



Rural Workers Dwellings Supplementary Planning Document (SPD)



Consultation Statement
May 2021

Contents

1 Rural Workers Dwellings SPD	3
2 Consultation Statement	4
3 SPD Consultation 2020	5
4 Key Issues Raised at Reg 12(b) Consultation	6

Region

Rural Workers Dwellings SPD 1

Introduction

- 1.1** Harrogate Borough Council are preparing the following Supplementary Planning Document (SPD) for Rural Workers Dwellings (guidance for Policy HS9: Rural Workers Dwelling). The SPD seeks to provide additional background, help and guidance in relation to Policy HS9: Rural Workers Dwelling of the adopted Harrogate District Local Plan 2014-2035.
- 1.2** In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended (the Regulations) and NPPF definitions of SPDs, the SPD adds further detail to support Local Plan policy and is a material consideration in the determination of relevant planning applications.
- 1.3** A list of the responses received to the consultation process and the actions and any amendments to the proposed SPD are summarised below.

2 Consultation Statement

Consultation Statement

- 2.1** Before a local planning authority adopt a supplementary planning document Regulation 12(a) of the Town and Country Planning (Local Planning)(England) Regulations 2012 requires a Local Planning Authority prepare a statement which sets out;
- The persons the local planning authority consulted when preparing the supplementary planning document;
 - A summary of the main issues raised by those persons; and
 - How those issues have been addressed in the supplementary planning document.
- 2.2** In accordance with Regulation 12(b) the SPD and consultation statement were made available for public consultation between 12 October and 12 December 2020 and were available to view on the Council's website.

Preparation of the SPD

- 2.3** The SPD was prepared by the Policy and Place team in discussion with relevant Harrogate Borough Council colleagues. The table below sets out the main issues raised during these discussions and how they fed in to the preparation of the SPD.

Rural Workers Dwellings SPD		
The SPD was produced by the Council's Planning Policy Officer with input from Development Management Officers and the Council's Principal Planning Lawyer.		
Development Management Officers, HBC	General discussion and draft set through for comment. Minor amendments to text recommended for clarity.	Feedback taken on board.
Nidderdale AONB Manager, HBC	Guidance was very helpful in setting out what an applicant would need to provide in terms of the financial and functional test.	For implementation of the SPD, additional clarification may be needed to ensure all current and future farm subsidy payments are included as part of the information submitted to support the financial test, as the current farm subsidy system is changing.
Principal Planning Lawyer, HBC	Further clarification on information / evidence required to support a financial viability assessment recommended and how this could be assessed.	Feedback taken on board and text added to advise where the financial aspects of an application needs to be assessed independently that this may be subject to a chargeable fee.
	Information on evidence recommended to support applications to remove agricultural occupancy conditions recommended.	Feedback taken on board.

Table 2.1

SPD Consultation 2020 3

SPD Reg 12(b) Consultation 2020

- 3.1** Consultation on the SPDs was carried out in accordance with Town and Country Planning (Local Planning) (England) Regulations 2012 as amended, and the Council's Statement of Community Involvement – Revised August 2020 in response to the coronavirus pandemic.
- 3.2** The Town and Country Planning (Local Planning)(England)(Coronavirus)(Amendment)Regulations 2020 temporarily modifies Regulation 35 (availability of documents) up to the 31 December 2021 to reflect the situation the Coronavirus Pandemic has resulted in.
- 3.3** The modified Regulations removes the requirement for Local Planning Authorities (LPA) to place paper consultation documents at Council Officers and other appropriate locations, such as public libraries, and only requires consultation documents to be published on the Council's website.
- 3.4** However, in order to provide opportunities for those consultees who were unable to view the SPDs digitally, paper copies were made available to view by appointment at the Council's Civic Centre in line with the COVID-19 rules.
- 3.5** The Regulations at 12(b) require LPAs to invite representations to be made on a draft SPD over a period of not less than four weeks. Given the restrictions due to the coronavirus pandemic, public consultation was held from the 12 October to 11 December 2020, a period of 8 weeks, to ensure interested parties had an opportunity to consider the draft SPD during the pandemic. Comments were invited to be submitted directly onto the Planning Portal, or sent in via email or post.
- 3.6** The Council maintains a consultation database, all consultees listed on this database were invited to make comment on the SPDs.
- 3.7** The consultation database includes both specific and general consultees as set in the Statement of Community Involvement 2020 www.harrogate.gov.uk/sci.
- 3.8** The consultation database is kept up to date to enable the council to carry out continuous consultation with the consultees and the community and enables everybody who had commented on previous consultations to be kept informed of future consultations while allowing entrants to be removed from the database if they wish. The portal also enables specific consultees to be identified when focused consultation is needed.

