

Harrogate District Local Plan 2014 - 2035

March 2020

Harrogate
BOROUGH COUNCIL

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Introduction

Introduction

1 Introduction

What is the Local Plan?

- 1.1** The Harrogate District Local Plan 2014-2035 sets out the spatial vision and development strategy for the Harrogate district. Implementing the plan will contribute to realising Harrogate Borough Council's vision and objectives, and will also help external partners develop and deliver their own programmes. The Local Plan includes:
- A growth strategy: this sets out the scale of new development that is planned and a strategy for accommodating this growth;
 - Development management policies: these are detailed policies to be used by the local planning authority when making decisions on applications for planning permission;
 - Site allocations: these are specific sites that are allocated for certain types of development, including for housing development, employment development and mixed use (both housing and employment) development.
- 1.2** It is essential that the Local Plan is read as a whole. While one Local Plan policy may suggest that a proposed development would be acceptable, there may be other policies in the plan that indicate otherwise; all proposals must comply with all relevant policies.
- 1.3** The Local Plan will be supplemented by existing and future documents including:
- Supplementary planning documents: these provide more specific detail on how elements of the strategy and individual policies will be implemented
 - A community infrastructure levy (CIL) charging schedule: this sets out chargeable rates per square metre for development that attracts the levy.
- 1.4** A range of evidence has been commissioned or undertaken by the council to underpin the Local Plan and this can be viewed on the council's website. The preparation of the plan has also been informed by the following:
- Sustainability Appraisal
 - Habitat Regulations Assessment
 - Equality Analysis

Format of the Document

- 1.5** The Local Plan sets out planning policies for the district. Throughout the plan the wording of these policies is provided within policy boxes like the example below:

Used to provide the wording of planning policies

- 1.6** Some policies allocate sites for development or designate sites where specific policies apply. Site allocations and designations are shown within site boxes like the example below:

Used to identify site allocations and designations, and provide basic information associated with them

Chapter Summaries

Introduction

- 1.7** The introduction chapter explains the purpose of a Local Plan and how the plan has been prepared. It identifies the existing documents that the plan will replace and the wider policy context at local, sub-regional and national levels that has influenced the development of the plan.

Vision and Objectives

- 1.8** The vision and objectives chapter presents a vision for what the district will be like at the end of the plan period as a result of implementing the plan. It also sets out a series of objectives to achieve the vision, which has influenced the development of the policies in the plan.

Harrogate District Growth Strategy

- 1.9** The growth strategy sets out the scale of new employment and housing development (including provision for Gypsies and Travellers) that is being planned for. It outlines a strategy for accommodating growth across the district that has been guided by a hierarchy of settlements and the main public transport corridors, and sets out an approach to managing the growth of individual settlements. The chapter includes policies to support the council's economic aspirations, as well as overarching policies for the Nidderdale Area of Outstanding Natural Beauty and the areas of the district designated as Green Belt.

Economy

- 1.10** The economy chapter sets out a range of policies to support business, enterprise and job creation in order to achieve a sustainable and diverse local economy across the district. Policies deal with existing employment areas, expansion and new employment development, the tourism economy, and farm diversification. The chapter also includes policy to ensure the longer-term vitality and viability of the district's town, city and local centres.

Housing

- 1.11** The housing chapter sets out policies to help ensure that new housing meets locally identified needs, including in terms of house size, type and tenure; and has adequate internal space. It includes policies that set out the required proportion of affordable housing on development sites and the provision of land for self and custom build housing. Policies also identify requirements for older people's specialist housing and new Gypsy and Traveller sites, as well as allocating land for five new Gypsy or Traveller pitches. Finally, the chapter includes policies to manage new and replacement dwellings in open countryside and extensions to existing dwellings.

Transport and Infrastructure

- 1.12** The transport and infrastructure chapter sets out policies to help ensure there is adequate infrastructure to support development proposed in the plan. Policy sets out the requirement for developers to provide new infrastructure (such as schools, health and community facilities, and open space) on-site or contribute to improvements off-site. Strategic priorities for investment in transport infrastructure are set out, along with criteria for protecting routes that could accommodate new transport infrastructure. Policies also set out considerations for the level of parking on new developments and support for investment in mobile telephony and broadband, as well as allocating land for school expansion where the schools would otherwise be unable to accommodate growth.

Climate Change

- 1.13** The climate change chapter sets out policy to help mitigate the extent of climate change by reducing carbon dioxide emissions, as well as helping to ensure that development and key infrastructure is more resilient to the effects of climate change. Policies also deal with rivers, flood risk and drainage, as well as renewable and low carbon energy generation.

Heritage and Placemaking

- 1.14** The heritage and placemaking chapter aims to help create successful places that provide quality environments and enable an excellent quality of life. Policies to safeguard the historic environment (including conservation areas and listed buildings), the existing character and sense of place of settlements, residential amenity and public rights of way are included. There are also policies to protect community facilities, as well as open space, recreation and sports facilities, along with policies to manage new provision. Finally, the chapter includes a policy setting out the priorities for improvements to Harrogate town centre.

Natural Environment

- 1.15** The natural environment chapter includes policies to safeguard the natural environment and manage natural resources. Policies to protect air and water quality, landscape character, trees and woodland, and the best and most versatile agricultural land are included. There are also policies to enhance biodiversity and give particular protection to sites designated for their value to nature conservation, as well as to protect green infrastructure and enhance its benefits. The chapter includes a policy setting out criteria to manage the safe development of land that may be suspected of being unstable or contaminated. Finally, policy designates areas that hold particular significance to local communities as Local Green Space.

Delivery and Monitoring

- 1.16** The delivery and monitoring chapter includes policies that allocate land for future housing, employment or mixed use development, as well as setting out the broad location for a new settlement. The chapter also includes a framework for monitoring the delivery of the plan.

What will the Local Plan Replace?

- 1.17** The Harrogate District Local Plan 2014-2035 replaces the Local Plan (2001), Local Plan Selective Alteration (2004) and the Core Strategy (2009). A list of development plan policies replaced by this plan is set out in Appendix 4: Schedule of Replaced Policies.

The Wider Context

- 1.18** The Local Plan has been prepared within the context of other relevant plans and strategies at national, sub-regional and local levels, including:

National Planning Policy Framework

- 1.19** The National Planning Policy Framework (NPPF) sets out the government's national planning policies for England. It provides a framework for the preparation of locally distinctive planning policies in the form of a Local Plan. The Harrogate District Local Plan has been prepared and adopted within the policy context provided by the NPPF (2012). It makes clear that local plans should be aspirational but realistic and are the key to delivering sustainable development. Local Plans should be consistent with the principles and policies set out in the NPPF.

- 1.20** Planning law requires that applications for planning permission be determined in accordance with the development plan (which includes this local plan), unless material considerations indicate otherwise. In July 2018 a revised NPPF was published and replaced previous national planning policy. Further revisions were made in February 2019. NPPF (2019) is a material consideration in planning decisions.

North Yorkshire Plan for Economic Growth 2017

- 1.21** The North Yorkshire Plan for Economic Growth outlines the role of North Yorkshire County Council in supporting economic growth over the next five years and beyond. The aim of the plan is to support innovation and growth through a number of key enablers, including the provision of an efficient transport system, enhanced communications technology and a high-quality environment. The county council also recognises its role in helping people to secure high-quality housing and attractive places to live.

Leeds City Region Strategic Economic Plan (2016-2036)

- 1.22** A refreshed strategic economic plan (SEP) was approved in May 2016 and sets out the priorities to deliver the growth agenda across the Leeds City Region. Harrogate district is identified as having a strong and diverse economy; vibrant sectors include financial and professional services (with strengths in financial payments technology) and digital, creative and life sciences. It is also home to a renowned visitor economy offer.
- 1.23** While the district enjoys high employment and strong levels of enterprise, with resident earnings and skills above average, it also faces a significant challenge with average workplace earnings lower than regional and national rates and lower than the rates earned by residents who commute elsewhere. This is compounded by high house prices and a costly private rental market. Harrogate district is one of three areas in the city region with worsening housing affordability. There are also challenges around the availability of suitable business premises, peak hour congestion and transport connectivity.
- 1.24** A key priority of the SEP is to increase housebuilding across the city region, not only to deliver homes but also support economic growth and employment opportunities. Harrogate district is not identified in the SEP as one of the housing growth areas but actions identified in the SEP to accelerate the pace and rate of house building across the region are relevant for the preparation of the Local Plan.

York, North Yorkshire and East Riding Strategic Economic Plan Update 2016

- 1.25** An updated strategic economic plan (SEP) was approved in 2016. The plan sets out the following overarching themes for action in order to maximise the area's economic potential: profitable and ambitious small businesses; a global leader in the bio-economy; inspired people; successful and distinctive places; and a well-connected economy.
- 1.26** Specific actions with particular relevance to Harrogate district include: unlocking the housing growth that the area needs, for example by removing the barriers preventing sites being delivered; ensuring excellent digital connectivity in rural areas; and investment in improved east-west connectivity (both road and rail) across and beyond the Harrogate district, as well as several individual transport infrastructure projects in the district.

Harrogate Borough Council Corporate Plan 2014-2017 and The 2017-2019 Corporate Delivery Plan

- 1.27** The corporate plan sets out the council's ambitions and corporate priorities. It identifies the following ambition for the district: *To build on our heritage and be a progressive and vibrant place to live, work and visit*, which will be realised through four corporate priorities: a strong local economy; supporting our communities; a sustainable environment; and excellent public service. The plan also highlights some key strengths of the district as well key challenges.

Key strengths include a strong local economy with low unemployment and unrivalled natural and built heritage; while key challenges include transport connectivity and a limited supply of affordable housing.

Harrogate Borough Council Housing Strategy 2015-2020

- 1.28** The council's housing strategy sets out the key drivers and issues affecting the district and what the council intends to do to help overcome these challenges, create the right conditions for growth and improve the local housing offer. It recognises that the supply of housing, both affordable and market, has fallen behind household growth. As a result, demand for housing outweighs supply with a significant shortage in the affordable housing available and affordability being a significant issue.
- 1.29** The strategy identifies that creating more balance in the local housing market by increasing the supply of new homes will give local people more choice and the ability to move up or down the housing ladder as their needs or circumstances change. This will also help to promote flexibility by making it easier for local people to pursue employment opportunities and supporting economic growth, which in turn will help to support development and encourage new employers to come to the district.
- 1.30** The strategy sets out a series of aims, including the need to improve access to housing, maximise the supply of decent environmentally sustainable homes that people can afford and create attractive and sustainable neighbourhoods.

