP7 Draft Policy Justification

Do you agree with the justification for the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

## HP7 Draft Policy Justification - further comments

Please provide reasons for your answer.

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## HP8 Draft Policy Wording

**Do you agree with the wording of the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

## HP8 Draft Policy Wording - further comments

**Please provide reasons for your answer.**

## HP8 Draft Policy Justification

**Do you agree with the justification for the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

## Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

### **HP8 Draft Policy Justification - further comments**

**Please provide reasons for your answer.**

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## Natural Environment

### NE1 Draft Policy Wording

**Do you agree with the wording of the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

### NE1 Draft Policy Wording - further comments

**Please provide reasons for your answer.**

### NE1 Draft Policy Justification

**Do you agree with the justification for the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

## NE1 Draft Policy Justification - further comments

Please provide reasons for your answer.

## NE2 Draft Policy Wording

Do you agree with the wording of the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

## NE2 Draft Policy Wording - further comments

Please provide reasons for your answer.

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## NE2 Draft Policy Justification

**Do you agree with the justification for the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

### NE2 Draft Policy Justification - further comments

**Please provide reasons for your answer.**

## NE3 Draft Policy Wording

**Do you agree with the wording of the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....



# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

### NE3 Draft Policy Wording - further comments

Please provide reasons for your answer.

### NE3 Draft Policy Justification

Do you agree with the justification for the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

### NE3 Draft Policy Justification - further comments

Please provide reasons for your answer.

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## NE4 Scope of Draft Policy

**Do you agree with the scope of the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

### NE4 Scope of Policy - further comments

**Please provide reasons for your answer.**

## NE5 Draft Policy Wording

**Do you agree with the wording of the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

### NE5 Draft Policy Wording - further comments

**Please provide reasons for your answer.**

## NE5 Draft Policy Justification

**Do you agree with the justification for the draft policy?**  
*(please select one answer)*

Yes .....  No .....  Maybe .....

# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

## NE5 Draft Policy Justification - further comments

Please provide reasons for your answer.

## NE6 Draft Policy Wording

Do you agree with the wording of the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

## NE6 Draft Policy Wording - further comments

Please provide reasons for your answer.

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## NE6 Draft Policy Justification

**Do you agree with the justification for the draft policy?**

*(please select one answer)*

Yes .....  No .....  Maybe .....

### NE6 Draft Policy Justification - further comments

**Please provide reasons for your answer.**

## NE7 Draft Policy Wording

**Do you agree with the wording of the draft policy?**

*(please select one answer)*

Yes .....  No .....  Maybe .....

# Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

## NE7 Draft Policy Wording - further comments

Please provide reasons for your answer.

## NE7 Draft Policy Justification

Do you agree with the justification for the draft policy?

*(please select one answer)*

Yes .....  No .....  Maybe .....

## NE7 Draft Policy Justification - further comments

Please provide reasons for your answer.

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## Monitoring and Delivery and Additional Comments

### MD1 Draft Policy Wording

**Do you agree with the wording of the draft policy?**

*(please select one answer)*

Yes .....  No .....  Maybe .....

### MD1 Draft Policy Wording - further comments

**Please provide reasons for your answer.**

### MD1 Draft Policy Justification

**Do you agree with the justification for the draft policy?**

*(please select one answer)*

Yes .....  No .....  Maybe .....

## Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015 1

### **MD1 Draft Policy Justification - further comments**

**Please provide reasons for your answer.**

### **Additional Policies**

**Do you think there is a need for any additional policies within the Local Plan?**

# 1 Harrogate District Local Plan: Draft Development Management Policies Consultation Form, November 2015

## **Additional Comments**

**Do you have any other comments you wish to make?**



## Student Consultation 4

## 4 Student Consultation

### **Appendix 4 Student Consultation**

# Harrogate District Local Plan: Student Consultation Report



December 2015





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## 1 Introduction

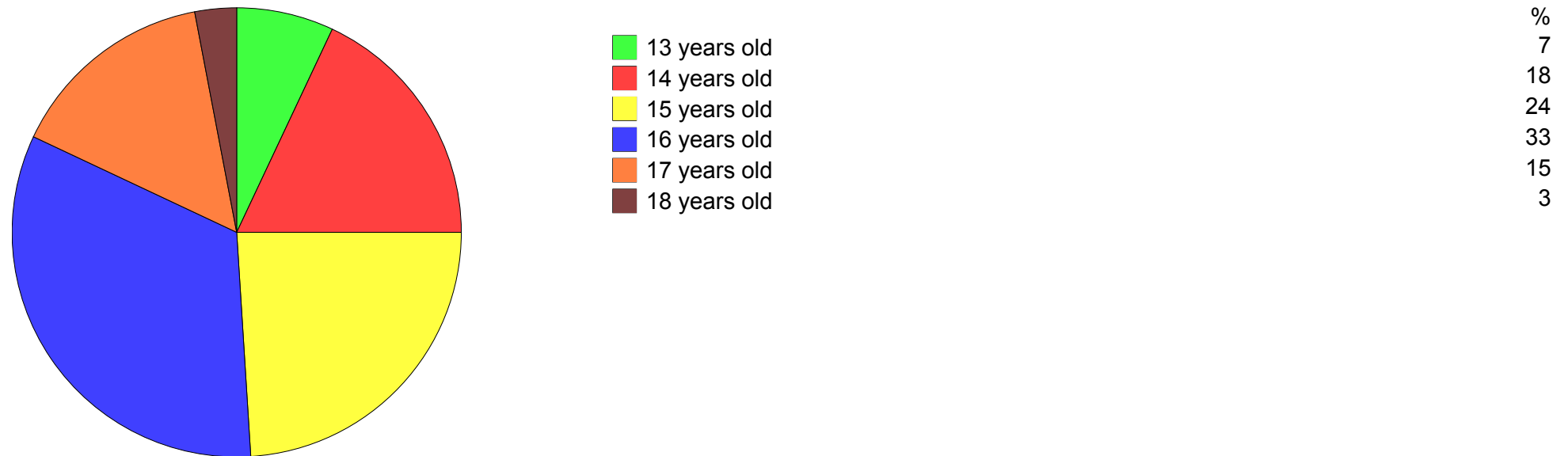
### 1 Introduction

- 1.1** In the spring of 2015 the council carried out consultation with students from secondary schools across the district to help in the preparation of the new Harrogate District Local Plan. This consultation took the form of a short questionnaire. The responses to the questionnaire, which ranged from students in Years 7 - 13, will help the council to determine the preferred options for development of the district up to 2035.
- 1.2** Prior to the consultation the council wrote to all secondary schools and colleges in the district to ask their advice as to the best way to consult with their students. Following feedback from teachers, it was decided that the council would put together a short questionnaire that asked the students questions about housing, leisure facilities, sports facilities, travel and the growth of the district. It was thought that the questionnaire could be used as part of a lesson or could be completed in the students spare time. The questionnaire was designed so that it was free from planning jargon and looked appealing to young people (a copy of the questionnaire can be viewed in Appendix 1 of this report). The council received 185 responses to the questionnaire from the following schools:
- Harrogate High School, Harrogate
  - St Aidan's C of E High School
  - St John Fisher RC High School, Harrogate
- 1.3** The council also undertook a facilitated workshop session with students at Harrogate Grammar School.
- 1.4** This report analyses the responses to the questionnaire and describes the outcome of the facilitated workshop session. The responses to the schools' consultation, together with those given in the other consultations listed below, will help the council to shape the draft Local Plan, which will be published for consultation in 2016.
- 1.5** Other community involvement and responses:
- Harrogate District Local Plan: Issues and Options (Jul - Aug 2015)
  - Harrogate District Local Plan: Draft Development Management Policies (Nov - Dec 2015)
- 1.6** If you would like to know more about the Harrogate District Local Plan please visit the council's website <https://consult.harrogate.gov.uk/kse/>

## 2 Analysis of Questionnaire Results

### Respondent Statistics

2.1 The students who responded to the questionnaire ranged in age from 13 to 18 years old as follows:



2.2 The majority of students that responded to the questionnaire lived in Harrogate however, a number lived in the following places.

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Knaresborough</li> <li>• Ripon</li> <li>• Follifoot</li> <li>• Markington</li> <li>• Coneythorpe</li> <li>• Killinghall</li> <li>• Thruscross</li> </ul> | <ul style="list-style-type: none"> <li>• Staveley</li> <li>• Weeton</li> <li>• Unnamed villages</li> <li>• Wetherby</li> <li>• Collingham</li> <li>• Boston Spa</li> </ul> |
|---|--|

## 2 Analysis of Questionnaire Results

### Question 1: What are the three best things about the area where you live?

**2.3** Question one asked the students to think about the three best things about the area where they live. In total 437 responses were made and the chart below shows the top ten things that were highlighted.



**2.4** As can be seen from the results, the high quality environment of the district is greatly valued by many of the students, with green areas, The Stray, cleanliness, quietness, prettiness and the Valley Gardens all appearing in the top ten. The table below shows the other responses that were made to this question.

	No. Of Responses	%		No. Of Responses	%
Community feel	17	4	Pub	3	1
Sports facilities	14	3	Skatepark	3	1
Easy to get around	13	3	Yorkshire Show	2	0.4
Safe	12	3	Internet	2	0.4

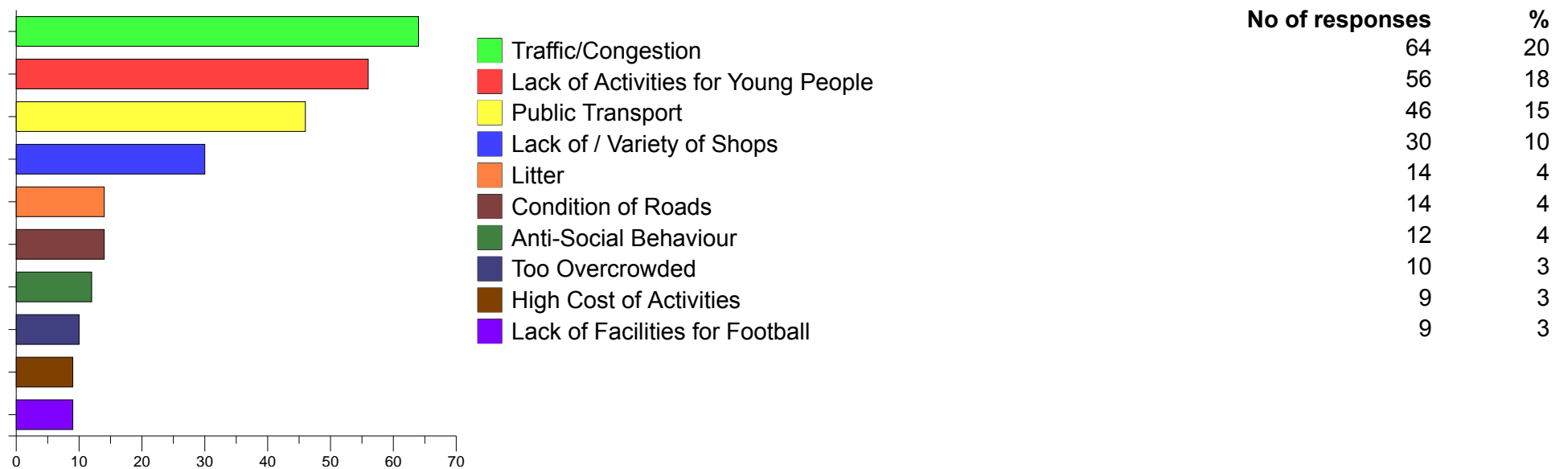


Analysis of Questionnaire Results 2

	No. Of Responses	%		No. Of Responses	%
Everything is accessible	10	2	Tourist Attraction	2	0.4
Low crime	7	2	Job opportunities	1	0.2
Cinema	6	1	Castle	1	0.2
Not overcrowded	5	1	Good living conditions	1	0.2
River	4	1	Village Hall	1	0.2

**Question 2: What are the three worst things about the area where you live?**

**2.5** This question asked the students to think about the three worst things about where they live. 315 responses were submitted to this question and the bar chart below shows the top ten issues that were highlighted.



## 2 Analysis of Questionnaire Results

**2.6** As can be seen from the bar chart seven of the top worst things, as identified by the students, can be divided into two clear themes:

- Traffic/Transport - congestion, amount of traffic, public transport, condition of roads;
- Activities - lack of activities for young people, variety of shops, high cost of activities, lack of facilities for football.

**2.7** The table below shows the other issues that were highlighted by the students.

	No. Of Responses	%		No. Of Responses	%
High house / rent prices	7	2	Dog waste	5	2
Lack of sports facilities	7	2	Internet connection	5	2
Cost of living	7	2	Lack of street lighting / not on long enough	4	1
Too quiet	6	2	Lack of job opportunities	4	1
Town centre	6	2			

### Question 3: How do you think the area needs improving?

**2.8** Question three asked students to think about what needed improving in their area. 221 responses were received to this question and the chart below shows seven suggestions which make up 82% of the responses given. The total responses to this question are shown in the table below.

## Analysis of Questionnaire Results 2



**2.9** As can be seen from the bar chart above, the list of suggested improvements reflects the issues identified as those that the students disliked about their area. The suggested improvements can be divided into two clear themes:

- Traffic/transport - improved road conditions, improved parking, better traffic management and better/cheaper public transport;
- Activities - more shops/variety of shops, more facilities for young people.