Consultation Responses

- 3.9** This table below sets out the responses received to the Rural Workers Dwellings draft SPD consultation, by whom, and the Council's response and any amendments proposed.

4 Key Issues Raised at Reg 12(b) Consultation

Section	ID	Name	Comments	Response	Amendments to SPD by Chapter
Whole Document					
Whole Document	RW1	Selby DC	We have no specific Officer comments to make on these documents.	No specific comments	None
Whole Document	RW4	Harrogate Civic Society	Having had the opportunity to study them we are pleased that the content explains and expands both National Policy and Local Policy satisfactorily and in detail. There are no aspects on which we feel the need to comment.	No specific comments	None
Whole Document	RW6	Harrogate and District Green Party	<p>This policy seeks to avoid the development of rural isolated dwellings, but could potentially limit rural businesses and rural community housing need. There needs to be evidence base detailed for the policy and meaningful community consultation on what rural communities need.</p> <ul style="list-style-type: none"> - This policy needs to define 'isolated dwellings'. - There are no statements about what new rural dwellings should include. These should include: <ul style="list-style-type: none"> - Renewable technologies for heating to eliminate fuel poverty and reliance on fossil fuels such as oil 	<p>Comments noted.</p> <p>Rural community housing is considered under other policies in the Local Plan.</p> <p><i>Isolated</i> is not defined in national or local planning policy, defining in SPD would go beyond the remit of the guidance.</p> <p>SPD refers to the principle of rural dwellings, other issues such as sustainable construction are covered by other policies in the Local Plan. Siting is dependent on rural need.</p>	<p>Additional paragraph recommended:</p> <p>1.4 The Local Plan should be considered as a whole and there may be other policies which may be relevant to your proposals, including those within the chapters relating Harrogate District's Growth Strategy, Economy, Housing, Transport and Infrastructure, Climate Change, Heritage and Placemaking and the Natural Environment.</p>

Key Issues Raised at Reg 12(b) Consultation 4

Section	ID	Name	Comments	Response	Amendments to SPD by Chapter
			<ul style="list-style-type: none"> - Dwellings should be in locations providing easy access to public transport, cycling and walking infrastructure - High speed broadband access - There needs to be reference to Yorkshire Dales National Park policies to ensure thriving rural communities. For example Planning policy in the Yorkshire Dales Local plan is supportive of appropriate new farm and rural business development and diversification. - There could also be reference to the work and aims of other support mechanisms such as the Yorkshire Dales Millennium Trust, the LEADER rural funding programme, to ensure that this SPD is not in conflict with these aims but actively supports them. 	<p>Harrogate District Local Plan Policy GS5 seeks to support the rural and agricultural economy and its diversification.</p> <p>Policy HS9 requires the submission of supporting information which could include any rural funding available.</p> <p>Additional paragraph recommended within the Introduction to refer to other policies in the Local Plan</p>	
4 Rural Workers Dwellings					
4 Rural Workers Dwellings	RW5	Natural England	We welcome the reference to the need for careful consideration of the Nidderdale AONB but recommend biodiversity designations are also specifically referenced in relation to the Local Plan HS9 criterion E 'other planning requirements'.	Comment noted, additional referenced added to bullet point in paragraph 4.5 referring to Criteria E.	<p>Additional text recommended in bold:</p> <p>Proposals need to carefully consider national and local designations; e.g. Green Belt, Nidderdale Area of Outstanding Natural Beauty;</p>

4 Key Issues Raised at Reg 12(b) Consultation

Section	ID	Name	Comments	Response	Amendments to SPD by Chapter
4 Rural Workers Dwellings	RW3	Historic England	We would however request that reference is made to designated heritage assets, alongside those made to Green Belt and the Nidderdale AONB, under the first bullet point relating to Criteria E under paragraph 4.5 of the SPD.	Comment noted, additional reference to be added to bullet point in paragraph 4.5 referring to Criteria E.	biodiversity designations, designated heritage assets etc.

Table 4.1

Key Issues Raised at Reg 12(b) Consultation 4

- 4.1 Due to technical errors in recording comments on the system the follow comment reference was not used: RW2