Harrogate Borough Council Economic Growth Strategy for the Harrogate District 2017-2035

- 1.31** The economic growth strategy aims to support 'good growth' in the district to achieve a more sustainable and resilient economy that features more higher value jobs, increased gross value added (GVA) and higher average workplace earnings.
- 1.32** To achieve this aim the council will work with partners to deliver prioritised and targeted interventions under the following strategic themes: taking an active role in the development of land and buildings for employment use; supporting investment to retain and develop the skills that businesses require; targeted business support to grow and attract high-value sectors; securing investment to improve the conditions for growth, such as better digital and transport connectivity; and promoting the district as an attractive place to invest. The strategy identifies the following sectors as the focus for interventions: creative and digital; financial and professional services; logistics; and scientific research and development.

Neighbourhood Planning and the Local Plan

- 1.33** Since 2012 local communities have been able to produce Neighbourhood Development Plans for their area, putting in place a vision and policies for the use and development of land. These plans must focus on guiding rather than stopping development and need to be in conformity with both national planning policies and the strategic planning context provided by the Local Plan, including the policies set out in chapter 3. Other local plan policies and the plans of other organisations, together with emerging evidence, will also inform the development of neighbourhood plan policies.
- 1.34** Neighbourhood Plans are prepared in accordance with a formal process and have statutory status. A Neighbourhood Plan that, following independent examination, secures the support of local people through a referendum is 'made' part of the development plan. It will then be used by Harrogate Borough Council to determine planning applications in the relevant area, alongside relevant policies in the Local Plan. The Ripon Neighbourhood Plan was formally 'made' on 10 April 2019 and now forms part of the statutory development plan for the Harrogate district.

- 1.35** Further information relating to neighbourhood planning, including details about the plans currently being prepared in the Harrogate district, is available on the council's website.

Local Plan Policies

Vision and Objectives

2 Vision and Objectives

- 2.1** The Local Plan contains policies and proposals which will shape the direction of change in Harrogate district up to 2035. The planning decisions that will be made in accordance with the Local Plan will affect the future wellbeing of people living and working in the district as well as others who visit and invest here. The Local Plan vision is drawn from the council's corporate plan and economic strategy.

Vision

Harrogate district will be a progressive, vibrant place to live, work and visit. The district will have a sustainable and resilient economy that features new, higher value jobs. The district's high quality built and natural environment continues to be a defining feature.

- 2.2** Imagine yourself in the year 2035. The following narrative explains what the vision is seeking to achieve through the implementation of this Local Plan and joint working with key stakeholders.
- 2.3** In 2035 Harrogate district continues to be an area with a fully justified reputation for its high-quality environments, and it remains one of the most sought after and desirable locations in Yorkshire, a place where people want to live, work, do business, shop, and spend their leisure time.
- 2.4** Harrogate district has consolidated its position as a key driver of the North Yorkshire economy, whilst the south-east of the district has exploited opportunities arising from its position between the West Yorkshire conurbation and York, in part through improvements to the Leeds-Harrogate-York rail line, to ensure that the district has also remained an important part of the Leeds City Region economy.
- 2.5** The district has enjoyed continued economic growth and, as a result of supporting a wider range of business sectors, now has a more diverse and resilient economy that offers a wider range of jobs, including more jobs requiring higher-level skills. Tourism remains important to local economies across the district and the numbers of visitors to all parts has grown. In particular, increased international recognition, in part due to successfully building on the legacy of the Tour de France Grand Depart in 2014, has led to more overseas visitors enjoying what the district has to offer.
- 2.6** The variety of house types and sizes available in the district has been brought more in line with local needs through increased and sustained delivery of much needed new homes in sustainable locations across the district. The building of housing has achieved the timely re-use of vacant previously developed land (sometimes called brownfield land), while the increased supply of market housing has enabled a significant proportion of the new homes to be available as affordable homes for local people. The creation of a new settlement in the Green Hammerton/Cattal area has begun, providing new homes, jobs and infrastructure, including primary schools and improved public transport facilities.
- 2.7** A better balance between homes and jobs has been achieved and this has meant that less people regularly commute long distances to locations outside of the district. At the same time, more people who work within the district are able to choose to also make the area their home. New housing and employment development has enabled significant investment in the district's transport system, providing benefits to the whole population. In addition to improvements on the Leeds-Harrogate-York rail line, the quality, frequency and reach of bus services has been protected, and there are now greater opportunities to make journeys

safely on foot or by bike. While these improvements have reduced the need to travel by car, investment has also been made in the road network that has achieved reduced levels of congestion and improved air quality.

- 2.8** The quality of the district's natural environment and its diverse landscapes have been preserved and improved, and remain a defining feature of Harrogate district. In particular, the special qualities of the Nidderdale Area of Outstanding Natural Beauty have been successfully protected and enhanced. Better management of Green Infrastructure assets (including the Nidd, Ure and Wharfe river valleys) has improved biodiversity and protected geodiversity across the district, especially within internationally protected areas (including the North Pennine Moors), and helped to secure other vital ecosystems services such as carbon storage and sustainable flood risk management. Locally important Green Infrastructure has been recognised and opportunities to improve its quality, extent, connectivity and biodiversity as well as improving multifunctionality and access arrangements have been realised.
- 2.9** Within the district, natural resources are now used more efficiently and less waste is being produced. At the same time the district's carbon footprint has been reduced substantially, showing that Harrogate district is making significant strides to help the UK to meet the legal requirement to reduce carbon emissions by 80% by 2050.
- 2.10** New developments across the district have been well designed. They respect the local character of places and have added to local distinctiveness, successfully integrating into their surroundings. Development has helped to deliver improved local infrastructure benefiting the whole community. At the same time, on-going conservation and enhancement of heritage assets (both designated and non-designated), including historic buildings, has helped to protect local distinctiveness and has led to an increasing understanding of the past.
- 2.11** The district's three largest settlements, (Harrogate, Knaresborough and Ripon), have retained their different identities, and each has built on its individual strengths and taken full advantage of local opportunities for development. As a result, all three places have benefited from environmental improvements, including enhancements to heritage assets, as well as the provision of a wider range of attractions and activities that have secured their vital roles to local people and seen increasing numbers of visitors.
- 2.12** Harrogate remains the district's primary centre providing the widest range of employment opportunities, services and facilities, as well as the most varied retail and leisure offer. In part this has been achieved because the town has maintained its position as one of the UK's leading conference and exhibition destinations despite stiff competition. Knaresborough has seen considerable town centre improvements. Recent development better reflects the town's character and has made a positive contribution to its appearance while, at the same time, there is less congestion and people are able to enjoy better air quality. Ripon has strengthened its role as the main service and employment centre for an extensive rural hinterland and been successful in regenerating key parts of the city, including the city centre. At the same time, former military land has been transformed into a new 'urban village'.
- 2.13** New development in the district's smaller market towns, (Pateley Bridge, Masham and Boroughbridge), and a wider number of villages has helped to retain essential services in rural areas. Better mobile telephone coverage and improved access to broadband providing Next Generation Access speeds has supported local residents and businesses, including agricultural businesses, whilst enabling greater diversification of the rural economy. Better promotion of these areas, including the Nidderdale Area of Outstanding Natural Beauty, and an increased variety of visitor attractions that both maximise upon and complement their rural locations, have seen greater numbers of leisure visitors choosing to spend time in these parts of the district.

Objectives

Sustainable Development Patterns

Objective 1: Contribute to sustainable patterns of development.

Key mechanisms:

- a. Focusing housing and employment development in locations which are, or can be made, sustainable; these are locations that take full advantage of existing opportunities to walk, cycle, or use public transport, or have the potential to increase these opportunities, in order to access jobs, shops, services and facilities.
- b. Protecting and enhancing the roles of Harrogate, Knaresborough and Ripon as places providing a wider range of homes, jobs, shops, services and facilities; and Pateley Bridge, Masham and Boroughbridge as centres providing a good range of homes, jobs, shops, services and facilities.
- c. Facilitating the delivery of a successful and distinctive new settlement that offers a high quality of life and enables the development of a mixed community: with local services and facilities, local employment opportunities, extensive green infrastructure, opportunities for leisure and recreation, and good access to public transport.
- d. Supporting the retention and enhancement of services and facilities in villages and hamlets to protect their existing roles and enable rural communities to thrive.

Relevant policies:

GS2; GS3; GS5.

EC1; EC3; EC4; EC5; EC6; EC7; HS1; HS2; HS4; HS5; HS10; TI1; TI2; TI4; TI5; TI6; HP1; HP2; HP4; HP6; HP7; HP8; HP9; NE3; NE5; NE6; DM1; DM2; DM3; DM4.

Economy

Objective 2: Support business, enterprise, and job creation in order to build a strong and sustainable economy throughout the district that provides a range of employment and training opportunities, including a higher proportion of high-value jobs.

Key mechanisms:

- a. Delivery of sufficient land and premises for employment uses to improve choice and help to enable a thriving economy.
- b. Supporting local investment and inward investment aimed at achieving business growth, particularly in key economic sectors, whilst also supporting business start-ups and the growth of existing small and micro businesses.
- c. Supporting a growing tourism sector that attracts greater numbers of domestic and overseas visitors, and provides a vibrant offer for both business and leisure visitors. This includes maintaining the position of Harrogate as one of the UK's leading conference and exhibition destinations.

Relevant policies:

GS1; GS2; GS3; GS5.

EC1; EC2; EC3; EC4; EC5; EC6; EC7; HS9; TI1; TI2; TI4; TI5; HP1; NE8; DM2; DM3; DM4

Housing

Objective 3: Increase the supply of new housing to address housing needs for all.

Key mechanisms:

- a. Delivery of additional market and affordable housing in sizes, types and tenures, and at a scale that meets locally identified needs.

Relevant policies:

GS1; GS2; GS3.

HS1; HS2; HS3; HS4; HS5; HS6; HS7; HS8; HS9; HS10; DM1; DM3; DM4.

Infrastructure and Connectivity

Objective 4: Facilitate the delivery of the infrastructure necessary to support a strong local economy, reduce the impacts of transport on the environment and communities, and enable reliable journeys between key centres regionally, nationally and internationally.

Key mechanisms:

- a. Facilitating the delivery of infrastructure to accommodate and support new housing and employment development.
- b. Enabling greater opportunities to travel on foot and by bike; and supporting improvements to the quality, frequency and accessibility of public transport.
- c. Supporting the expansion of, and improvements to, electronic infrastructure, including broadband providing Next Generation Access speeds, and mobile telephony, across the district.