	No. Of Responses	%		No. Of Responses	%
Clean up dog waste / litter	7	3	Better Internet	2	1
More streetlights / keep on at night	6	3	More cinemas	2	1
Lower house / rent prices	6	3	More free activities	1	0.4
Clean up dog waste / litter	7	3	Better higher education	1	0.4
More streetlights / keep on at night	6	3	More events	1	0.4

## 2 Analysis of Questionnaire Results

	No. Of Responses	%		No. Of Responses	%
Lower house / rent prices	6	3	Lower living costs	1	0.4
More job opportunities	2	1			

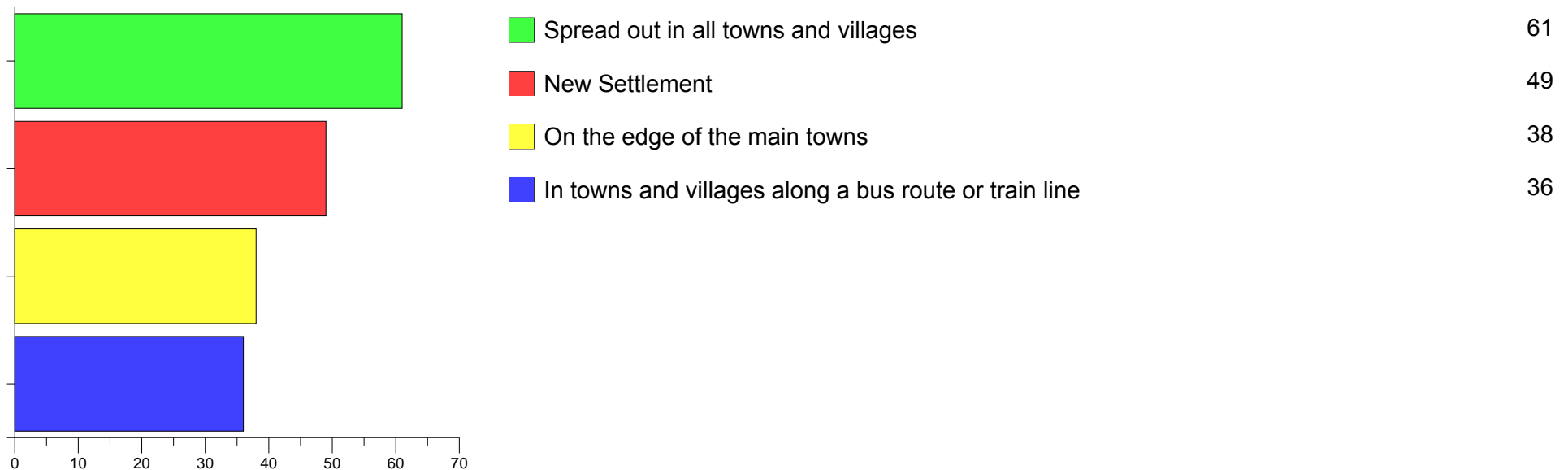
### Question 4: Where do you think the new houses should go?

**2.10** This question informed students about the need for approx 12,000 houses to be built in the Harrogate District up to 2035; they were then asked to consider where they thought the new houses should go. Four options for the location of new housing were presented to students who were asked to tick the box against the option which they thought to be the most sensible. The options were as follows:

- On the edge of the main towns of Harrogate, Knaresborough and Ripon;
- Spread throughout all the towns and villages across the district;
- In a new town near the A1(M);
- In towns along a bus route or train line.

**2.11** The following chart sets out the students' responses:

## Analysis of Questionnaire Results 2



**2.12** It is clear from these results that spreading out development in all the towns and villages was considered the most sensible with 61 (33%) students choosing this option. The option with the least support was 'in towns and villages along a bus route or train line' with only 36 (19%) students choosing this, however, this option only generated two responses less than the option to put new development on the edge of the main towns.

### Question 5: What do you think is important when deciding where the houses should go?

**2.13** The students were informed that to ensure that enough houses are built some will have to be built in the countryside and therefore this question asked them to think about what needs to be considered when deciding where to locate new housing. The question included four factors and students were asked to indicate whether they thought the statement was very important, important or not important. In order to analyse the results the following scoring system has been applied for each response:

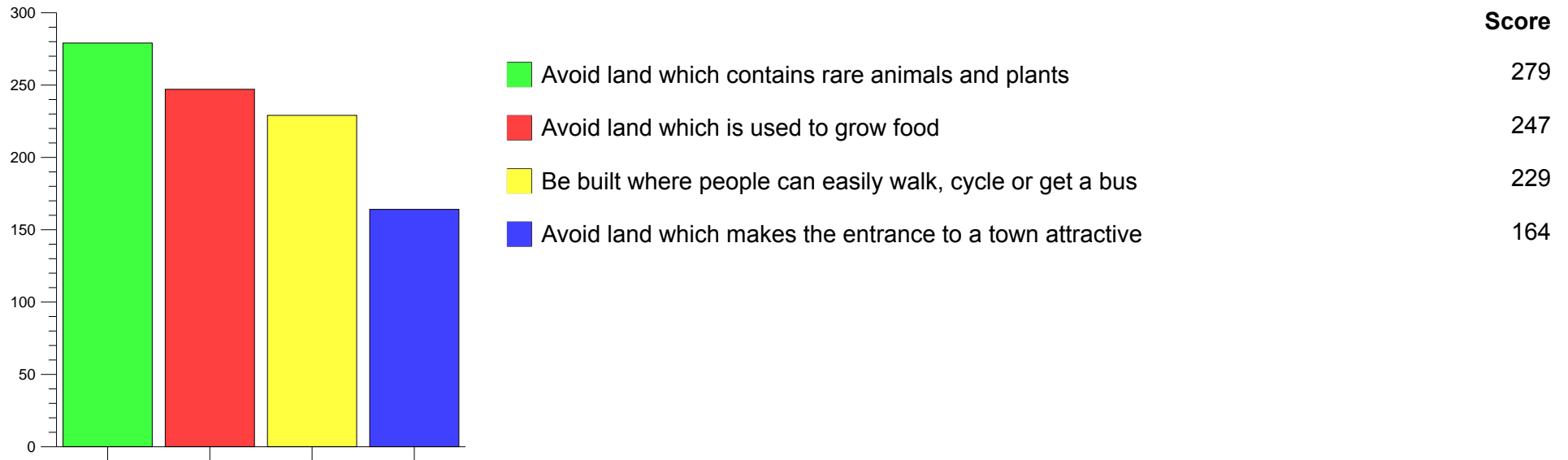
Very important = 2 points

Important = 1 point

Not important = 0 points

## 2 Analysis of Questionnaire Results

**2.14** The statement with the highest score is considered to be the most important and the statement receiving the lowest score is considered to be of least importance when deciding where the houses should go. The results are set out in the following bar chart:



**Table 2.1**

**2.15** The results to this question indicate that the statement considered most important (279 points) when deciding where the houses should go is to avoid land which contains rare animals and plants. The statement considered least important (164 points) is that houses should be built where they avoid land which makes the entrance to the town attractive.

**2.16** Question 5b asked students to consider whether there were any other things that are important when deciding which part of the countryside to build on. The four most frequent comments are concerned with the following:

- protecting the overall landscape and countryside environment (27 (24 %) responses)
- protecting the natural habitats (12 (11%) responses)
- avoiding intensive development (11(10%) responses)
- making sure local communities are happy (11(10%) responses).

**2.17** The other issues mentioned are found below:

## Analysis of Questionnaire Results 2

	No. Of Responses		No. Of Responses
Easy access to local services	10	Avoid development that generates pollution	4
Avoid deforestation	7	Avoid compulsory purchase	2
Easy access to public transport	7	Good road access	1
Good transport links	7	Avoid the Green Belt	1
Building efficiently	5	Avoid unstable land	1
No isolated development	5		

### Question 6: What factors will be most important to you in the future?

**2.18** This question presented fourteen factors that are important when thinking about the development of an area and asked students to indicate which ones they consider to be the most important to them in the future. The students were asked to indicate their first, second and third choice. In order to analyse the results the following scoring system has been applied for each response:

- First preference = 3 points
- Second preference = 2 points
- Third preference = 1 point

**2.19** The factor with the highest score is considered to be the most important.

	Score		Score
Availability of lower cost housing	156	Good health facilities	56
Jobs nearby	141	Good choice of housing	54

## 2 Analysis of Questionnaire Results

	Score		Score
Good choice of leisure facilities	90	Protecting the countryside	53
Availability open green spaces	76	Good public transport	48
Attractive living environment	70	Good town centre	22
Facilities and services nearby	67	Good/more roads	21
Availability of higher education/training	63	Availability of play spaces	5

**2.20** As can be seen from the table above, the two factors that were seen as more important than anything else was the availability of lower cost housing (156 responses) and that jobs were nearby (141 responses). The availability of play spaces (5 responses) was seen as the least important factor when thinking about the future.

### Question 7: Do you think there are enough leisure facilities?

**2.21** The questionnaire provided students with a list of leisure facilities and asked them to indicate whether or not they thought there were enough in Harrogate District. The responses to this question are set out in the following table:

	Yes	No		Yes	No
Cinemas	136	47	Youth Clubs	90	81
Swimming Pools	133	43	Shops	114	66
Playgrounds	114	61	Places to meet friends	119	61
Skateboard/BMX Track	109	68	Pitch and Putt	96	80
Horse riding centres	91	79	Theatres	111	54
Bowling alleys	38	137			



## Analysis of Questionnaire Results 2

**2.22** It is clear from these results that more students feel there are enough of the listed facilities than those who do not. The only exception to this is bowling alleys; where a greater number of students thought that there needs to be more than those that thought there are enough. This answer is understandable given the only bowling alley in Harrogate recently closed meaning the nearest ones are outside the district at Kirkstall, Leeds and Clifton Moor, York.

**Question 8: How do you think we can reduce the need to use our cars to get around?**

**2.23** Increasing car use is contributing to many problems such as congestion, pollution and global warming and therefore students were asked to consider how we can reduce the need to use the car. The following table shows the comments made in response to this question along with the number of times the comment was made.

Comment	Frequency	Comment	Frequency
Reduce bus and train fares	62	Increase petrol costs	3
Improve public transport - increased frequency	35	Use electric cars	3
More cycle lanes and facilities	22	Don't build new roads	2
Improve public transport generally	15	Car free days	2
Encourage walking/cycling and public transport	12	Introduce car free zones	2
More footpaths	11	Use Segways	2
Provide park and ride for Harrogate	10	Bike subsidies	2
More / Better bus routes	10	Increase car tax	1
Provide better bus routes to villages	9	Town centre congestion charge	1
Make more facilities accessible by foot	9	More pedestrianisation	1
Encourage car-sharing	8	More bus only lanes	1
Encourage cheaper taxis	5	More train stations	1

## 2 Analysis of Questionnaire Results

Comment	Frequency	Comment	Frequency
Increase parking costs	4		

- 2.24** The students provided a wide variety of responses to this question, the most frequently made comment (62 responses) being that bus and train fares should be reduced. Other common responses include: increasing the frequency of public transport (35 responses); providing more cycle lanes and facilities for cyclists (22 responses); and improving public transport generally (15 responses).

### 3 Facilitated Workshop

**3.1** As part of the council's consultation with students, and to complement the questionnaire responses, planning policy officers ran a small workshop with around 25 Year 12 students at Harrogate Grammar School. As well as wanting to identify what the students liked, disliked and wanted to improve about the area where they live, the aim of the session was to facilitate a general discussion about appropriate locations for new housing and employment and the differing opinions of the various stakeholders planners need to consider when drafting a Local Plan. The students were split into two groups and an outline of the session is shown below:

- **Introductions**
- **Task 1: Your Area**
  - Thinking about the area where you live:
    - i. What are the best things about it?
    - ii. What the the worst things about it?
    - iii. How do you think it needs improving?
- **Task 2: Thorndale - fictional settlement (see Appendix 2 for instructions to participants)**
  - Introduce the map
  - Hand out character cards
  - Facilitate a discussion about where would be good/bad places to site new housing/employment (based on the character roles the students have been given)
  - Stick housing/employment sites on the map
- **Feedback**
  - Report on the outcomes of Task 2
  - Overview about what happens next, how we use the results of the exercise
- **Open question session**

#### Task 1

**3.2** The students thought about the area where they live, which included Harrogate and a number of the outlying villages. The table below shows the main issues that were highlighted:

### 3 Facilitated Workshop

What do you think about your area?	What do you dislike about your area?	How do you think the area needs improving?
<ul style="list-style-type: none"> <li>• Historic buildings</li> <li>• Stray - fairy lights in the trees, flowers</li> <li>• Quality housing</li> <li>• Quality education</li> <li>• Cricket Ground</li> <li>• Leisure facilities</li> <li>• Retail - lots of variety</li> <li>• Good living conditions</li> <li>• Pleasant environment</li> <li>• Open green spaces</li> </ul>	<ul style="list-style-type: none"> <li>• High house prices</li> <li>• Lack of small, starter homes</li> <li>• Congestion</li> <li>• Lack of things to do - particularly in the villages</li> <li>• Lack of public transport to the villages - over reliance on the car</li> </ul>	<ul style="list-style-type: none"> <li>• Variety of leisure activities in the town centre</li> <li>• Areas for the elderly e.g. increase outdoor seating areas</li> <li>• More bins</li> <li>• Increase number of starter homes</li> <li>• Better/cheaper public transport</li> <li>• More affordable housing</li> <li>• More activities for young people</li> </ul>

**3.3** Generally, both groups appreciated the high quality environment of the district, however, they also recognised that this brought with it problems such as high house prices and lack of starter homes etc. There was also substantial discussion around the problems of traffic congestion and the lack of reasonable alternatives such as cheap, reliable public transport.

#### Task 2

**3.4** Task two introduced the students to a fictional settlement called Thorndale (consisting of 400 residents, 150 dwellings) and aimed to get them thinking about the contrasting issues and potential conflict involved in allocating land for new housing and employment. Whilst the exercise was focused on a fictional settlement, the planning issues discussed and the challenges faced are likely to be similar to those that will be faced in the Harrogate District.

**3.5** To enable the students to think about the different views of stakeholders within a settlement, each student was given a character card for one of six fictional characters who all had a connection with Thorndale (these characters are listed at Appendix 2). The characters ranged from local residents to local business owners. Several of the characters were supportive of development, whilst other characters wished to protect key areas of land in and around the village. Keeping in character, the group was then asked to allocate land to provide approximately 75 new houses and 1 hectare of employment land.

**3.6** When making the allocations the group was encouraged to think about a range of issues as follows:

- Design/Heritage – consideration of the relationship of the suggested development site with the existing settlement, paying attention to the location of the conservation area and key listed buildings.

## Facilitated Workshop 3

- Accessibility - consideration of how accessible the sites identified are, both in relation vehicular access and pedestrian access.
- Amenity/neighbour uses – consideration of conflicting land uses e.g. the impacts of noisy industry on residential amenity.
- Protection of green space/amenity space.
- Development of agricultural land.
- Impacts on natural features.
- Sites of archaeological interest.

**3.7** The group was also asked to consider the view points of the various local characters they had been handed.


### Task Outcome

**3.8** This task generated substantial debate about the pros and cons of developing in different parts of the village and how this may affect different stakeholders and have varying environmental, social and economic consequences. The main areas of discussion are identified below:

- Employment land would be better going near existing employment sites to minimise conflict with residential areas. Should also look to redevelop existing employment areas to make more efficient use of the land.
- Should look to use existing brownfield land (e.g. Rampleshacks factory) for the development of new housing so that minimise the loss of agricultural land.
- Must ensure that new housing developments have a good mix of house sizes and include starter homes.
- Should avoid areas of land that flood or would impact on local wildlife and recreational areas.
- Mixed debate about the impact of using land near archaeological areas when not sure if there is anything there that would be affected.
- Need for affordable housing for young people, first time buyers especially in villages where house prices are high.
- Need to consider infrastructure such as impact of traffic, school places. sewerage etc.
- Important not to build too much housing in a small village because of the amount of traffic it would bring.
- Should look at alternative ways of providing housing e.g. wooden chalets that would provide cheaper housing and look better in a village.