Relevant policies:

GS2.

EC2; EC3; EC4; HS1; HS4; TI1; TI2; TI3; TI4; TI5; TI6; HP1; HP5; NE1.

Natural Resources and Climate Change

Objective 5: Manage the use of natural resources and respond positively to address climate change.

Key mechanisms:

- a. Encouraging the efficient use of natural resources including through: the re-use of buildings and vacant previously developed land, greater use of sustainable construction techniques, minimising the amount of waste requiring treatment and disposal, avoiding the unnecessary sterilisation of mineral deposits.
- b. Reducing the extent of climate change by encouraging development that minimises greenhouse gas emissions, including through energy efficiency measures and renewable energy generation.
- c. Reducing the impacts of climate change by securing development that is resilient to the consequences of climate change and supports and contributes to the wider resilience of communities and key infrastructure, for example through sustainable flood risk management.

Relevant policies:

EC1; EC3; EC7; HS1; HS6; TI1; TI3; CC1; CC3; CC4; NE2; NE3; NE5; NE7; NE8; NE9.

Heritage and Placemaking

Objective 6: Conserve the historic environment for the benefit of present and future generations and create successful places that provide quality environments and enable communities and individuals to enjoy an excellent quality of life.

Key mechanisms:

- a. Promoting the conservation, enhancement and understanding of the historic environment
- b. Encouraging high-quality design that responds positively to local character and contributes positively to local distinctiveness and health and wellbeing, including community safety.
- c. Maximising the contribution of the historic environment to local distinctiveness as well as to achieving wider social and economic objectives.
- d. Facilitating delivery of appropriate sport and recreation facilities, play areas and accessible open space.
- e. Supporting bodies seeking to use neighbourhood planning tools that enable communities as a whole to take greater control of shaping development in their neighbourhoods.

Relevant policies:

GS4.

EC2; EC3; EC4; EC5; EC7; HS1; HS5; HS6; HS7; HS8; HS10; TI4; TI5; CC3; HP1; HP2; HP3; HP4; HP5; HP6; HP7; HP8; HP9; NE1; NE4; NE5; NE6; NE7.

Natural Environment

Objective 7: Safeguard the natural environment for the benefit of present and future generations.

Key mechanisms:

- a. Protecting and enhancing landscape character, in particular the nationally designated Nidderdale Area of Outstanding Natural Beauty.
- b. Protecting the widest range of natural and semi-natural features, green spaces, lakes and rivers that act as the district's green and blue infrastructure; and enhancing their quality, biodiversity, extent, connectivity and, where appropriate, access arrangements in order to maximise their wider environmental, social, and economic benefits.
- c. Protecting internationally, nationally, and locally designated nature conservation sites and take opportunities to enhance quality, biodiversity and geodiversity.

Relevant policies:

GS3; GS4; GS6

EC2; EC3; EC4; HS6; HS7; HS9; HS10; TI5; CC1; CC2; CC3; HP3; HP6; HP7; NE1; NE2; NE3; NE4; NE5; NE6; NE7; NE8 ; NE9

Harrogate District Growth Strategy

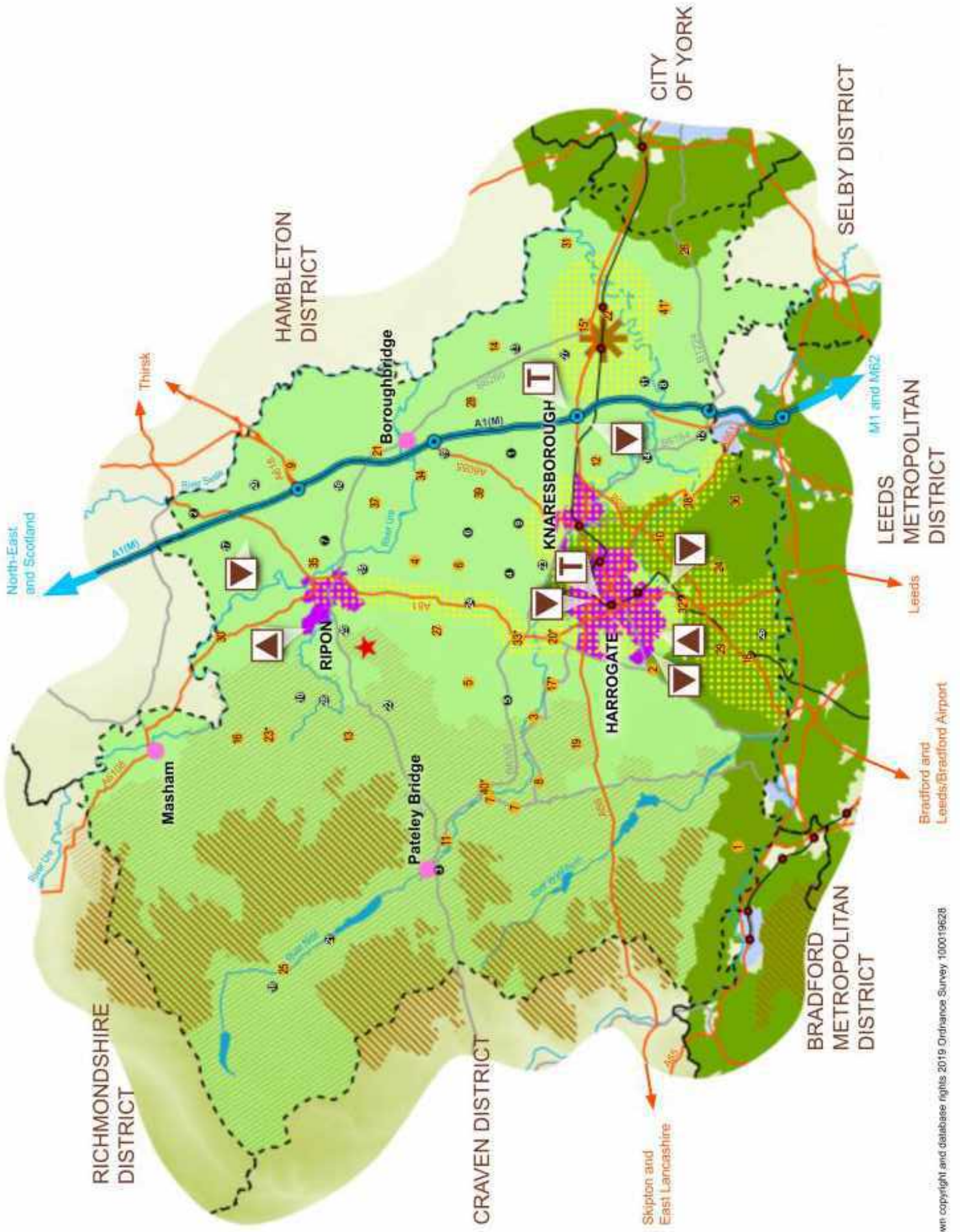
3 Harrogate District Growth Strategy

Harrogate District Growth Strategy: Key Facts

- Household projections show household growth across the district of 11% between 2004-35, which is a lower level of growth than the region (15%) and England (20%).
- The three main urban areas of Harrogate, Knaresborough and Ripon support the largest concentrations of the district's population. Since the previous Local Plan was adopted in 2001 these settlements, together with the market towns of Boroughbridge, Masham and Pateley Bridge, have accommodated the majority of new growth.
- The district has a large rural area containing villages and hamlets ranging from larger villages with local services and facilities down to small clusters of houses. There is a need to ensure that rural settlements can continue to support local village services.
- The district has high levels of employment and the highest rate of business start-ups of any district within the Leeds City Region. The district's residents are some of the most qualified in the north of England.
- The local economy has a number of prominent high-value sectors (including wholesale, professional services and media) alongside a thriving visitor economy.
- Despite high resident skill levels and average earnings, workplace wages in the district are considerably lower than the regional and national average, with a disproportionate skew in local employment towards low value sectors.
- In the west of the district lies the Nidderdale Area of Outstanding Natural Beauty (AONB), which covers some 233 sq miles; more generally the district has high quality natural, built and historic environments.
- Around 11% of the district is designated as Green Belt.
- A higher proportion of residents describe their general health as very good or good compared to national and regional averages.⁽¹⁾
- The district's population includes a greater proportion of people aged over 45 years than the region and England, and a much greater proportion of people aged over 85 years. Life expectancy is higher than the national average.

Key Diagram

- 3.1** The key diagram (figure 3.1) illustrates the main elements of the growth strategy. It includes a broad location for growth within which a site for a new settlement will be identified; the locations for major housing and employment growth; areas for major transport improvements; settlements within the settlement hierarchy as well as key features such as the Nidderdale Area of Outstanding Natural Beauty (AONB), the Green Belt and the Studley Royal Park (including the ruins of Fountains Abbey) World Heritage Site. It does not show sites allocated for development. These can be found under the following policies: HS10: Providing for the Needs of Gypsies and Travellers; TI6: Provision of Education Facilities; DM1: Housing Allocations; DM2: Employment Allocations; DM3: Mixed Use Allocations, and on the Policies Maps (chapter 11).



LEGEND

Settlement Hierarchy

Main Settlements

- Harrogate
- Knarborough
- Ripon

Local Service Centres

- Boroughbridge
- Pateley Bridge
- Masham

Service Villages

- | | | | |
|-------------------------|----------------------|------------------------|-------------------|
| 1 Askwith | 11 Glascoates | 21 Kirby Hill | 31 Nun Monkton |
| 2 Beckwithshaw | 12 Golebberough | 22 Kirk Hamerton | 32 Parrot* |
| 3 Birstwith | 13 Grantley | 23 Kirby Masegale* | 33 Ripley* |
| 4 Bishop Monkton | 14 Great Ouseburn | 24 Kirkby Overblow | 34 Roscliffe |
| 5 Bishop Thimmon | 15 Green Hamerton* | 25 Lofthouse | 35 Sharow |
| 6 Burton Leonard | 16 Grewethorpe | 26 Long Marston | 36 Sickinghall |
| 7 Dacre and Dacre Banks | 17 Grewethorpe* | 27 Markington | 37 Skelton on Ure |
| 8 Darley | 18 Huby | 28 Marton cum Graffton | 38 Spofforth* |
| 9 Dishforth | 19 Kettlewell Bottom | 29 North Ripton | 39 Slaivley |
| 10 Fallfoot | 20 Killinghall* | 30 North Stainley | 40 Summerbridge* |
| | | | 41 Tockwith* |

Service villages marked with * offer a demonstrably wider range of retail, service and leisure businesses (e.g. specialist food shops, other retail, post offices, hair dressers, cafes, pubs, restaurants and hot food takeaways etc.) than other villages in the district.

Smaller Villages

- | | | | |
|---------------|-----------------|-------------------|------------------|
| 1 Arkendale | 7 Copl Hewick | 19 Mirekip | 25 Studley Roger |
| 2 Balserby | 8 Cowthorpe | 20 Rainton | 26 Weeton |
| 3 Beverley | 9 Farnham | 21 Flaregill | 27 Whixley |
| 4 Brearton | 10 Gapphay | 22 Sewley | 28 Winkley |
| 5 Burnt Yates | 11 Hunsingore | 23 Scotton | |
| 6 Coggrove | 12 Kirk Dighton | 24 South Stainley | |

Other Local Plan Proposals

Broad Location for Growth
 Around 3000 homes; a range of job opportunities, shops, facilities and services; space for recreation; good public transport links.

Locations for Major Employment Growth
 Station Parade, Harrogate
 Western Harrogate
 Melmerby
 Pannal
 Flaxby Green Park (south of A59)

Locations for Major Housing Growth
 Western Harrogate
 Claro Barracks and Deverell Barracks; Ripon

Major Transport Improvements
 Transport Interchange, Harrogate
 Junction 47 A1(V)

Other Notations

- Studley Royal Park World Heritage Site (Fountains Abbey)
- Green Bell
- Major International Wildlife Sites
- Motorway
- Key Public Transport Corridors
- Non Green Belt Rural Areas
- Main Rivers
- A-Roads
- Urban Areas Outside Harrogate District
- Nidderdale Area of Outstanding Natural Beauty (AONB)
- Railway Line and Railway Station
- Major B-Roads
- District Boundary

Picture 3.2 Key Diagram Legend

GS1: Providing New Homes and Jobs

Policy GS1: Providing New Homes and Jobs

Provision will be made in the district over the period 2014 - 2035 for:

- A. A minimum of 13,377 new homes, including affordable housing;
- B. Six Gypsy and Traveller pitches; and
- C. A minimum of 40 ha of new employment land.

Justification

- 3.2** The National Planning Policy Framework (NPPF) requires that the objectively assessed need for housing in a housing market area is met in full in Local Plans. The council commissioned a Strategic Housing Market Assessment (SHMA) in 2015, which considered housing market geographies, taking account of existing research and analysis of differences in housing costs as well as migration and commuting flows. The analysis identified a complex set of relationships at play across the district and concluded that the district is split across two different housing market areas.
- 3.3** The north of the district, including Ripon, falls within a wider North Yorkshire housing market area, and relates strongly to the Hambleton district. The south of the district, which includes Harrogate town and Knaresborough is more closely related to, and falls within a Leeds housing market area. However, the SHMA analysis concluded that the assessment of housing needs for Harrogate district alone was appropriate given that the district sits across more than one housing market area. Any cross boundary issues will be picked up under the well-established duty to co-operate arrangements that exist between local authorities. It is, however, important to recognise overlaps between other authorities and markets. Although weaker than the core relationships, there are identifiable and important functional interactions in parts of the district with other adjoining authorities, particularly Richmondshire and the City of York. These reflect localised cross-boundary interactions in the northern and south-eastern parts of the district.
- 3.4** The council updated the SHMA through the commission of a Housing and Economic Development Needs Assessment (HEDNA) in 2017. The HEDNA deals specifically with development needs and does not seek to redefine the housing market area due to the relatively recent SHMA.
- 3.5** The HEDNA concludes that the objectively assessed housing need in the district is 637 dwellings per year, which over the plan period equates to 13,377 new homes. In coming to this conclusion the HEDNA considers a range of factors which influence housing need, and in so doing captures the impact of past under delivery of housing through adjustments made to the starting point of the demographic projections. Chapter 10: Delivery and Monitoring sets out how the annual requirement will be delivered over the plan period, including providing a level of flexibility.
- 3.6** The HEDNA also considers the level of affordable housing need in the district and finds that there is a need for 208 affordable homes per annum. National planning guidance, set out in the Planning Practice Guidance (NPPG), sets out how affordable housing should be considered as part of the plan making process and requires that:

'The total affordable housing need should be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, given the probable percentage of affordable housing to be delivered by market housing led developments. An increase in the total housing figures included in the local plan should be considered where it could help deliver the required number of affordable homes.'

- 3.7** The analysis set out in the HEDNA does not suggest that there is strong evidence of a need to consider additional housing over and above that suggested by the demographic and economic based calculations to help meet affordable housing need. Consequently an uplift has not been applied to the objectively assessed need for housing. There is, however, strong justification for the inclusion of policies in the Local Plan that seek to maximise affordable housing. Policy HS2: Affordable Housing requires the provision of affordable housing to respond to the identified level of need.
- 3.8** In addition to housing need, the HEDNA provides information on the types and sizes of homes, both market and affordable, that will be needed. Overall it concludes that there will be a need for a mix of house sizes; with an emphasis on the provision of two and three bedroom houses but recognising that larger family housing will also be required. Policy HS1: Housing Mix and Density responds to the need to provide a good mix of new homes over the plan period.
- 3.9** The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (2017) has identified a need for six additional pitches up to 2032 to meet the needs of households who meet the planning definition of a Gypsy and Traveller. Policy HS10: Providing for the Needs of Gypsies and Travellers sets out how this need will be met.
- 3.10** In respect of economic development needs, the HEDNA concluded that the district's economy is expected to grow by 1.9% (gross value added (GVA) growth per annum) between 2014 and 2035. The total number of jobs growth forecast is 11,400, which equates to an annual growth rate of 0.5%. As this baseline forecast is largely trend based and does not reflect local investment or planning growth, the HEDNA adjusted the forecasts to reflect this resulting in additional employment growth of 800 jobs (12,200 jobs in total).
- 3.11** The future GVA growth is particularly driven by growth in the professional, scientific and technical activities and wholesale sectors whilst the agricultural and manufacturing sectors are both expected to see job losses. Based on these job forecasts, the HEDNA concluded that there is a future need for 54.8 hectares of employment land up to 2035, which covers the need for all B-class accommodation as well as sui-generis development on B-class land.⁽²⁾
- 3.12** The HEDNA identifies in the order of 15 hectares of vacant land on existing employment sites, which results in a need to provide for a minimum of 40 hectares of new employment land. However, there is a need to allocate more than this figure to provide for a choice of sites and ensure flexibility of supply.

2 Class B1a/b (offices and research), B1c (light industrial), B2 (general industrial), B8 (storage and distribution).

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

Further information/guidance for applicants (see bibliography under Growth Strategy for more details)

- Harrogate Borough Council: Housing and Economic Development Needs Assessment (HEDNA) (GL Hearn, 2017)
- Harrogate Borough Council: Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (Opinion Research Services, 2017)

Designations/boundaries shown on the policies map

- Allocations made under the following policies:
 - HS10: Providing for the Needs of Gypsies and Travellers
 - DM1: Housing Allocations
 - DM2: Employment Allocations
 - DM3: Mixed Use Allocations

GS2: Growth Strategy to 2035

Policy GS2: Growth Strategy to 2035

The need for new homes and jobs will be met as far as possible by focusing growth within:

1. The district's main settlements
2. Settlements on the key public transport corridors and
3. A new settlement within the Green Hammerton/Cattal area

The scale of development will reflect:

- A. The settlement's role (as defined in the settlement hierarchy);
- B. The settlement's character and setting;
- C. The settlement's relationship to the key public transport corridors;
- D. The need to deliver new homes and jobs;
- E. The need to maintain or enhance services and facilities in villages; and
- F. The capacity of infrastructure within the settlement and the time frame for any necessary investment and improvement.

Settlement Hierarchy

Main Settlements: Major allocations of land will be provided to deliver new homes, employment land and other uses where necessary in Harrogate, Knaresborough and Ripon or on land specifically identified for employment purposes outside of the main settlement.

Local Service Centres: In Boroughbridge, Masham and Pateley Bridge land will be allocated to deliver new homes to support their service role.

Service Villages: Land will be allocated for new homes to support the continued provision of a basic range of services and facilities; with new village shops and businesses supported to maintain their continued sustainability. Service villages are: Askwith, Beckwithshaw, Birstwith, Bishop Monkton, Bishop Thornton, Burton Leonard, Dacre/Dacre Banks, Darley, Dishforth, Follifoot, Glasshouses, Goldsborough, Grantley, Great Ouseburn, Green Hammerton*, Grewelthorpe, Hampsthwaite*, Huby, Kirk Hammerton, Kirkby Overblow, Kettlesing Bottom, Killinghall*, Kirby Hill, Kirkby Malzeard*, Lofthouse, Long Marston, Markington, Marton cum Grafton, North Rigton, North Stainley, Nun Monkton, Pannal*, Ripley*, Rocliffe, Sharow, Sicklinghall, Skelton on Ure, Spofforth*, Staveley, Summerbridge*, Tockwith*.

Smaller Villages: Small scale infill development on non-allocated (windfall) sites in accordance with policy GS3 will be supported. Smaller villages are: Arkendale, Baldersby, Bewerley, Burnt Yates, Brearton, Copgrove, Copt Hewick, Cowthorpe, Farnham, Galphay, Hunsingore, Kirk Deighton, Little Ouseburn, Little Ribston, Littlethorpe, Marton le Moor, Melmerby, Middlesmoor, Minskip, Rainton, Ramsgill, Sawley, Scotton, South Stainley, Studley Roger, Weeton, Whixley, Winksley.

Development limits for places in the settlement hierarchy are identified under the provisions of policy GS3. Places not identified in the settlement hierarchy are considered to be part of the wider countryside where development will only be appropriate if permitted by other policies of this plan, a neighbourhood plan or national policy.

A broad location for growth is identified in the Green Hammerton/Cattal area, as shown on the key diagram. Within this area a site for a new settlement will be allocated through the adoption of a separate Development Plan Document (DPD). The DPD will be brought forward in accordance with the development principles outlined in policy DM4.