1 School's Questionnaire

Appendix 1 School's Questionnaire



Working for you

Harrogate Borough Council is making a plan for the area we live in up to the year 2035 and would like to know what you think. Your views are important because by 2035, you will probably be working, have a family and own your own home. Your ideas will be considered by the council before decisions are made.



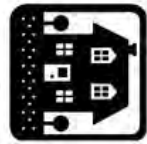
Can you imagine what it will be like where you live in 20 years from now ?

Thinking about the area you live in e.g. town, city or village: (Please state: \_\_\_\_\_ )

**Q1) What are the 3 best things about it ?** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Q2) What are the 3 worst things about it?** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Q3) How do you think it needs improving?**  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



Over the next 20 years around 620 houses will need to be built each year in Harrogate district to meet demand (approx. 12,000 in total). This may have good and bad effects on different parts of the district.

**Q4) Where do you think the houses should go? Please tick the box against the option which you think is the most sensible**

On the edge of the main towns of Harrogate, Knaresborough and Ripon	<input type="checkbox"/>	Spread out in all the towns and villages across the district	<input type="checkbox"/>
In a new town near the A1 (M)	<input type="checkbox"/>	In towns and villages along a bus route or train line	<input type="checkbox"/>
Other _____			

To make sure that we build enough houses, the council may have to let houses be built in the countryside.

**Q5a) Tell us what you think is important when deciding where the houses should go**

avoid land which contains rare animals & plants			
avoid land which is used to grow food			
avoid land which makes the entrance to a town attractive			
be built where people can easily walk, cycle or get a bus			

Very Important


Important


Not Important


Picture 1.1 School's questionnaire - page one

School's Questionnaire 1

Q5b) What other things do you think are important when deciding where to build in the countryside?

.....  
 .....  
 .....

Q6) Which of the following do you think will be most important to you in the future? (Place, 1, 2 and 3 in the relevant box in order of importance)

Good choice of leisure facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good choice of housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of lower cost housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Jobs nearby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Facilities and services nearby e.g health	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protecting the countryside	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attractive living environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good public transport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of open green spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good/more roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of play spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good town centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of higher education/training facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Good health facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q7) Think about what you like to do in your spare time. Do you think there are enough?:

	<input type="checkbox"/> Yes	<input type="checkbox"/> No		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Cinemas	<input type="checkbox"/>	<input type="checkbox"/>	Youth clubs	<input type="checkbox"/>	<input type="checkbox"/>
Swimming pools	<input type="checkbox"/>	<input type="checkbox"/>	Shops	<input type="checkbox"/>	<input type="checkbox"/>
Playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	Places to meet friends	<input type="checkbox"/>	<input type="checkbox"/>
Skateboard/BMX track	<input type="checkbox"/>	<input type="checkbox"/>	Pitch andPutt	<input type="checkbox"/>	<input type="checkbox"/>
Horse riding centres	<input type="checkbox"/>	<input type="checkbox"/>	Theatres	<input type="checkbox"/>	<input type="checkbox"/>
Bowling alleys	<input type="checkbox"/>	<input type="checkbox"/>	Other leisure facilities	<input type="checkbox"/>	<input type="checkbox"/>

Please state .....

Increasing car use is contributing to many problems such as congestion, pollution and global warming.

Q8) How do you think we can reduce the need to use our cars to get around?

.....  
 .....  
 .....

**To help us understand the results please tell us:**  
 Your school's name:.....  
 Your school's town:.....  
 What is your home postcode ?.....  
 How old are you ?..... Are you male (M) or female (F) ?.....

**Thank you for filling in this questionnaire. Please give it back to your teacher. The Council will consider your views during the preparation of its new plan**

NB Teachers: please collect all questionnaires and contact me on [Rachael.hutton@harrogate.gov.uk](mailto:Rachael.hutton@harrogate.gov.uk) to arrange picking them up

Picture 1.2 School's questionnaire - page two



## 2 Task Two: Instructions for Participants

### Appendix 2 Task Two: Instructions for Participants

Thorndale is a fictional settlement with around 400 residents (approximately 150 dwellings).

We have provided you with:

- A plan of the village, showing existing Local Plan designations.
- A set of six character cards. Each card contains a description of a character and explains their views on new development within Thorndale.
- Two squares of paper:
  - the blue square represents 1 hectare of employment land
  - the yellow square represents land to accommodate approximately 75 new houses
- Some blu-tac, to stick your yellow/blue squares to the plan.

#### **The Task:**

Your group is tasked with allocating land for housing and employment within Thorndale. In order to do this you will have to work together as a group to decide where the best place to put the new development is.

Each person (or you may work in pairs) should support the interests and concerns of the Thorndale character that you have been given.

- Can you sympathise with some of their concerns?
- How would they feel about the proposed allocations?
- How would it affect them in the future?
- Discuss with the rest of the group the pros and cons of possible sites.
- Can you agree on which sites should be allocated for housing or employment?
- Can you agree on which housing density should be used?

Use the blue-tac to stick the yellow/blue paper in position. You can cut the yellow paper into smaller pieces if you think that the housing development should be located in more than once place.

You may wish to consider the following issues:



Task Two: Instructions for Participants 2

- **Character/design** - how would new development affect the character and form (shape/layout) of the existing village?
- **Protecting land** – are there any particular areas of land which should be protected from development and why?
- **Access** - Are the development sites that you have chosen accessible? (can they be reached by road)
- **Neighbouring uses** - Are there any land uses which would not make good neighbours?

**Characters**

<p><b>Mr Bernard Proudlove</b> - <i>Owner of Proudlove Fabrications</i></p> <p>Bernard grew up on the outskirts of the village and 7 years ago set up a fabricating business on part of his parent’s farm.</p> <p>Mr Proudlove:</p> <ul style="list-style-type: none"> <li>• Wants to see the village grow to enable his business to gain new customers and potentially new employees.</li> <li>• Wants more affordable housing for young people</li> <li>• Wants to demolish his existing barns in order to build better suited premises.</li> <li>• Would not like to see new housing too close to his business because of noise/possible complaints from residents which could result in restrictions being imposed on his business.</li> </ul>	<p><b>Mrs Penny Taylor</b> - <i>Teacher at the local school</i></p> <p>Penny works in the local primary school but does not live in the village. She would like to live closer to where she works but her husband would not be able to find any work nearby and the house prices are expensive.</p> <p>Mrs Taylor:</p> <ul style="list-style-type: none"> <li>• Wants to see more employment in the village.</li> <li>• Wants to see good quality offices/employment premises built, to attract employers who can pay well and offer her students good careers.</li> <li>• Wants to see more housing.</li> </ul>	<p><b>Farmer Tupper</b> - <i>Owns Tupper’s Farm</i></p> <p>Mrs Tupper’s farm house and outbuildings are located on the southern edge of the village. The outbuildings are built in traditional stone. She also owns a large area of land to the north of the village.</p> <p>Farmer Tupper:</p> <ul style="list-style-type: none"> <li>• Wants to sell the farm land to the north of the village to property developers.</li> <li>• Wants to demolish and redevelop the outbuildings surrounding her farm house, to provide housing for her family, plus additional units for sale.</li> <li>• Wants to see more employment in the village for her sons.</li> </ul>
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## 2 Task Two: Instructions for Participants

### Characters continued

<p><b>Mr Richard Roberts</b> - <i>Chair of the Local Civic Society and long standing resident of the town</i></p> <p>On behalf of the Civic Society, Mr Roberts co-ordinates responses to planning applications for development within the town.</p> <p>Mr Roberts also has a keen interest in archaeology and believes that land to the north east of the village could be of archaeological interest (former battlefield).</p> <p>Mr Roberts:</p> <ul style="list-style-type: none"> <li>• Welcomes some limited development, in keeping with the character of the village.</li> <li>• Wants to ensure that views looking into and out-of the conservation area are protected.</li> <li>• Wants to ensure that the setting of the Church (listed building) is maintained.</li> <li>• Believes the land to the north east of the village (former battlefield) should be excavated prior to any development.</li> </ul>	<p><b>Mrs Jane Smith</b> - <i>Local resident</i></p> <p>Mrs Smith is a long standing resident of the town. She lives to the north of the town centre, with undisturbed views over countryside to the north and north-west. She is a keen wildlife lover and bird watcher.</p> <p>Mrs Smith:</p> <ul style="list-style-type: none"> <li>• Does not want to see any new development.</li> <li>• Believes that the countryside should be protected at all costs.</li> <li>• In particular, wants to see the area surrounding the SSSI maintained.</li> </ul>	<p><b>Mr Darren Fawcett</b> - <i>Owner of Rampleshacks factory</i></p> <p>Mr Fawcett owns Rampleshacks furniture makers. The business is struggling and will shortly be forced to close.</p> <p>Mr Fawcett:</p> <ul style="list-style-type: none"> <li>• Wishes to sell the existing factory site to a residential developer.</li> </ul>
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## Parish Council Workshop 5

## 5 Parish Council Workshop

### **Appendix 5 Parish Council Workshop**

# Workshop for parish councils and Harrogate residents' associations: event report

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**March 2015**

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## Introduction

Harrogate Borough Council, as the local planning authority, is responsible for preparing the new Local Plan and is currently in the process of developing Local Plan options for the first major consultation with residents and other stakeholders. With this in mind, the aim of the event was to raise awareness and enable discussion on some of the planning issues which the planning policy team will need to address in the new Local Plan. It was hoped that the day would enable parish councillors and residents' associations to feel more knowledgeable and confident to discuss future consultations on the Local Plan with their local communities. For the planning policy team, it was an opportunity to gain a better understanding of communities in the district.

The workshop took place at The Pavilions, Harrogate on 4th March 2015. Invitations were sent to all parish councils (including parish meetings, town councils, and Ripon City Council) in the district. As Harrogate does not have a parish council, residents' associations from the town were invited. A list of the organisations which attended can be found within Appendix I. The event was organised and run by Harrogate Borough Council's planning policy team who were assisted by colleagues from across the council, as well as representatives from North Yorkshire County Council and Ripon Neighbourhood Plan. The team was also supported by Simon Ford from the Planning Advisory Service who acted as lead facilitator for the day.

This report provides a record of what happened on the day and presents photographs and maps of the day's activities with summaries on some of the common thoughts and opinions which were expressed. The event was designed to allow open discussion and questions to be raised on various topics and issues. Owing to the nature of the event the outcome of the tasks will not undergo a full analysis.

## Welcome

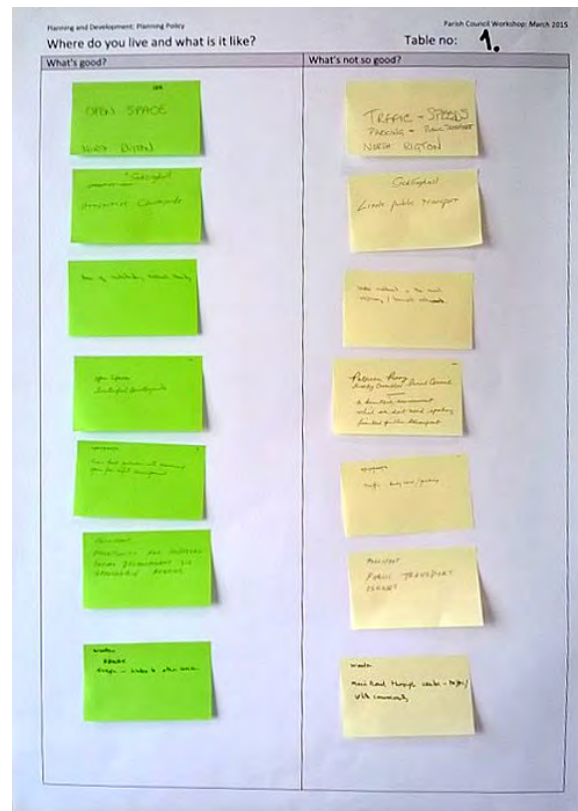
Cllr Michael Harrison, Cabinet Member for Planning, welcomed everyone to the day, saying that this workshop was the start of engagement with local communities which he was keen to continue throughout the development of the Local Plan. He emphasised that the workshop was informal and that the council was not, at this stage, asking for comments on what might be included in the Local Plan.

Gary Bell, Chief Planner, then provided a context for the day. In early 2014 the planning policy team asked parish, town and city councils, as well as Harrogate Borough Council's elected members, for their views on the current overarching policies for the district. He provided an overview of this survey and explained how this work would feed into the new Local Plan. Gary Bell then discussed some key messages from the National Planning Policy Framework (NPPF), focusing on the three dimensions of sustainable development and how this would be the basis for the morning activities.

Gary Bell then introduced Simon Ford and officers from the planning policy team who were acting as table hosts. Simon thanked everyone for coming to the event and expressed his enthusiasm for hearing the comments and discussions which would follow. He was confident that by the end of the day he would have learnt a lot about the Harrogate district because of the depth of local knowledge of the people there.