Justification

- 3.13** The key public transport corridors are highlighted on the key diagram and comprise the rail line connecting Harrogate to both Leeds and York, together with the following key bus corridors:
- Ripon to Harrogate and on to Leeds
 - Harrogate to Knaresborough
 - Harrogate to Bradford via Leeds Bradford airport
 - Harrogate to Wetherby
- 3.14** Those settlements within, or located in close proximity to, the key public transport corridors have the best access to public transport and therefore also a wide range of jobs, services and facilities within the district and further afield.
- 3.15** Harrogate, Knaresborough and Ripon are the district's main urban areas and over the plan period will accommodate most of the district's growth. These are the settlements in the district that offer the greatest range of jobs, shops and services. They are well connected to each other and to areas outside the district by public transport. In Harrogate and Knaresborough this will be accommodated primarily through the release of land on the edge of the settlement to deliver urban extensions (to the west of Harrogate and east of Knaresborough).
- 3.16** In Ripon the majority of new development will come forward as a result of the re-development of the former Claro and Deverall Barracks, and the adjoining Laver Banks for new homes, jobs and community uses. The Ripon Neighbourhood Plan was formally 'made' on 10 April 2019 and now forms part of the statutory development plan for the Harrogate District. The plan does not allocate sites for housing but includes a number of policies to protect and enhance the environment, including the identification of areas for regeneration, the allocation of Local Green Spaces, protection of the City's skyline, and policies which support the local economy. The plan also includes a number of 'Community Actions' which set out how the local community would like to see development take place. The Harrogate District Local Plan allocates sites for new homes in Ripon including the allocation of the Ripon Barracks sites for a mix of uses.
- 3.17** The district's smaller market towns of Borouhbridge, Masham and Pateley Bridge will maintain their roles as local service centres, providing a good range of local employment, shops and services for their rural hinterland. Allocations of land will be made in order to ensure that they continue to thrive.
- 3.18** In addition to the Ripon Barracks sites, the Ministry of Defence have also announced the disposal of that part of Dishforth Airfield no longer required for operational purposes. As the site is not expected to become available until 2031 at the earliest, the consideration of the development potential of the Airfield will be undertaken as part of any future plan review.
- 3.19** Land in the Green Hammerton/Cattal area has been identified as a broad location for strategic growth at which it is proposed new housing, employment and supporting services will be delivered during the plan period and beyond through the development of a new settlement. It is anticipated that around 1,000 dwellings and five hectares of employment land will be delivered by 2034/35. Only a broad location has been identified at present: the council will prepare a separate Development Plan Document (DPD) to guide the detailed planning of the area, including defining the development area. Further information is set out in policy DM4.
- 3.20** There are many villages and hamlets spread across the district; allowing development in all of these would not result in a sustainable pattern of growth as many offer little in the way of local services and facilities, can be in more isolated locations and/or may comprise of little more than a cluster of houses. Service villages offer a range of basic services and community

facilities, and represent sustainable locations for development. Where possible, allocations of land will be made for new development in these villages in order to maintain or enhance the provision of services and facilities. As a minimum, service villages contain at least one key public service (such as a primary school or GP surgery), recreational facilities and at least one meeting place (i.e. a village hall, a place of worship or both). Further to the minimum requirements, most service villages also contain a shop (a general store catering for day-to-day needs) or a pub or a café, and some contain more than one of these businesses.

- 3.21** The nine service villages marked with * in this policy offer a demonstrably wider range of retail, service and leisure businesses (such as more specialist food shops, other retail, post offices, hairdressers, cafés, pubs, restaurants and hot food takeaways etc.) than other villages in the district. With the exception of Ripley and Summerbridge, these villages also contain both a primary school and a GP surgery.
- 3.22** The lowest tier of the settlement hierarchy comprises a number of defined smaller villages that contain only basic community facilities. These settlements offer recreational facilities and at least one meeting place (i.e. a village hall, a place of worship or both). Here new development will be restricted to small scale infill development on non-allocated (windfall) sites. In this context infill development is defined as the development of a gap between existing buildings or a gap between an existing building and the development limit. Any settlements or groups of buildings below this tier are considered to be part of the wider countryside where new development will be restricted to that which is permitted by other policies of this plan, a neighbourhood plan or national policy.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy DM4: Green Hammerton/Cattal Broad Location for Growth
- Policy GS3: Development Limits

Further information/guidance for applicants (see bibliography under Growth Strategy for more details)

- Harrogate Borough Council: Settlement Hierarchy Background Paper (2018)

GS3: Development Limits

Policy GS3: Development Limits

Development limits, as shown on the policies map have been drawn around those settlements listed in policy GS2: Growth Strategy to 2035. Within development limits, proposals for new development will be supported provided they are in accordance with other relevant policies of the Local Plan.

Outside development limits proposals for new development will only be supported where expressly permitted by other policies of this plan or a neighbourhood plan or national planning policy.

In the absence of a five-year supply of housing land proposals for new housing development on sites outside the development limit of a settlement will be considered in accordance with the presumption in favour of sustainable development set out in national planning policy. Such proposals should be consistent with the role of the settlement in the settlement hierarchy set out in policy GS2, not result in a disproportionate level of development compared to the existing settlement and meets the following criteria:

- A. The site is well related to the existing built form of the settlement;
- B. Development would not result in coalescence with a neighbouring settlement;
- C. There would be no adverse impact on the character and appearance of the surrounding countryside or heritage assets;
- D. The proposal is of a scale and nature that is in keeping with the core shape and form of the settlement and will not significantly harm its character, appearance, and setting.

Justification

3.23 Development limits have been drawn around the settlements set out in policy GS2: Growth Strategy to 2035. Development limits are used to define the areas where specific plan policies will apply. They indicate the extent to which each settlement should be allowed to develop during the plan period and where, within the defined area, there will be a presumption in support of development. Any land and buildings outside the defined limit will generally be considered countryside where there is a stricter control over development.

3.24 The inclusion of land within a development limit does not indicate that it is suitable for development. There may be areas of open space, woodland, areas at risk of flooding, areas that contribute to a settlement's local distinctiveness and other protected sites that would be inappropriate for development. Additionally, other material considerations may influence whether development within development limits is acceptable or not.

3.25 The following principles have been used to define settlement development limits:

- That they are drawn around the 'main' built area of the settlement;
- On the 'inside' of the development limit land will generally be developed i.e. taken up by buildings, roads;
- On the 'outside' of the development limit land will generally be used for agriculture, outdoor sport or woodland or other open uses (e.g. allotments, cemeteries) and will include farm buildings extending beyond the main built area of the settlement;
- Wherever possible the development limit should follow physical features such as roads, walls and field boundaries; and
- Settlement boundaries do not need to be contiguous. It may be appropriate given the nature and form of a settlement to define two or more separate elements.

- 3.26** In defining the development limits consideration has been given to including land which would provide infill and rounding off opportunities that are physically, functionally and visually related to the existing built up area; and to the opportunity for improvements to the entrance to a settlement.
- 3.27** The development limits defined in the Harrogate District Local Plan (2001) have been reviewed and remain largely unchanged with the exception of:
- Sites proposed for allocation through this Local Plan where they are outside of the 2001 development limit;
 - Where there is a need to reflect development proposals completed or with outstanding planning permission since development limits were last reviewed; and
 - Where previous limits do not address the principles set out above.
- 3.28** Development limits have been defined for the first time around: Arkendale; Baldersby; Beckwithshaw; Bewerley; Brearton; Burnt Yates; Copgrove; Copt Hewick; Cowthorpe; Dacre; Farnham; Galphay; Grantley; Hunsingore; Kettlesing Bottom; Kirk Deighton; Little Ribston; Littlethorpe; Little Ouseburn; Lofthouse; Marton le Moor; Middlesmoor; Nun Monkton; Rainton; Ramsgill; Ripley; Roecliffe; Sawley; South Stainley; Studley Roger; Weeton; and Winksley.
- 3.29** The policy also provides a framework for considering proposals on sites outside of development limits, which may come forward under the presumption in favour of sustainable development in circumstances where the authority is unable to demonstrate a five-year supply of deliverable housing sites, in accordance with national planning policy. In all such cases, the criteria seek to ensure that development is sympathetic to the role and built form of the settlement and will not unacceptably harm the character of the countryside or heritage assets.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy GS2: Growth Strategy to 2035
- Policy GS4: Green Belt
- Policy HP3: Local Distinctiveness

Designations/boundaries shown on the policies map

- Settlement development limits.

GS4: Green Belt

Policy GS4: Green Belt

The extent of the Green Belt within the Harrogate district is shown on the policies map. Proposals for development in the Green Belt will be determined in accordance with relevant national policy

Justification

- 3.30** The Harrogate district incorporates parts of two different Green Belts, namely the West Yorkshire Green Belt and the York Green Belt. The purposes of these designations are to check the further growth of the West Yorkshire conurbation, to protect the special character of the towns of Harrogate and Knaresborough and prevent them from merging and to protect the special character of the City of York. The NPPF makes clear that once established the Green Belt boundary can only be altered in exceptional circumstances following a full review. The extent of the Green Belt in the district has been established in earlier development plans and it has not been found necessary to amend the extent of the Green Belt in order to deliver sustainable growth within the district. However, sites K40, K41 and K42 have been allocated (under Policy HS10) for accommodating Gypsy and Traveller needs and removed from the Green Belt. This is in line with national guidance (Planning Policy for Traveller Sites, 2015). The extent of the Green Belt is set out on the policies map.
- 3.31** All proposals for development within the Green Belt will need to be in accordance with the National Planning Policy Framework (NPPF), which makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The council will give substantial weight to any harm to the Green Belt and 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 3.32** NPPF states that the construction of new buildings in the Green Belt is inappropriate. Exceptions to this are set out in the NPPF and include limited infilling or the partial or complete redevelopment of previously developed sites (brownfield sites), whether redundant or in continuing use, (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 3.33** Taking into consideration the importance of protecting and enhancing the natural environment the need to provide sites for new sport, open space and recreation facilities and the need to make the most of opportunities for improving green infrastructure, the council encourages the beneficial use of the Green Belt. Proposals will need to demonstrate that they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it as defined in national policy.
- 3.34** National guidance (Planning Policy for Traveller Sites (2015): paragraphs 16-17) identifies that traveller sites within the Green Belt are inappropriate development. It suggests that where sites are located within the Green Belt the council could consider limited alterations to the Green Belt boundary to meet specific needs (which might be to accommodate a site inset within the Green Belt) but with clear provisions that these are only for meeting the needs of Gypsy and Traveller accommodation. Therefore, in relation to the site allocations identified under policy HS10: Providing for the Needs of Gypsies and Travellers these have been removed from the Green Belt and allocated solely for accommodating Gypsy and Traveller needs. These alterations are shown on the policies map.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy HS10: Providing for the Needs of Gypsies and Travellers
- Policy HP7: New Sports, Open Space and Recreation Development
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character
- Policy NE5: Green and Blue Infrastructure

Further information/guidance for applicants (see bibliography under Growth Strategy for more details)

- Harrogate Borough Council: Harrogate District Local Plan: Gypsy and Traveller Background Paper (2018)

Designations/boundaries shown on the policies map

- Green Belt

GS5: Supporting the District's Economy

Policy GS5: Supporting the District's Economy

The council will encourage sustainable economic growth in the district by supporting development proposals that contribute towards the achievement of the following:

- A. Supporting the growth of key sectors including:
 - Creative and digital;
 - Scientific research and development;
 - Financial and professional services; and
 - Logistics.
- B. Providing a range of quality business sites and premises.
- C. Providing a strategic employment site at Flaxby, adjacent to the A1(M).
- D. Delivering Station Parade, Harrogate as a significant mixed-use, employment and commercial development location strengthening the town centre's role as an attractive location for business and contributing to its vitality and diversity.
- E. Encouraging the retention of B1 office space.
- F. Maintaining and enhancing the district's visitor economy.
- G. Supporting the rural and agricultural economy and its diversification.

Justification

- 3.35** The National Planning Policy Framework (NPPF) places particular importance on building a strong competitive economy and states that local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st Century.
- 3.36** The objectives of the Local Plan seek to support business, enterprise and job creation in order to achieve a sustainable and diverse economy that provides a range of employment and a higher proportion of high value jobs. This also reflects one of the council's corporate priorities which is to support a strong and diverse local economy.
- 3.37** Harrogate district is a great place to do business, illustrated by its diverse business demography, including world leaders in bioscience, professional/financial service providers and logistics, creative and digital businesses. This is evidenced by the district's above average business start-up rate. Comparatively, its residents are well qualified. The quality of its built and natural environment attracts circa five million visitors a year and boasts excellent motorway and broadband connectivity (with 94% of premises capable of accessing Next Generation Access speeds). All of these factors contribute to high levels of enterprise and employment.
- 3.38** There are other factors, however, that are constraining economic growth, including significantly below average workplace earnings, driven by high levels of employment within lower value sectors and in part-time jobs such as health/social care and hospitality. This is exacerbated by the relatively high cost of housing within the district.

- 3.39** Supporting a strong local economy is a key corporate priority for the council and is reflected in the Economic Growth Strategy 2017-2035. Working with private and public sector partners, the strategy identifies priorities for intervention to ensure a sustainable economy, by building upon the district's strengths and developing a business environment in which high-value growth sectors can grow and invest.

Key Sectors

- 3.40** In terms of employment sectors, the council's Housing and Economic Development Needs Assessment (HEDNA) states that future gross value added (GVA) growth is particularly driven by growth in the professional, scientific and technical activities, wholesale and business support services sectors. The agricultural and manufacturing sectors are both expected to see job losses going forward.
- 3.41** The Economic Growth Strategy places importance on the provision of 'higher value' growth sectors. These sectors are sympathetic to the strong local labour market conditions within the district and reflect: forecast growth and the existing strengths of the district's offer to these sectors with an attractive environment, quality of local services and education facilities, and central location in the UK. With an aim of delivering the largest increases in economic productivity, the target growth sectors are:
- Creative and digital;
 - Scientific research and development;
 - Financial and professional services; and
 - Logistics.
- 3.42** The council's discretionary business rate relief scheme has also been revised to prioritise support for further investment and growth within these sectors, as well as incentivising new high quality office space.
- 3.43** Harrogate district benefits from its location within two local enterprise partnership (LEP) areas: Leeds City Region and the York, North Yorkshire and East Riding Enterprise Partnership; both of whom acknowledge the importance of the Harrogate economy within their sub-region. The Leeds City Region Strategic Economic Plan (SEP) (2016) describes Harrogate as having notable strengths in financial and professional services, digital, creative and life science sectors; whilst the York, North Yorkshire and East Riding SEP (2016) highlights Station Parade, Harrogate and Flaxby Green Park as important future development projects. Harrogate Borough Council is committed to working collaboratively with both LEPs to maximise economic opportunities.

Range of Sites and Premises

- 3.44** The success of the Harrogate district as a business location is, in part, due to its attractive built and natural environments and its highly skilled workforce.
- 3.45** It is important for the sustainable growth of the local economy that a range of different sites and premises is provided to accommodate the full spectrum of user requirements. This will be achieved by allocating, promoting and protecting a range of employment sites and premises suitable for start-ups to existing small and medium sized enterprises (SMEs) with the ambition to grow, and larger businesses looking to establish and invest in the district. Businesses need space to start up, move to and grow and providing a range of business sites and premises is important. There is present demand for co-working office space, small units in rural areas, high-tech business parks, industrial units, (particularly in the 1,000 to 10,000 sq ft range), serviced sites, grade A office accommodation in Harrogate town centre, warehouse units of all sizes, retail premises and workshop space. Enquiries show demand for premises is equally split across these sectors with quality of accommodation, environment and proximity to road and public transport services being important factors.

- 3.46** The importance of a portfolio of the right business premises in the right location has been highlighted by a variety of local companies that are seeking to grow and remain within the Harrogate district but could be prevented from doing so by a lack of available and suitable employment sites and/or premises, particularly office space. This has been evidenced through the council's on-going engagement with local companies, property agents and reports in the regional business press.
- 3.47** Providing a range of sites and premises is central to the district's ability to retain and attract businesses, sustain the important diversity of the local economy and to enable its strong entrepreneurial spirit to flourish.
- 3.48** Given the shortfall in available employment land to meet the projected B1 and B8 need over the period to 2035, there is also sound justification for the continued protection of existing employment areas where their condition and location meet known and future business demand and attract inward investors in the future.

Strategic Employment Site at Flaxby

- 3.49** Flaxby has been identified as the most appropriate location for a strategic employment site as it has excellent access to the strategic transport network and will benefit from planned improvements to Junction 47 of the A1(M). The site benefits from a planning approval for a high quality, landscaped 'green business park', focusing on high quality business uses which will meet a significant proportion of the identified needs in the Harrogate district.

Station Parade in Harrogate

- 3.50** Harrogate's railway station and adjoining facilities on Station Parade, including the town centre's bus station, have long been identified by the council as an area for improvement. A development brief was developed for the site in 2005 but the subsequent downturn in the economy has seen this proposal stall. The current buildings and infrastructure detract from the overall quality of the town centre environment and provide a poor gateway for commuters, and business and leisure visitors. However, a number of recent factors strongly indicate an appetite for the comprehensive redevelopment of the site being a more viable prospect which could be delivered in the plan period. These include the proposed electrification of the Leeds-Harrogate-York railway line and renewed developer interest in parts of the site. The Harrogate Town Centre Strategy and Masterplan Supplementary Planning Document (2016) sets out a number of key principles for the future development of this area. Working with private and public sector partners, the council is involved in the preparation of a masterplan for the mixed use development of the area, including high quality office accommodation that reflects its landmark location.
- 3.51** Station Parade is also a popular location for office accommodation with its proximity to transport and town centre facilities, including The Exchange and Copthall Bridge House. Property agents and local companies have repeatedly highlighted the attraction of Harrogate town centre as an office location, due to the quality of the environment, accessibility to public transport links, and to facilities such as shops and restaurants and other professional services. The attraction of the town as a place to 'do business', for business owners, their clients and prospective customers, has been highlighted by a range of local companies. As evidenced in the HEDNA and the council's own records, around 40,000 square meters⁽³⁾ of office space is identified to be lost to residential use through the permitted development right changes. The council has acknowledged the potential threat to good quality office floorspace within Harrogate town centre and have confirmed an Article 4 direction affecting properties used as offices on Victoria Avenue in Harrogate, which removes the right of owners of properties

falling within B1(a) use class to convert these properties to residential use. The council will continue to use its Article 4 powers, where appropriate, which may include the area around The Exchange.

- 3.52** The re-development of Station Parade offers the opportunity to provide the modern office facilities that many of these businesses are seeking to relocate to, and strengthen the town's business offer.

Visitor Economy

- 3.53** Supporting a growing tourism sector that attracts greater numbers of business and leisure visitors, and provides a vibrant offer for all visitors is an important objective. This includes seeking to maintain the position of Harrogate as an important conference and exhibition destination with a range of venues and a thriving conference, exhibition and events programme. The Leeds City Region SEP (May 2016) also recognises the district is home to a renowned visitor economy offer but highlights the challenges presented by the associated lower than average workplace earnings.

- 3.54** Tourism is important to the rural areas of the district. This reflects the area's attractive countryside, including the Nidderdale Area of Outstanding Natural Beauty (AONB), historic market towns and villages and range of tourist attractions, including Studley Royal Park (including the ruins of Fountains Abbey) World Heritage Site. Tourism investment and visitor spending makes a significant contribution to the local economy, creating employment opportunities and assisting in attracting investment. Opportunities that sustain and enhance tourism will be supported in principle.

Supporting the Rural Economy

- 3.55** The NPPF supports economic growth in rural areas in order to create jobs and prosperity, and encourages planning policies to take a positive approach to sustainable new development. This includes supporting the sustainable growth and expansion of all types of business and enterprise in rural areas, as well as promoting the development and diversification of agricultural and other land-based businesses.

- 3.56** The west of the district is largely rural in character, comprised of a high quality and varied landscape that is greatly valued by both residents and visitors. Agriculture and forestry activities have influenced the character and appearance of the countryside and continue to do so. Reliance in these rural areas on limited employment sectors, however, has resulted in a narrow range of job types characterised by low pay and seasonality. The over-dependency upon traditional rural industries, which have suffered in the past due to declining incomes and foot and mouth etc., has also had an effect on the rural economy. While future automation within agriculture and food/drink manufacturing threatens the current high levels of employment. It is increasingly important, therefore, to diversify the rural economy in order to ensure that large parts of the district continue to thrive. Diversification can bring with it development pressures, which if not carefully managed can harm the intrinsic character of the countryside.

- 3.57** Refurbishment of rural buildings also provides valuable opportunities to diversify and strengthen the local economy, and provide accessible employment opportunities for residents. Many rural based businesses start from the back bedroom, garage or vacant farm building. The provision of workspace and office accommodation in converted rural buildings enables these small businesses to expand, diversify and take on staff, whilst remaining local.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy EC1: Protection and Enhancement of Existing Employment Areas
- Policy EC2: Expansion of Existing Businesses in Open Countryside and Outside Established Employment Areas
- Policy EC3: New Employment Development in the Countryside
- Policy EC4: Farm Diversification
- Policy EC5: Town and Local Centre Management
- Policy EC6: Protection of Tourist Facilities
- Policy EC7: Sustainable Rural Tourism
- Policy HP1: Harrogate Town Centre Improvements

Further guidance for applicants (see bibliography under Growth Strategy for more details)

- Harrogate Borough Council: Housing and Economic Development Needs Assessment (HEDNA) (G L Hearn, 2017).
- Harrogate Borough Council: Economic Growth Strategy for the Harrogate District 2017-2035 (2017).
- Harrogate Borough Council: Harrogate Town Centre Strategy and Masterplan Supplementary Planning Document (2016).
- Leeds City Region: Strategic Economic Plan (SEP) 2016-2036 (2016).
- York, North Yorkshire and East Riding Local Enterprise Partnership: Better Jobs, New Homes, More Investment: Strategic Economic Plan (SEP) Update (2016).
- The Town and Country Planning (General Permitted Development) Order 1995: Article 4.