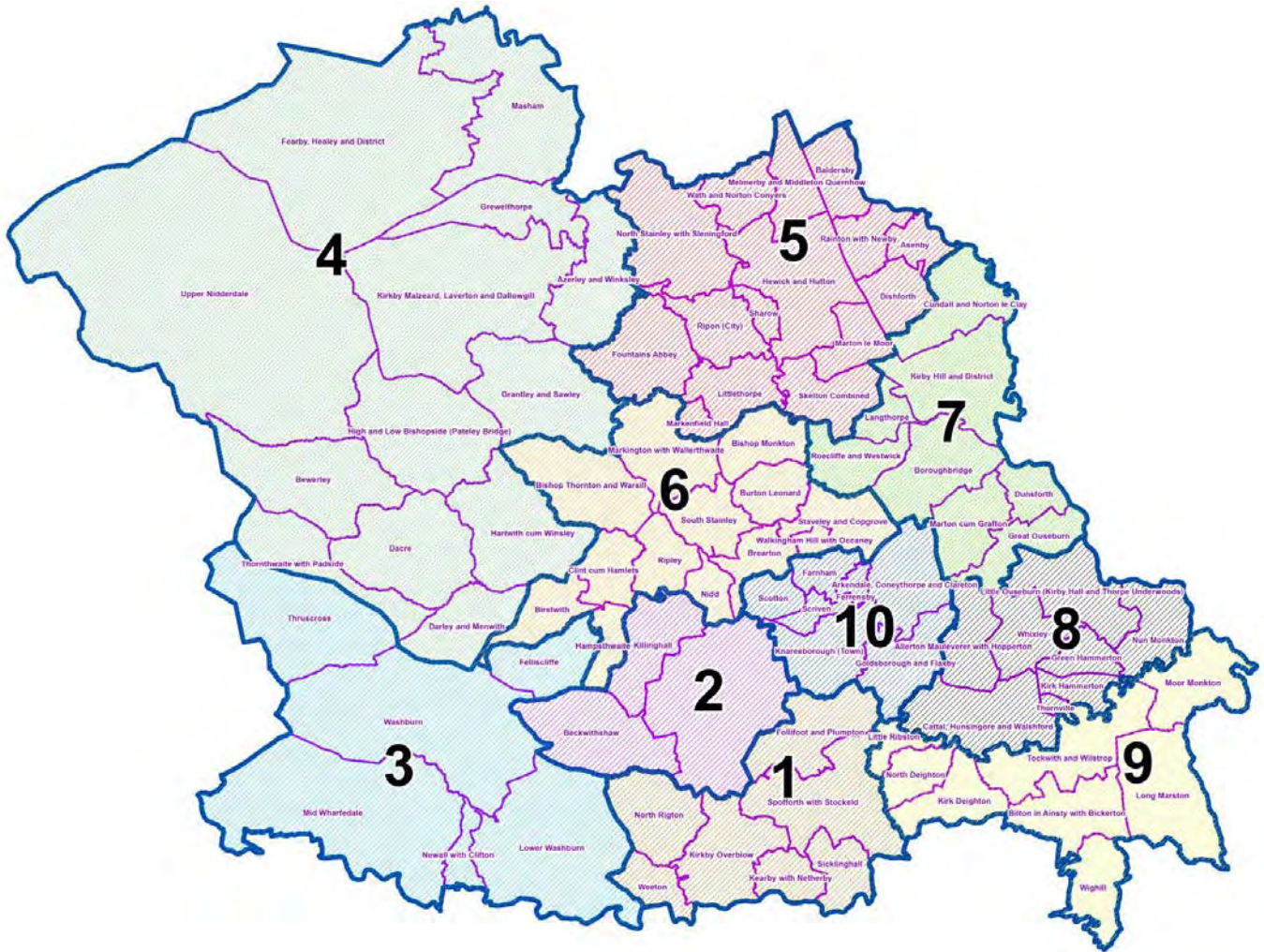
## Ice-breaker: Where do you live and what is it like?

The ice-breaker exercise gave attendees the opportunity to meet the other participants in their discussion group. Each person was asked to state their name and the organisation they were representing. In addition they were invited to identify the settlement where they live (or the nearest to where they live) and report a positive planning related characteristic or feature of the settlement, as well as a negative planning related characteristic or feature. The positive characteristics identified a range of things that the Local Plan should seek to protect, while the negative characteristics revealed a range of things that the Local Plan could seek to improve. The positive and negative characteristics were also recorded on different colour Post-It notes and stuck on a response sheet.



## Tasks 1 and 2: Sustainable settlements

The National Planning Policy Framework (NPPF) sets out a suite of planning policies that apply to the whole of England. The NPPF makes clear that the purpose of the planning system is to contribute to the achievement of sustainable



development (paragraph 6). It states that Local Plans must be prepared with this purpose in mind (paragraph 151), and they are the key to delivering sustainable development that reflects the vision and aspirations of local communities (paragraph 150). With this in mind, the morning’s tasks were focussed on assessing the sustainability of settlements.

Assessing the sustainability of settlements is not an exact science and a range of approaches have been used by planning authorities through the years. In general these approaches can be said to fall within one of two camps. Quantitative approaches involve the counting of features and/or facilities, such as places of worship, shops etc. and the setting of thresholds where a settlement would be considered to have achieved a certain level of sustainability if particular features or facilities are present. While these approaches are straightforward and based on facts that can be counted, they can lead to very different outcomes for similar settlements where the only real difference might be the presence or lack of a single facility that local people may feel is not so important to their community. Qualitative approaches, on the other hand, aim to gather a more detailed understanding of how a place operates by considering a wider range of factors, including those that cannot be easily measured. These approaches can appear less arbitrary, however, the research required is usually more time consuming and the results can sometimes be interpreted in a number of different ways.

The council has not yet developed a methodology for assessing the sustainability of settlements, and the information generated at the workshop will be used to inform the approach that is taken.

For the purpose of tasks 1 and 2 the district was split into groupings of parish council areas, as shown above, with representatives from the organisations within each area forming ten discussion groups. Each discussion group sat around a separate table. The groupings were chosen in order to enable meaningful debates where participants were more likely to have some knowledge and understanding of each other’s areas. Although the groupings do reflect relationships between parishes, it is likely that equally important relationships will exist across these boundaries. It is also important to highlight that these groupings are not being used to underpin the development of the new Local Plan.

### Task 1: What makes a sustainable settlement?

The aim of this task was to find out the views of parish councils (and residents’ associations from Harrogate) on how to assess the sustainability of settlements, in particular the district’s villages and hamlets. The information generated will be used to inform the approach that will be taken as part of developing the Local Plan.



Each discussion group was introduced to the following set of characteristics commonly associated with sustainable settlements:

- School and/or education facilities
- A range of housing
- Places to meet
- Health services
- Community groups and/or community organisations
- Superfast broadband internet
- Food stores
- Post office
- Jobs in or close to the settlement
- Public transport
- Sports facilities, children’s play areas, and accessible open space for informal leisure
- A high quality environment



The table facilitator explained each characteristic using a set of previously agreed definitions to ensure consistency between discussion groups. Each group was then asked to discuss the relative importance of each characteristic in assessing the sustainability of settlements. If a group decided it was necessary, they were also able to identify up to two additional characteristics. Specifically, each group was asked to identify which characteristics they felt were the most important, which they felt were the least important, and which were somewhere in the middle (see example above).

### Results of the task

A series of charts showing the results from each discussion group is included in Appendix II of this report. The combined results from across all the groups show that participants on the different tables ranked the sustainability characteristics in different ways. This could suggest that

the groups have diverse views on what are important components of a sustainable settlement. Equally, however, as each table effectively represented a different part of the district, the results could also reflect the diverse nature of settlements in different parts of the district, with characteristics that are important in one area being less important in another.



Overall the top five characteristics that were most frequently identified as most important were:

1. School/education facilities (8 occurrences)
2. A range of housing (7 occurrences)
3. High quality environment (7 occurrences)
4. Superfast broadband internet (7 occurrences)
5. Public transport (6 occurrences)

Across all the discussion groups the frequency of characteristics identified as least important were:

1. Post office (6 occurrences)
2. Food store(s) (5 occurrences)
3. Health services (3 occurrences)
4. Sports facilities, play areas, and open space (1 occurrence)
5. Jobs in or close to the settlement (1 occurrence)
6. Community groups and/or community organisations (1 occurrence)

### Task 2: Assessing the sustainability of settlements

Task 2 was closely related to the first task, and gave attendees an opportunity to:

- Consider how the settlements they represent (and others nearby) relate to the characteristics of sustainable settlements, in particular the components that their group decided were the most important in task 1
- Discuss the relative sustainability of settlements in a part of the district that includes the area they represent
- Consider how residents use other nearby settlements to access facilities, services and amenities not present where they live

It is important to highlight that the round table assessment exercise will not be used as part of the evidence base to

underpin the development of the Local Plan. The primary aim for was for attendees to think about how settlements operate, and for the planning policy team to develop our understanding of how residents use nearby settlements to access facilities, services and amenities.

Each discussion group used a large map showing their study area and its surroundings. The map also displayed major environmental constraints, such as Special Areas of Conservation (a designation that safeguards biodiversity by protecting particular habitats and species), as well as bus and train routes, and schools. Using local knowledge, the groups were asked to consider the sustainability of settlements in their individual study areas. Specifically, each group looked at their settlements in turn, identifying which sustainability characteristics are present in each. For settlements with few sustainability characteristics, the groups were asked to consider whether any characteristics are present in nearby settlements, and whether these contribute to the original settlement's sustainability. Where these relationships between settlements were suggested, they were marked on the map. In addition each settlement assessed was assigned one of the following levels of sustainability using coloured dots:

Most sustainable:	●	Has the most sustainability characteristics - meets most needs
Some sustainability:	●	Has enough characteristics to meet day-to-day needs
Some sustainability in combination with other nearby settlements:	●	Has limited characteristics but with the support of nearby settlements has enough characteristics to meet day-to-day needs
Least sustainable:	●	Has very few or no sustainability characteristics

## Results from the task

Since the methodology for assessing the sustainability of settlements is still to be developed, the results of these quick assessments will not be used as part of the evidence base to underpin the development of the Local Plan, however, the task did reveal a number of interesting relationships between settlements, including with settlements outside the district. The photographs below show examples of the work undertaken by discussion groups on two different tables. Maps showing results from all the tables are not included because, for many, it would be difficult to see the results once the maps were reduced to a size appropriate for the report.

In addition, results across all discussion groups should only be compared with caution because, while the relative scores within each of the ten areas of the district will have been arrived at in a consistent manner, the different scores between discussion groups will be based on the different



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choices arrived at in task 1 of what makes a sustainable settlement.

## Market place

Following the second task there was a break for lunch during which the attendees were invited to browse the information market place. The market place was a collection of stalls, displaying information and providing leaflets and documents to be taken away and each manned by officers from specialist areas to answer specific questions or discuss particular points in greater detail. The market place stalls included:

- Affordable Housing
- Development Management
- North Yorkshire County Council Highways team
- Ripon Neighbourhood Plan
- Economic Development
- Consultancy team (conservation and design)
- Open Space and Recreation
- Local Plan and Community Infrastructure Levy

An important element of the workshop was to allow face to face contact with attendees and council officers; for some this would be the first opportunity to meet officers in person. To make the most of this, the lunch session ran for an hour and a half to allow plenty of time for attendees to speak to officers from various teams from the council and to network with other councillors and residents' associations.





### Task 3: Local Green Space

Liz Payne, Planning Policy Officer provided an overview of the Local Green Space designation and highlighted that this is a new designation available to local planning authorities, which the council intend to make use of in the new Local Plan. Liz gave a short presentation on the criteria for designation, the purpose of designation and how development is controlled in these areas. Liz explained that the purpose of this session was to equip parish councils and residents' associations with information so that they could work with their communities to put forward sites to be considered for designation as Local Green Space.

Simon Ford introduced the task and emphasised that any opinions or views put forward during the task would not be recorded. Simon encouraged attendees to ask questions and take part in an open discussion on the Local Green Space designation so that they could leave the workshop feeling confident and ready to begin work on putting together proposals on behalf of their communities.

The purpose of task 3 was to encourage discussion between the participants on the benefits of designating areas as Local Green Space, particularly when a site is already protected in other ways. It was also an opportunity for participants to work as a group to consider how they would provide evidence to support their proposals for areas to be designated as Local Green Space.



To do this each discussion group was required to choose an area within the fictional settlement of Thorndale to put forward for designation as Local Green Space. The groups were presented with a map of Thorndale with three areas identified as potential Local Green Space and a set of designation criteria. A fact sheet for each of the areas provided information on who owned the land, how it was used and why it was important to the local community.

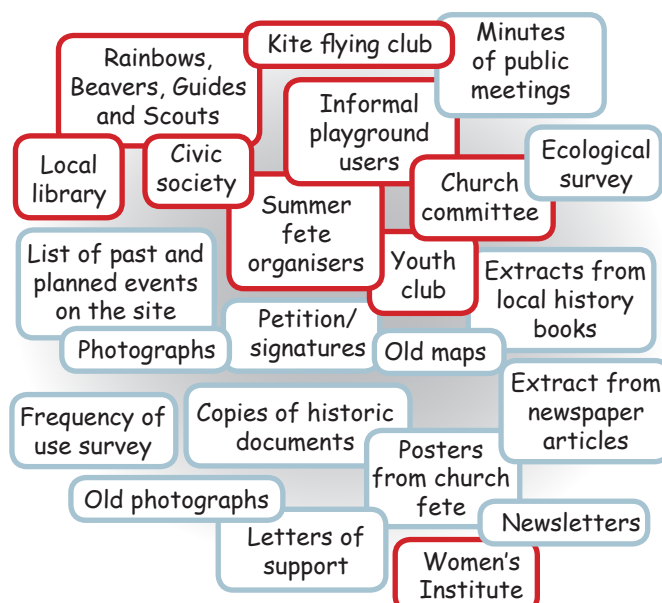
The groups were asked to discuss the merits of designating each area and to propose one (or part of one) for designation. They were then asked to complete an ideas sheet to identify organisations or people whom they could approach to ask for support in making the proposal and what these organisations and/or people could provide.

### Results of the task

We have included plans showing the allocations made in Appendix III of this report. Although there was no right or wrong answer, it can be seen that every group selected Area C - The Old Paddock. A summary of the discussions held within the groups is set out below:

- A number of groups discussed who used the different sites, with some groups feeling that the cricket ground only served part of the community and that the other sites had a broader appeal
- The groups discussed the existing level of protection given to sites through designation as recreational open space or as a Site of Special Scientific Interest (SSSI)
- Some of the groups concluded that Area B - The River could be considered an extensive tract of land and therefore contrary to the NPPF
- Some groups felt that Area A - The Cricket Club was not under any risk of development as the Cricket Club owned the site
- One group noted that Area B - The River was an area likely to be used for future development

Some of the ideas discussed by the groups on how to provide evidence to support their proposals are listed below:



## Task 4: Land allocations

The purpose of task 4 was to provide participants with a more detailed appreciation of the issues to be considered when making land allocations, enabling parish councils and residents' associations to contribute fully to future consultations relating to land allocation within Harrogate district.

In order to do this, each discussion group was required to allocate land for housing and employment within the fictional settlement of Thorndale. Whilst the exercise was focussed on a fictional settlement, the planning issues discussed and the challenges faced are likely to be similar to those that will be faced in the Harrogate district.

Facilitators introduced each discussion group to six fictional characters, all of whom had a connection with Thorndale. The characters ranged from local residents to local business owners. Several of the characters were supportive of development, whilst other characters wished to protect key areas of land in and around the village. Each group member was asked to take on the role of a character. The groups were then asked to allocate land to provide approximately 75 new houses and one hectare of employment land.

The groups were asked to discuss which areas of land should be allocated for new housing development and employment development within Thorndale. The discussions held highlighted the possible challenges which will be faced by the council in making land allocations through the Local Plan.

The groups were encouraged to think about a range of issues when making their allocations, as follows:

- Design/Heritage - consideration of the relationship of the suggested development site with the existing settlement, paying attention to the location of the conservation area and key listed buildings
- Accessibility - consideration of how accessible the sites identified are, both in relation to vehicular access and pedestrian access
- Amenity/neighbour uses - consideration of conflicting land uses e.g. the impacts of noisy industry on residential amenity
- Protection of green space/amenity space
- Development of agricultural land
- Impacts on natural features
- Sites of archaeological interest

The groups were also asked to consider the viewpoints of the various local characters they had been handed.

We have included plans showing the allocations made at Appendix III of this report. It can be seen that whilst there were some similarities in the approaches taken to allocating land across the ten discussion groups, there were also some significant differences. We set out below a brief summary of the discussions held within groups.



## Allocating employment land

A large proportion of the groups (over half) chose to allocate employment land close to existing employment sites on the northern side of the town. Notes taken within the groups showed that this location was chosen in order to minimise conflict between employment uses and existing/new residential development.

Alternative approaches to allocating employment land included allocating land out of town within the countryside to the north and south of the existing settlement and allocating land within Tupper's Farmstead to the west of the town.

## Allocating housing land

Some groups felt that development within or adjacent to the conservation area would be acceptable if designed to a high quality and in keeping with the existing built form.

A number of groups discussed residential development on Farmer Tupper's land, to the north of the town – there was some concern that allowing a little development on this site might lead to further development of the site as a whole, which may not be desirable.

It was suggested that there should be a mix of housing types and tenures within the development.

## General comments

The following general comments were recorded:

- One of the groups discussed the following areas which they felt should be avoided when allocating land, as follows: flood zone, recreational areas, areas of wildlife importance, Tree Preservation Orders (TPOs), conservation area
- Within one group it was agreed that more affordable housing was needed for local residents/employees of local businesses
- Rampleshack's factory - development here should not be too intensive as the group wished to protect the adjacent Site of Special Scientific Interest (SSSI)
- Importance of protecting the character of the village
- Recognition that development on the agricultural land would have an impact on the availability of good quality



land for farming but agreement within the group that on balance this was acceptable in order to provide much needed new housing

- Consideration of the impacts of new development on the road network discussed - discussion regarding the costs of improving accessibility

There was no right/wrong answer to the task, with the aim being simply to encourage discussion of the issues/ challenges faced when allocating land. As a result, attendees gained an appreciation of the issues to be considered when making land allocations.

### Task 5: Development limits

Following on from the previous task, task 5 required participants to draw a development limit around Thorndale. The purpose of task 5 was to provide participants with a more detailed appreciation of the issues to be considered when defining development limits, enabling parish councils and residents' associations to contribute fully to future consultations relating to designation of development limits and the development of supporting policies within Harrogate district. Whilst the exercise was focussed on a fictional settlement, the planning issues discussed and the challenges faced are likely to be similar to those that will be faced in the Harrogate district.

The facilitator for each discussion group began by explaining the purpose of the development limit and also set out some of the implications which could arise from placing the limit in different locations.



Each group was encouraged to discuss the best position for a development limit around Thorndale, before marking on their final choice. Participants were encouraged to continue the role play using the characters from task 4.

The groups were asked to consider a range of issues:

- Should all land that is allocated for development be included within the limit?
- Should all land that has been developed or has planning permission for development be included within the development limit?
- Should rural exception sites be retained outside of the limit, to ensure that they are retained for local housing needs purposes?
- Should the curtilage of all dwellings be included within the development limit?
- Should certain types of buildings/uses such as schools, sports pitches and playing fields which are on the edge of settlements be excluded, to provide protection from development?
- Should open areas such as formal or informal recreational space which contribute to the character or setting of a settlement be excluded to safeguard their use and maintain their contribution to the wider landscape setting?
- How should the amenity/character of the existing settlement be taken account of when drawing the development limit?
- Should existing employment sites/proposed employment allocations be included within the development limit?
- Should farmsteads/agricultural buildings be included within the limit?

### Results of the task

We have included plans showing the development limits drawn by each of the discussion groups within Appendix III of this report. It can be seen that whilst there were some similarities in the approaches taken to drawing the limits across the ten groups, there were also some significant differences. We set out below a brief summary of the discussions held within groups:

- A number of groups had discussions about the pros and cons of drawing tight or loose development limits. Some groups commented that, given the length of the Local Plan's plan period, development limits should be loose enough to offer some flexibility for growth in later years of the plan
- Group members discussed the possible benefits of using the position of the development limit to reinforce other designations, e.g. excluding protected green space in order to provide additional protection from potential redevelopment
- Discussion relating to whether the impact on the character of the settlement is greater when development is focussed on infill development rather than new urban extensions on undeveloped land

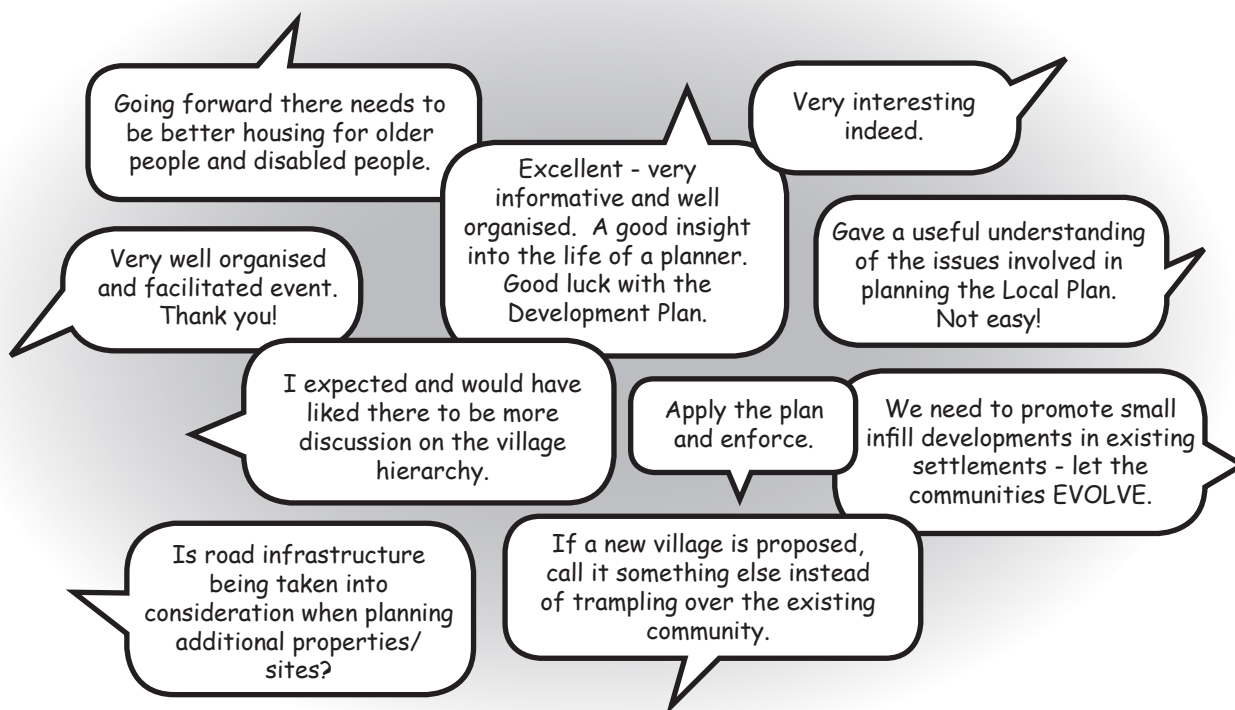
As a result of carrying out the task, attendees gained an appreciation of the implications of drawing development limits to include or exclude different land uses. It is hoped that participants will provide feedback to their parish councils/residents' groups about the purpose of development limits and implications of how they are defined. The principle of development limits will be the subject of consultation during the forthcoming Local Plan options consultation in summer 2015.

### Conclusion

Simon Ford provided a brief summary of the day and asked for questions or comments from the room.

Here are some of the comments made:

Tracey Rathmell, Principal Planning Policy Manager, concluded the day, outlining the next steps that the planning policy team would be taking through developing the vision, priorities and growth options for the Local Plan ready for the July consultation. Tracey advised that the consultation would run for six weeks during July and August and hoped that with prior warning those groups who do not usually schedule meetings during the summer may be able to make arrangements in order to respond to the consultation. Tracey thanked everyone for attending and hoped that following the day there would remain good contact between the planning policy team and parish councils/residents' groups.





## Feedback

Following the event a feedback form was sent out to all those who attended. Below are some of the comments the council has so far received:



# Appendix I: List of attendees

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Below is a list of organisations who attended the workshop. There are two tables, the first lists parish councils (including parish meetings, town councils and Ripon City Council) and the second lists the residents' associations.

## Parish Councils

Arkendale Parish Council	Kirby Hill and district Parish Council
Azerley and Winksley Parish Council	Kirk Deighton Parish Council
Bewerley Parish Council	Kirk Hammerton Parish Council
Bilton in Ainsty with Bickerton Parish Council	Kirkby Overblow Parish Council
Birstwith Parish Council	Littlethorpe Parish Council
Bishop Monkton Parish Council	Long Marston Parish Council
Bishop Thornton and Warsill Parish Council	Lower Washburn Parish Council
Burton Leonard Parish Council	Markington with Wallerthwaite Parish Council
Clint-cum-Hamlets Parish Council	Marton cum Grafton Parish Council
Dacre Parish Council	Marton-le-Moor Parish Council
Darley and Menwith Parish Council	North Rigton Parish Council
Farnham Parish Council	North Stainley with Sleningford Parish Council
Felliscliffe Parish Council	Nun Monkton Parish Council
Follifoot with Plompton Parish Council	Pateley Bridge Town Council (High, Low Bishopside)
Goldsborough and Flaxby Parish Council	Rainton with Newby Parish Council
Grantley, Sawley, Skelding and Eavestone Parish Council	Ripon City Council
Great Ouseburn Parish Council	Roecliffe and Westwick Parish Council
Green Hammerton Parish Council	Sharow Parish Council
Grewelthorpe Parish Council	Sicklinghall Parish Council
Hampsthwaite Parish Council	Spofforth with Stockeld Parish Council
Hartwith cum Winsley Parish Council	Thornville Parish Meeting
Haverah Park with Beckwithshaw Parish Council	Tockwith with Wilstrop Parish Council
Hunsingore, Walshford and Cattal Parish Council	Washburn Parish Council
Kearby with Netherby Parish Council	Weeton Parish Council
Killinghall Parish Council	Whixley Parish Council

## Residents' Groups

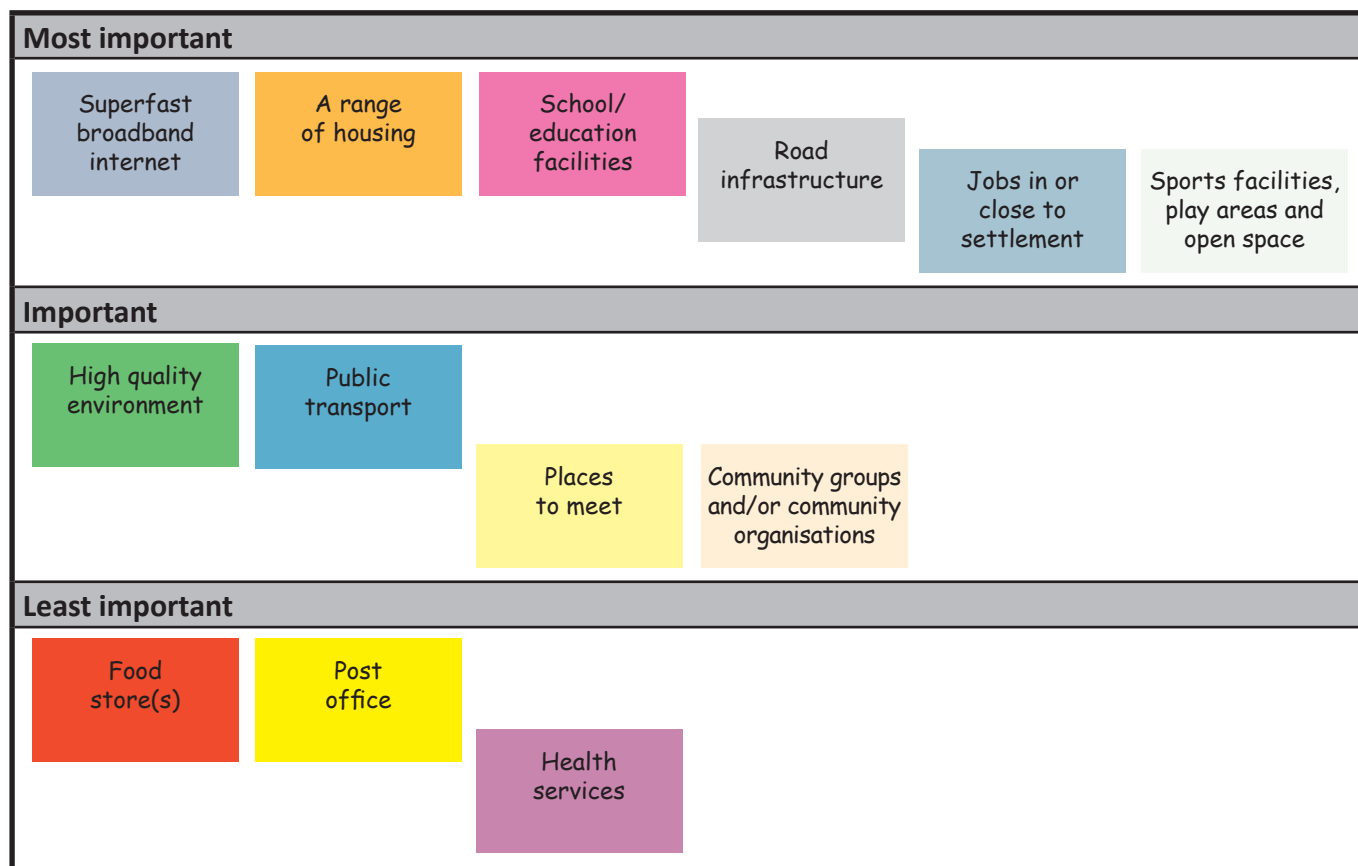
Beechwood Grove Residents' Association	Harlow Moor Drive Association
Duchy Residents' Association	Knox Valley Residents' Association
Esplanade Court (Harrogate)	Pannal Village Society
Fulwith Residents' Association	Starbeck Residents' Association
Grosvenor Buildings (Harrogate)	Walton Park Residents' Association
Harlow and Pannal Ash Residents' Association (HAPARA)	