GS6: Nidderdale Area of Outstanding Natural Beauty

Policy GS6: Nidderdale Area of Outstanding Natural Beauty (AONB)

The natural beauty and special qualities of the Nidderdale Area of Outstanding Natural Beauty (AONB) will be conserved and enhanced.

Proposals will only be supported where they:

- A. Do not detract from the natural beauty and special qualities of the AONB and its setting;
- B. Contribute to the delivery of the Nidderdale AONB Management Plan objectives;
- C. Support the economic, social and environmental well-being of the area or support the understanding and enjoyment of the area.

Applications for major development in the AONB will be refused unless justified by exceptional circumstances. The council will determine such applications in accordance with the approach set out in national planning policy.

The council will require development that is outside the AONB, but that affects land within it, to conserve the natural beauty and special qualities of the Nidderdale AONB and ensure that development does not:

- D. Harm views out of the AONB particularly from public viewpoints; or
- E. Harm views of the AONB from public viewpoints outside the AONB; or
- F. Introduce an abrupt and/or harmful change of landscape character; or
- G. Result in the loss of biodiversity, particularly of species of importance in the AONB.

Within the areas designated as Dark Skies, development proposals should ensure that lighting is directed and designed so as to reduce obtrusiveness and protect sensitive habitats.

Justification

- 3.58** Areas of Outstanding Natural Beauty (AONBs) were originally identified via the National Parks and Access to the Countryside Act 1949 with the primary purpose to conserve the natural beauty of the landscape. The Nidderdale AONB was designated in 1994 and covers an area of 60117 hectares in the west of the district. It borders the Yorkshire Dales National Park and comprises large parts of upper and middle Nidderdale itself, part of lower Wharfedale, the Washburn valley and part of lower Wensleydale. It includes the town of Pateley Bridge and many villages. A smaller area of the AONB, to the north, is within the Hambleton and Richmondshire districts.
- 3.59** The AONB's landscape is diverse with the scenery in the west dominated by heather moors: the international importance of these areas to biodiversity is recognised by their identification as Special Protection Areas and Special Areas of Conservation. In the east the landscape broadens and flattens and is a more pastoral landscape containing historic parks and gardens and the Studley Royal Park (including the ruins of Fountains Abbey) World Heritage Site.
- 3.60** The Nidderdale AONB Management Plan 2014-2019 (2014), prepared by the Nidderdale AONB Joint Advisory Committee, is a high level strategy that provides a framework for co-ordinating action to protect the AONB's special qualities in response to existing and future challenges. The management plan contains policies and objectives based on landscape, the natural environment, heritage and the historic environment, understanding and enjoyment

and living and working. The plan is intended to be an aid to more effective and efficient action on the ground and progress against actions is reviewed annually by the joint advisory committee. The policies and objectives of the Nidderdale AONB Management Plan are reflected in this Local Plan.

- 3.61** Paragraph 115 of the National Planning Policy Framework (NPPF) is clear that AONBs should be afforded the highest level of protection in relation to conserving landscape and scenic beauty. Designation does not preclude development but all proposals for development within or adjacent to the AONB will be expected to conserve and enhance its special qualities. In assessing this, the proportion and form of development, how it reflects local vernacular and the distinctive historic and settlement character through design, style, scale, massing and materials used will be considered.
- 3.62** Applications for major development in the AONB will be refused unless exceptional circumstances are demonstrated and the development is proven in the public interest. The council will have regard to the principles outlined in paragraph 116 of the NPPF in considering major developments.
- 3.63** There is no national definition of major development and the council do not consider it appropriate to define major development in terms of numbers as this is context specific and dependant on the particular development proposed. Major development will be defined on a case-by-case basis taking account of relevant factors such as the size, scale and setting of the proposed development, the cumulative effect of development in a particular location, the potential for adverse impacts and the extent to which these could be moderated or mitigated.
- 3.64** The surroundings of the AONB are also important to its landscape character and quality. The council recognises that development outside of the AONB, but within its setting, can also have an impact on the AONB. This includes, for example, views out of the AONB into the surrounding countryside. Whilst it is not possible to define the extent of this area, the setting of the AONB is considered to be the area within which proposals for development by virtue of their nature, size, scale, materials or design could be considered to have an impact on the Nidderdale AONB.
- 3.65** Although the district is not within the Yorkshire Dales National Park, it is within the setting of this national park and, where appropriate, development proposals in the AONB should take account of the national park and its management plan.
- 3.66** The AONB includes the local service centre of Pateley Bridge and the service villages of Askwith, Dacre/Dacre Banks, Darley, Glasshouses, Grantley, Grewelthorpe, Kettlesing Bottom, Kirkby Malzeard, Lofthouse and Summerbridge. A number of smaller settlements are identified in the growth strategy settlement hierarchy as smaller villages.
- 3.67** In pursuing the primary purpose of designation, account must also be taken of the economic and social needs of local communities within the AONB. These communities have development needs which should be met including: the need for housing (including affordable homes), employment, community facilities, and a population sufficient to enable rural facilities and services to remain viable. The Local Plan seeks to address the needs of local communities, whilst preserving the special qualities, features and character of the AONB, in accordance with the NPPF, through the allocation of modest levels of housing growth in Pateley Bridge, Kirkby Malzeard, Summerbridge, Dacre/Dacre Banks and Darley. The identification of site allocations in the AONB has taken account of the impact of development on settlement character and the special qualities of the wider landscape.

- 3.68** The Nidderdale AONB Joint Advisory Committee is seeking to join the Yorkshire Dales National Park Authority's bid for Dark Sky Reserve status. This is public or private land possessing an exceptional or distinguished quality of starry nights and nocturnal environment that is specifically protected for its scientific, natural, educational, cultural, heritage and/or public enjoyment.⁽⁴⁾
- 3.69** In general terms all planning applications must take account of the impact of the development on the environment and this policy seeks to protect the natural beauty and special qualities of the Nidderdale AONB. This includes responding to paragraph 125 of the NPPF, which identifies the need to minimise the impact of light pollution and states 'by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'. Development proposals in the AONB should ensure that lighting is carefully directed and sensitively designed so as to reduce obtrusiveness.
- 3.70** Proposals for development in the AONB should have regard to the Harrogate District Landscape Character Assessment and Landscape Design Guide, as set out in policy NE4: Landscape Character, and if the impact of development on the landscape is considered to be significant, a full landscape and visual impact assessment (LVIA) will be required. The requirements of policy NE5: Green Infrastructure will also need to be taken into account, including statements of environmental opportunity that identify potential landscape enhancements within the national character areas.
- 3.71** All features that contribute to the beauty and special nature of the AONB, which include man-made features, buildings, walls, parks and gardens, planted woodland etc., and consequently new design (including landscape design), should be of quality and appropriate to its context.

4 The Yorkshire Dales National Park Authority is evaluating the designation of a Dark Sky reserve and the area that it will include.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Practice Guidance (NPPG)
- Policy GS2: Growth Strategy to 2035
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character
- Policy NE5: Green and Blue Infrastructure
- Policy NE7: Trees and Woodland
- Policy HP3: Local Distinctiveness

Further information/guidance for applicants (see bibliography Growth Strategy for more details)

- Harrogate Borough Council: Harrogate District Landscape Character Assessment (2004)
- Harrogate Borough Council: Landscape Design Guide
- Harrogate Borough Council: Green Infrastructure Supplementary Planning Document (2014)
- Nidderdale Area of Outstanding Natural Beauty Management Plan 2014-2019 (2014)
- Natural England: National Character Area Profiles (2014)
- Yorkshire Dales National Park: International Dark Sky Reserve Bid

Evidence that may be required from applicants to accompany a planning application

- Landscape assessment

Designations/boundaries shown on the policies map

- Nidderdale Area of Outstanding Natural Beauty
- Allocations made under Policy DM1: Housing Allocations

Economy

4 Economy

Economy Key Facts

- The Harrogate district has an economy worth £3.7 billion (Gross Value Added) (2017).
- The district boasts a healthy, entrepreneurial economic environment with a high rate of business start-ups and above average number of enterprises and business units per head of population (estimated 13,500 businesses, 2015).
- There are high levels of employment with 95,000 jobs in total and (historically) the highest business start-up rates within the Leeds City Region, with the district's residents some of the most qualified in the north of England.
- House building in North Yorkshire was responsible for 10,664 jobs ,of which 903 were in Harrogate district (HBF Regional Report (Yorkshire and Humberside) Economic Footprint of UK House Building, 2015).
- The local economy is diverse with a variety of business sectors, including: life sciences, financial and professional services, warehousing and manufacturing, and the headquarters for companies that trade internationally, such as: Covance, TSYS, Harrogate Spring Water and Econ Engineering.
- Harrogate district is a vibrant visitor destination that attracts around five million business and leisure visitors per annum, and is home to the Harrogate Convention Centre (HCC).
- The district's rural areas account for a quarter of the district's economy and add to its economic diversity. This includes providing supply chains for retail and catering industries.
- Median workplace wages in the district are considerably lower than the regional and national averages. This reflects the high proportion of part-time jobs and a disproportionate skew in local employment towards low-value sectors, including catering and accommodation.
- A diminishing supply of commercial office accommodation is being experienced as the use of offices is changed to residential use through permitted development.
- There has been an overall reduction in hotel bed spaces across the district since 2011.