# Appendix II:

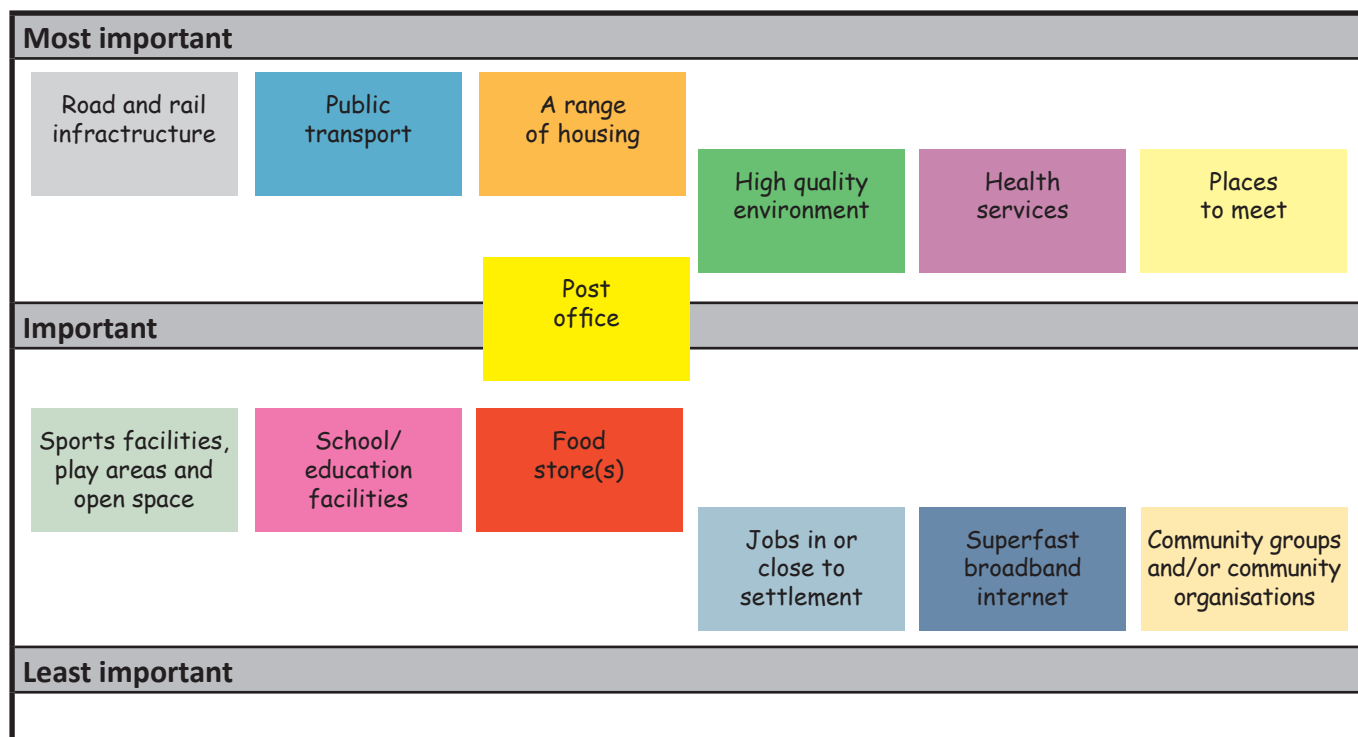
## Task 1 - What makes a sustainable settlement?

The following charts show the results of the discussions on each table

**Table 1**



**Table 2**



**Table 3**

Most important					
High quality environment	Superfast broadband internet	A range of housing			
Important					
School/education facilities	Places to meet	Community groups and/or community organisations			
				Jobs in or close to settlement	Public transport
Least important					
Sports facilities, play areas and open space	Food store(s)	Post office	Health services		

**Table 4**

Most important					
A range of housing	School/education facilities	Jobs in or close to settlement	Food store(s)	Superfast broadband internet	Well maintained road network
Important					
High quality environment	Community groups and/or community organisations	Public transport	Places to meet	Sports facilities, play areas and open space	Health services
	Post office				
Least important					

**Table 5**

Most important	
Community groups and/or community organisations	High quality environment
Health services	Places to meet
Superfast broadband internet	School/education facilities
Public transport	Holistic approach to sustainable transport

Important	
Sports facilities, play areas and open space	A range of housing
Jobs in or close to settlement	

Least important	
Post office	Food store(s)

**Table 6**

Most important	
A range of housing	Public transport
High quality environment	School/education facilities
Food store(s)	

Important	
Sports facilities, play areas and open space	Community groups and/or community organisations
Places to meet	Superfast broadband internet

Least important	
Jobs in or close to settlement	Health services
Post office	

**Table 7**

Most important	
Public transport	High quality environment
School/ education facilities	Health services
Jobs in or close to settlement	
Important	
Community groups and/or community organisations	Sports facilities, play areas and open space
Well preserved historic environment	Places to meet
A range of housing	Superfast broadband internet
Least important	
Food store(s)	Post office

**Table 8**

Most important	
School/ education facilities	Health services
High quality environment	Superfast broadband internet
Important	
A range of housing	Places to meet
Food store(s)	Public transport
Jobs in or close to settlement	Sports facilities, play areas and open space
Footpath connectivity	
Least important	
Community groups and/or community organisations	Post office

**Table 9**

Most important					
High quality environment	A range of housing	Superfast broadband internet	School/ education facilities	Public transport	
Important					
Community groups and/or community organisations	Sports facilities, play areas and open space	Places to meet	Health services	Food store(s)	Post office
					Jobs in or close to settlement
Least important					

**Table 10**

Most important					
School/ education facilities	A range of housing	Jobs in or close to settlement	Public transport	Superfast broadband internet	
Important					
Community groups and/or community organisations	Health services	High quality environment	Places to meet	Sports facilities, play areas and open space	
Least important					
Food store(s)	Post office				



# Appendix III: Completed maps for tasks 3, 4 and 5

The following maps chart the work that each group did in the afternoon tasks. The groups first selected an area for Local Green Space designation, then they allocated areas for housing (brown) and employment land (burgundy) and finally marked on a development limit (black line).

**Table 1**

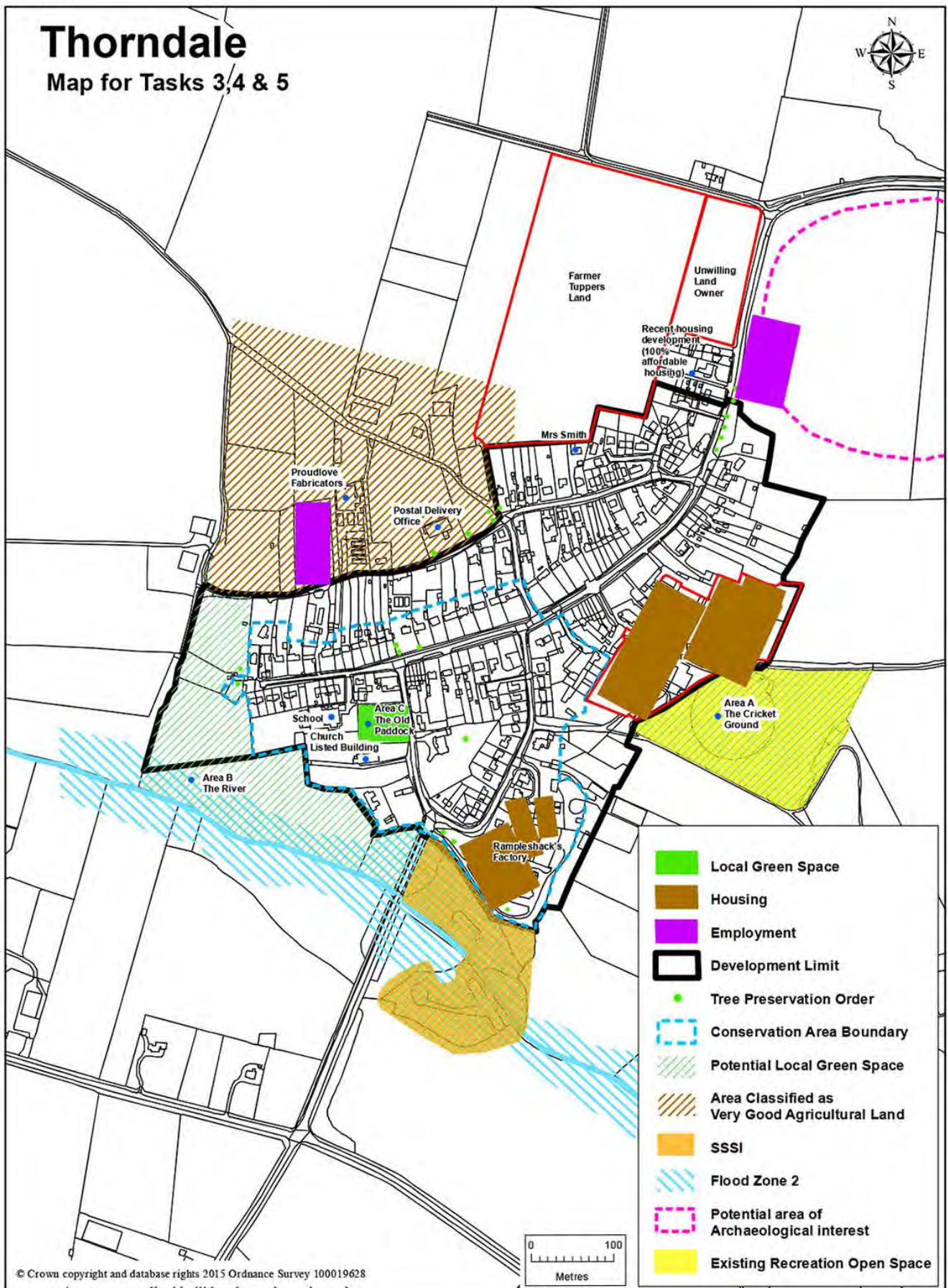




Table 2

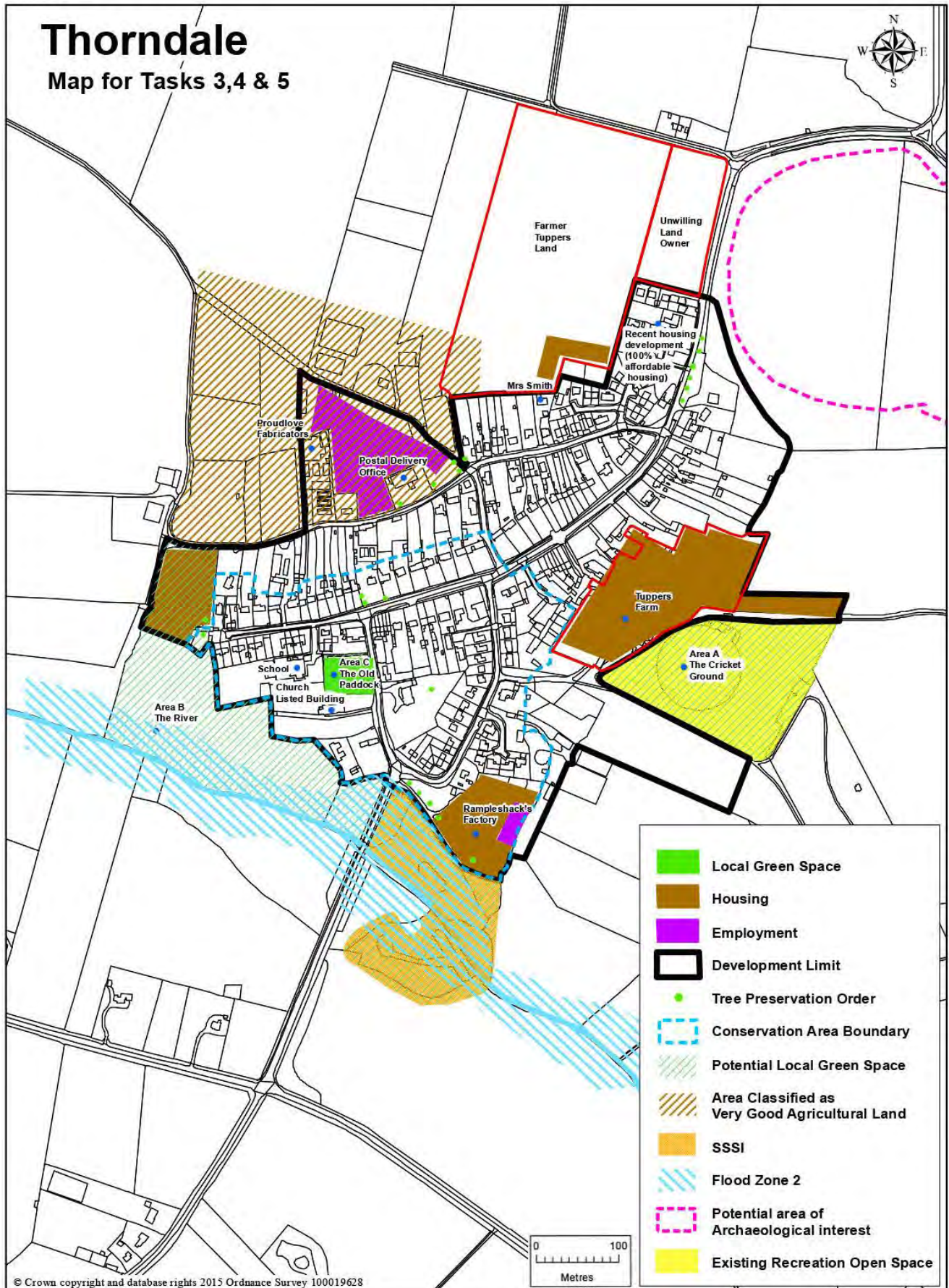




Table 3

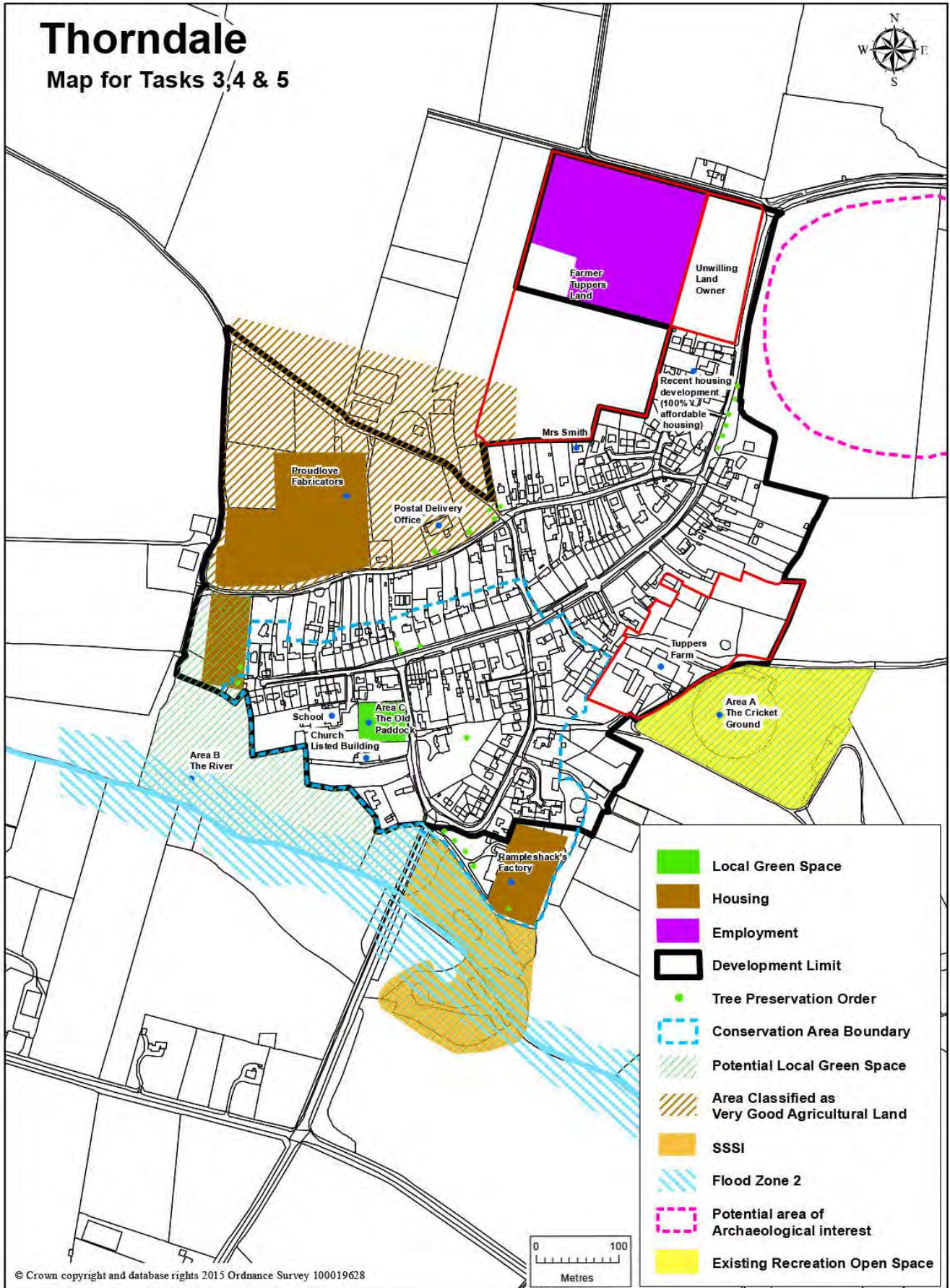




Table 4

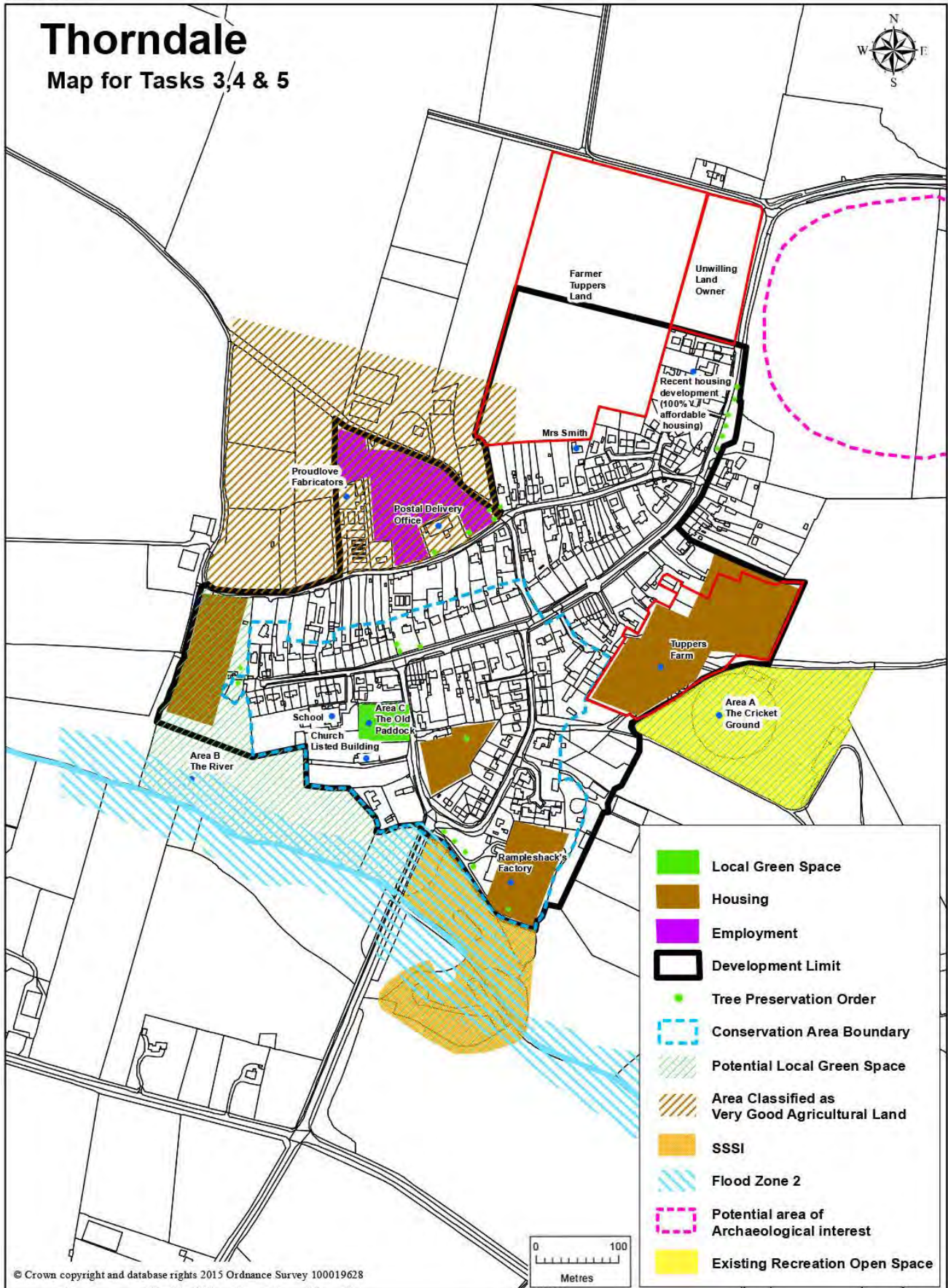




Table 5

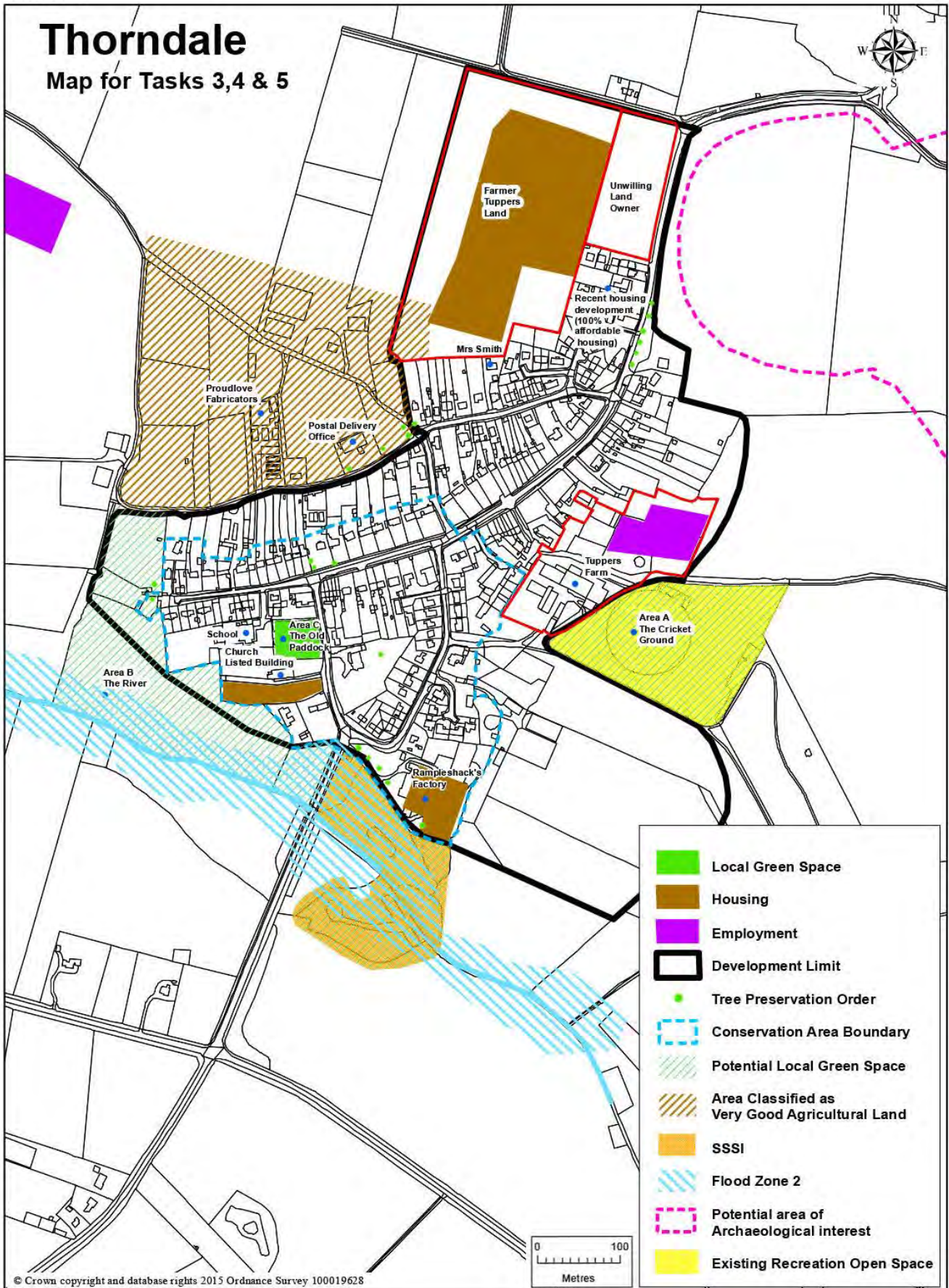




Table 6

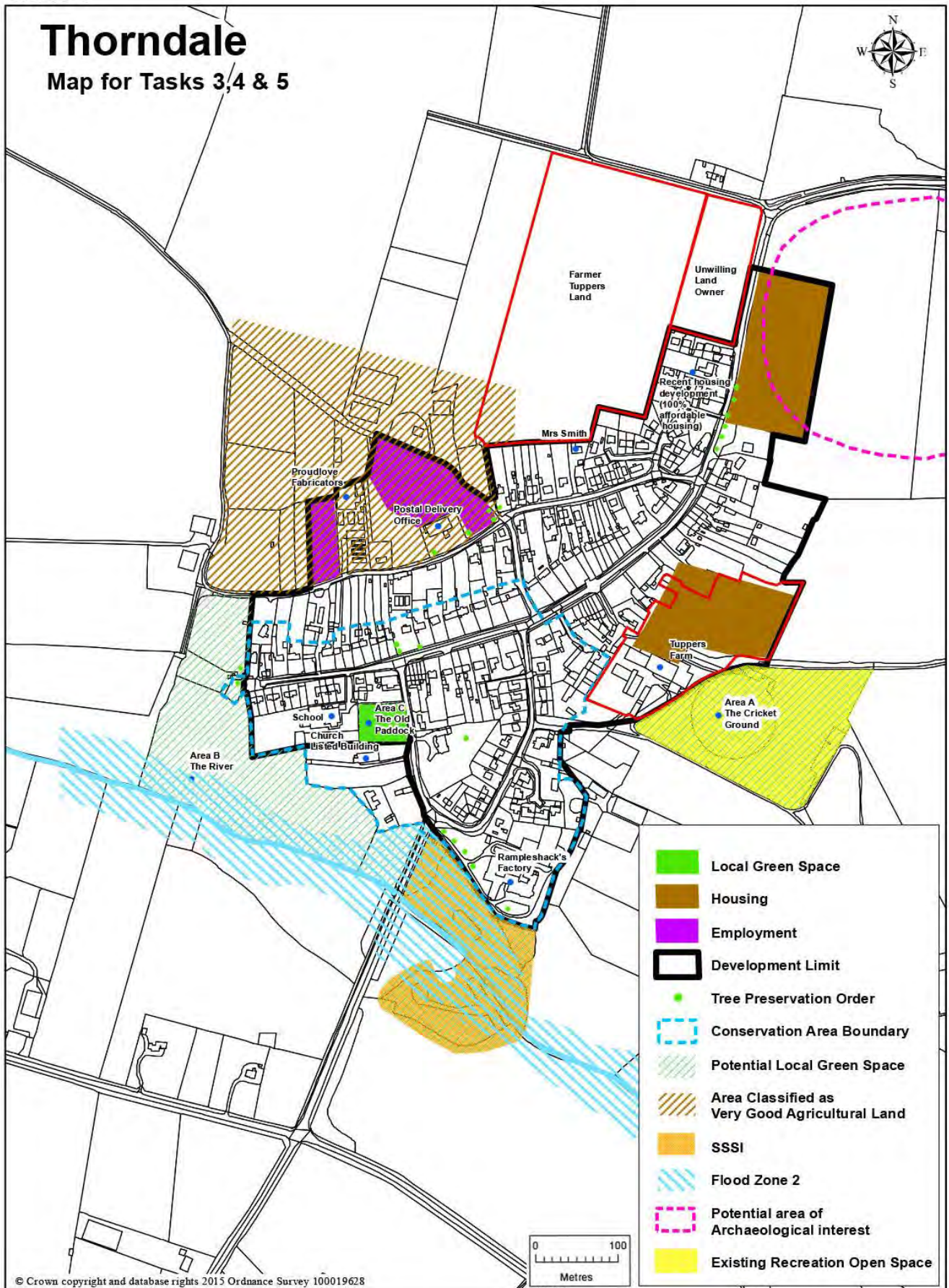




Table 7

# Thorndale

Map for Tasks 3,4 & 5

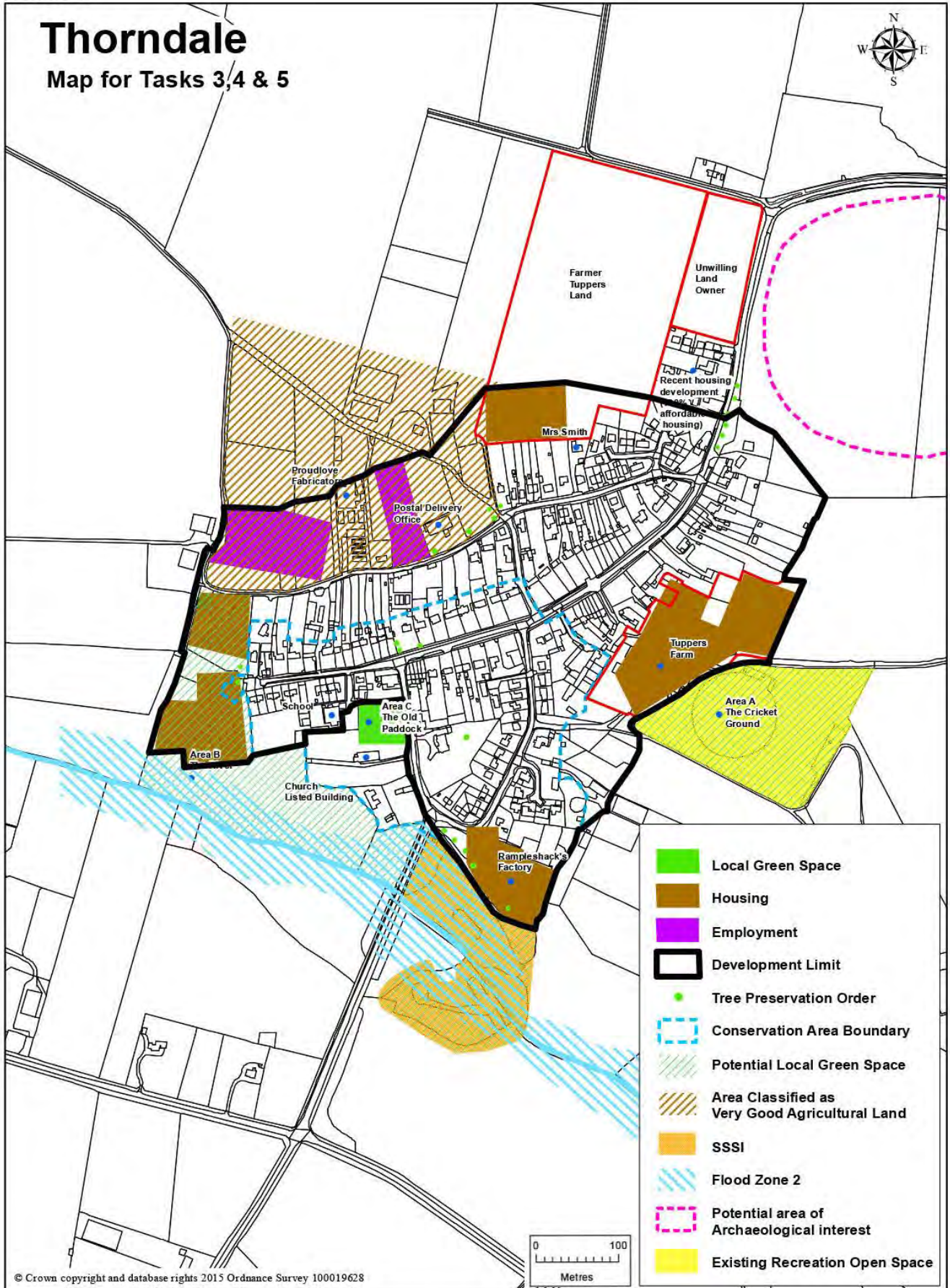




Table 8

# Thorndale

Map for Tasks 3,4 & 5

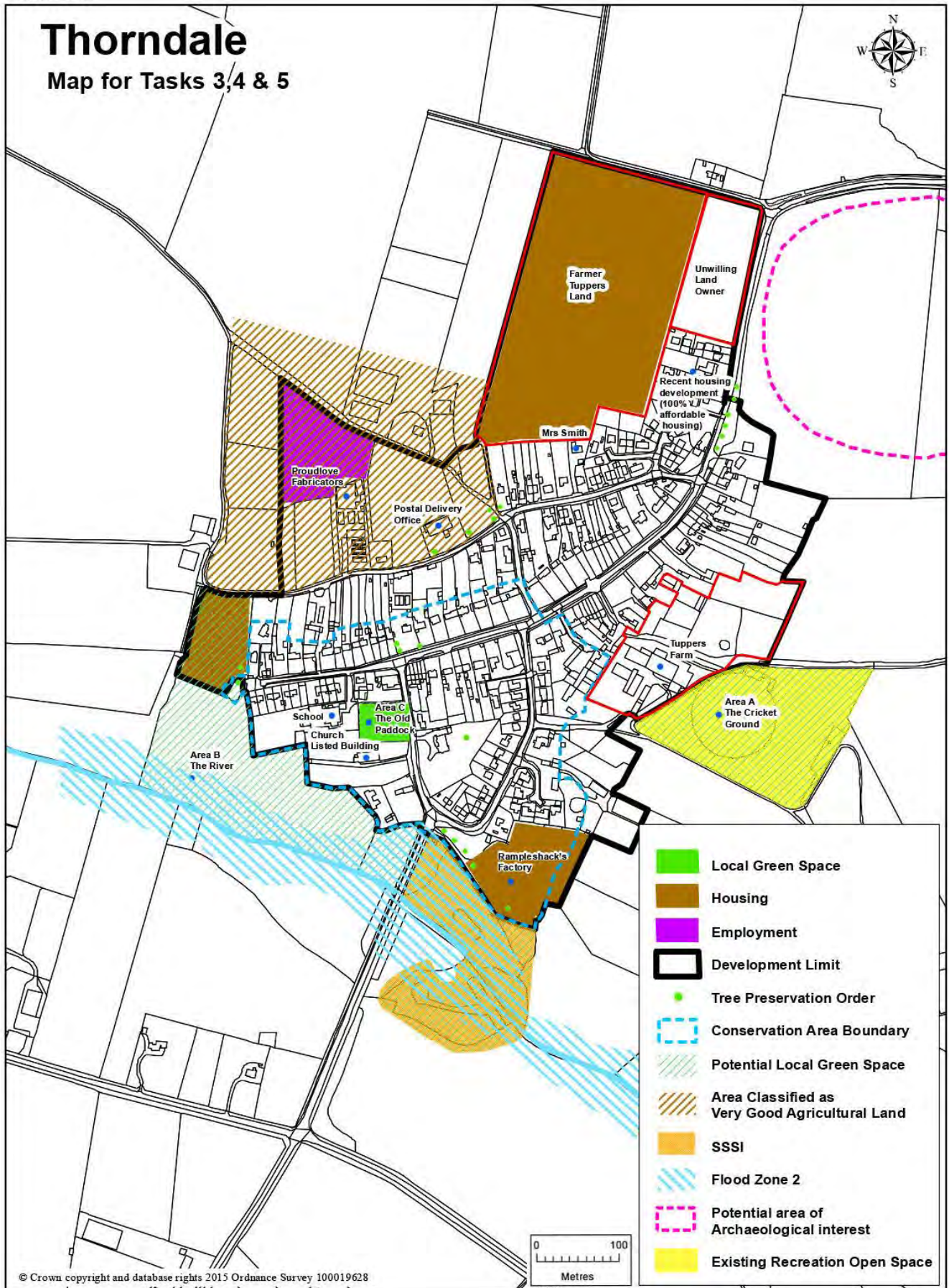




Table 9

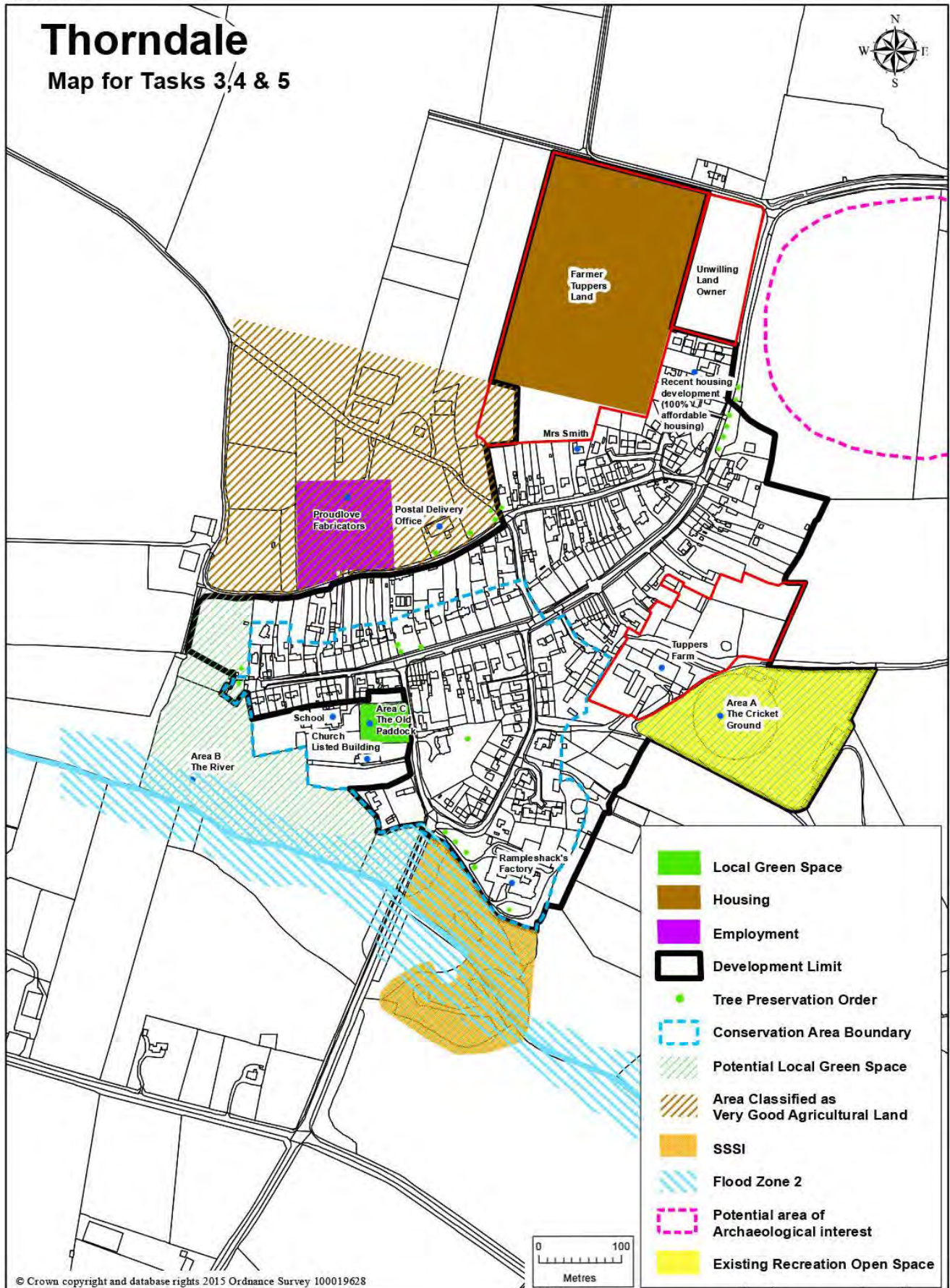
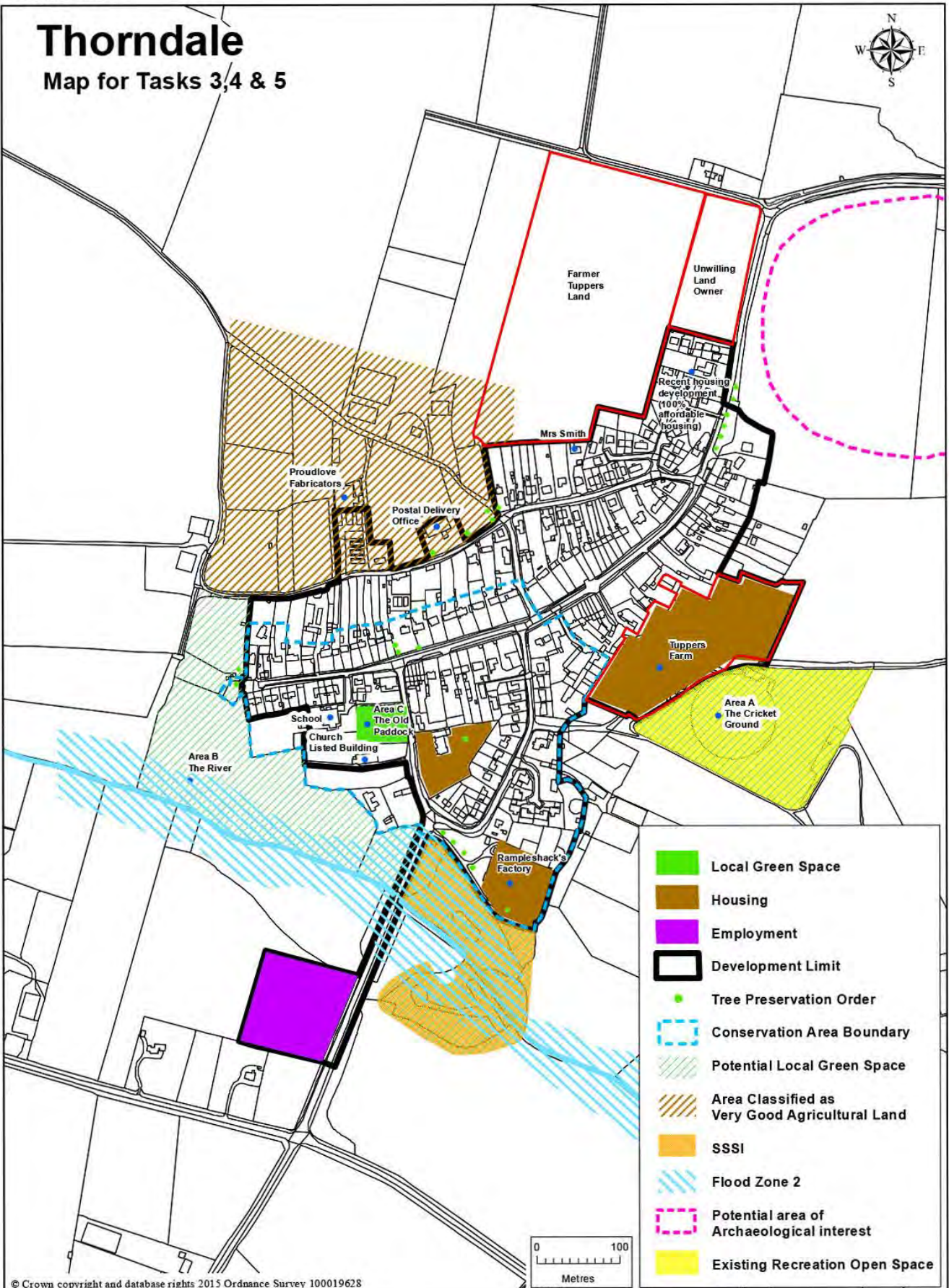




Table 10

# Thorndale

Map for Tasks 3,4 & 5



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