EC1: Protection and Enhancement of Existing Employment Areas

Policy EC1: Protection and Enhancement of Existing Employment Areas

The following key employment sites, as identified on the policies map, should continue to be occupied by employment uses:

- a. Cardale Park, Harrogate
- b. Hornbeam Park, Harrogate
- c. Claro Park, Harrogate
- d. Plumpton Park, Harrogate
- e. St James Park, Knaresborough
- f. Manse Lane, Knaresborough
- g. Manse Farm, Knaresborough*
- h. Boroughbridge Road, Ripon
- i. Harrogate Road, Ripon
- j. Dallamires Lane, Ripon
- k. Bar Lane, Boroughbridge
- l. Fearby Road, Masham
- m. Melmerby Industrial Estate/Barker Business Park, Melmerby
- n. Marston Business Park, Tockwith
- o. New York Mills, Summerbridge
- p. Dunlopillo, Pannal**
- q. Flaxby Green Park*

Employment Allocations, once developed

- H16: Playing fields, Harrogate College, Harrogate
- H28: Land at Wetherby Road, Harrogate
- MB3: Land south of Barker Business Park, Melmerby
- MB6: Land at Melmerby Industrial Estate
- MB8: Land West of Barker Business Park, Melmerby
- PN18: South of Almsford Bridge, Pannal

Mixed Use Allocations, once developed **

- H37: Land at Station Parade, Harrogate
- H51: Land east of Lady Lane, Harrogate
- H63: Dragon Road car park, Harrogate
- K17: Former Cattle Market, Knaresborough
- R25: Claro Barracks, Ripon
- M11: Land at Westholme Road, Masham

The development or redevelopment of land and premises within these sites for purposes other than business, general industrial and storage and distribution (as defined by Use Class B1, B2 and B8 of the Use Classes Order) will not be permitted unless it can be clearly demonstrated that the proposed use is ancillary to the functioning of the employment site and the following criteria are met:

- A. There is no unacceptable impact on the quality and quantity of employment land supply;
- B. There is no unacceptable impact on the operation of the site as a key employment area;
- C. There is no unacceptable amenity impact;

D. The proposal provides a complimentary benefit to the employment area.

Proposals for the use of other employment sites for non business, general industrial and storage and distribution (as defined by Use Class B1, B2, B8 of the Use Classes Order) uses will be resisted unless there is clear evidence provided to demonstrate that:

E. There is no Impact on the quality and quantity of employment land supply;

F. Smaller scale employment requirements cannot be accommodated on site;

G. The site has been actively marketed for employment use for at least 12 consecutive months in line with the provisions of paragraphs 4.7 and 4.8;

H. Continued use of the site for employment is no longer viable in line with the provisions of paragraph 4.7;

I. There is no significant adverse impact on residential amenity;

J. Continued employment use would not cause unacceptable planning problems;

K. The existing business has relocated (or will be able to relocate) to other suitable premises.

* once developed ** this would relate to the area of the site in employment use

Justification

4.1 Employment land can be placed under pressure from alternative uses, therefore, it is important for the wellbeing of the local economy to secure the long-term future of a range of employment opportunities. The approach to site protection set out in this policy applies equally to sites last in employment use but currently unused, as well as those that are allocated for employment use but not yet developed. This policy relates to business, general industrial, and storage and distribution uses, which are currently defined by Use Class B1, B2 and B8 of the Use Classes Order.

4.2 The council has undertaken a Housing and Economic Development Needs Assessment (HEDNA) to inform the employment land requirement up to 2035. This review assessed the employment sites throughout the district and concluded that the majority of existing employment areas are operating effectively and are viable as employment locations. It also found that the district contains a number of employment sites and areas that should be retained in employment use and protected against loss and gradual erosion through the encroachment of alternative uses because they represent the district's key employment sites. Given the shortfall in readily available, viable and deliverable employment sites to meet the projected B1 and B8 need over the period to 2035, it is vital that protection is provided for the existing employment land supply and, in particular, the key sites. For these key sites the change of use to purposes other than B1 (business), B2 (general industrial) or B8 (storage and distribution) will not be permitted, except where the use is considered to be ancillary to the main employment use of the site.

4.3 Whilst the change of use to non B class uses on key sites will be resisted, it is recognised that there are a limited number of non B1, B2 and B8 uses which could be considered as acceptable on key employment sites as they would provide a service to employees and their clients and contribute to the efficiency of the employment site. These are genuine ancillary uses such as small cafés or childcare nurseries which are needed to serve the employees of the area. When determining planning applications for such uses the applicant needs to demonstrate that the proposal does indeed provide a complimentary benefit to the employment area and support the needs of the employees, as well as demonstrating that

there is no unacceptable impact on the quality and quantity of employment land supply, the operation of the site as a key employment area and general amenity considerations. Applications for non B Class uses that are not considered ancillary will be refused.

- 4.4** In terms of other employment sites the council recognises that, although there is a general resistance to change of use, there may be some cases where it might be appropriate to allow re-development when this would create alternative employment opportunities. In considering such proposals the council would have consideration to the following issues:

Impact on the Quality and Quantity of Employment Land Supply

- 4.5** The council regularly monitors employment land in the district and in particular looks at the take up and losses of employment land. In assessing quantitative and qualitative issues, regard will be had to available land and premises in the local area.

Ability to Accommodate Smaller Scale Requirements

- 4.6** Employment requirements are often for small and medium scale development. Therefore, in assessing qualitative impacts for releasing employment land from business, general industrial and storage/distribution uses, regard will be given to the ability of the site to accommodate these smaller scale requirements.

Viability and Marketing

- 4.7** Proposals will have to provide evidence that employment use (B1, B2 and B8) of the site is no longer viable through relevant marketing information, and feasibility or viability studies. The following information will be required:

- Copy of sales particulars, including any subsequent amendments made;
- Details of the original price paid, date of purchase and the new guide price;
- Schedule of advertisements carried out with copies of the advertisements and details of where and when the advertisements were placed, along with an estimate of the expenditure incurred from advertising;
- The confirmed number of sales particulars distributed, along with a breakdown of where the enquiries resulted from, for example, from the "For Sale/To Let" board, advertisements, or websites etc;
- Websites used to promote the property/site together with details of links to other relevant sites, the number of hits, and whether the council's Sites and Premises Service has been used and on what date it was registered;⁽⁵⁾
- Details of the number of viewings, including who and when;
- Resulting offers and comments on the offers;
- Details of the period when a "For Sale/To Let" board was displayed, or if not, the reasons behind the decision;
- Timetable of events from the initial appointment of the agents to current date;
- Details of agency/joint agency appointed including contact details;
- Date property/site brought to the market;
- Copies of accounts for the last five years.

- 4.8** The above information needs to show that the property/site has been actively marketed for a period of 12 months at a value that reflects its existing use. Where there is evidence that a business has been allowed to run-down, an independent viability assessment may be required. Where a mixed-use scheme is proposed the council would wish to be satisfied that the amount of non business, general industrial and storage/distribution uses (B1, B2, B8) is the minimum required to make the scheme viable.

5 Further details of the council's Sites and Premises Service and Property Finder database are available on the council's website.

Amenity Considerations

- 4.9** Where the continued employment use would cause unacceptable planning problems (e.g. residential amenity, traffic) the policy to resist the loss of business on 'other' sites would not apply. This is most relevant with non-conforming uses.

Permitted Development Rights

- 4.10** Permitted development rights are a national grant of planning permission by parliament allowing certain changes of use without the need for a planning application. Recent changes to permitted development rights now allow the change of use from B1a offices to C3 residential, and the change of use from B8 storage and distribution (up to 500 sq m) to C3 residential. The difference between employment and residential value poses a risk of large scale losses of employment stock and, therefore, jobs. The loss of smaller affordable employment units could have an adverse impact on smaller businesses as well as business start-ups. Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 gives local planning authorities the power to remove permitted development rights in some circumstances where they have the evidence to justify that this is necessary to protect the wellbeing of an area. Permitted development rights covering change of use also apply differently within the Nidderdale Area of Outstanding Natural Beauty.⁽⁶⁾
- 4.11** A significant amount of office space is likely to be lost to residential use through the changes to permitted development rights. The majority of these losses are expected to be within Harrogate town centre, which is where office demand continues to be greatest. The council have acknowledged the potential threat to good quality office floorspace within Harrogate town centre and have confirmed an Article 4 direction affecting properties used as offices on Victoria Avenue in Harrogate, which removes the right of owners of properties falling within Use Class B1(a) to convert these properties to residential use. The council will continue to use its Article 4 powers where appropriate.

6 For further information please visit the government's Planning Portal website.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy GS5: Supporting the District's Economy
- Policy EC2: Expansion of Existing Businesses in Open Countryside and Outside Established Employment Areas
- Policy EC3: New Employment Development in the Countryside
- Policy HP2: Heritage Assets
- Policy NE3: Protecting the Natural Environment

Further information/guidance for applicants (see bibliography under Economy for more details)

- Harrogate Borough Council: Housing and Economic Development Needs Assessment (G L Hearn, 2017)
- Harrogate Borough Council: Business Premises and Property Finder
- Planning Portal: Permitted Development Rights
- Town and Country Planning (General Permitted Development) Order 1995: Article 4

Evidence that may be required from applicants to accompany a planning application

- Justification, viability and marketing assessment for change of use proposals.
- Justification for ancillary applications.

Designations/boundaries shown on the policies map

- Key employment sites.

EC2: Expansion of Existing Businesses in Open Countryside and Outside Established Employment Areas

Policy EC2: Expansion of Existing Businesses in Open Countryside and Outside Established Employment Areas

Proposals for the expansion of existing businesses in open countryside and outside established employment areas will be permitted where all of the following criteria are met:

- A. There is a proven need for such development in terms of business opportunity or operational requirements;
- B. The proposed development cannot physically and reasonably be accommodated within the curtilage of the existing site;
- C. The scale of development is appropriate in the proposed location;
- D. There is no unacceptable impact on the character of the countryside, the surrounding landscape, the form and character of the settlement or biodiversity;
- E. There is no unacceptable impact on the operation of the highway network;
- F. There are no significant adverse impacts on residential amenity.

Justification

- 4.12** The National Planning Policy Framework (NPPF) states that a Local Plan should positively encourage sustainable economic growth and support the expansion of existing businesses, as well as supporting economic growth in rural areas. There are a number of established businesses in the district that are either based on the edges of settlements or within the countryside (outside the defined development limits of settlements). These businesses play an important role in the local economy. Where businesses have 'outgrown' their respective sites and premises and have aspirations to grow they should not be unduly constrained by their location; there are likely to be instances in which their expansion into open countryside may be appropriate.
- 4.13** One of the focuses for supporting sustainable economic growth in the district is meeting the expansion needs of local businesses. The council's economic priorities for the Harrogate district are summarised in the Economic Growth Strategy for the Harrogate District 2017-2035. It is important that existing firms have the opportunity to expand and adapt for the continued success of the business, with regard to normal planning considerations and other policies in the plan.
- 4.14** It is important that the Local Plan enables sustainable economic growth where appropriate. Businesses that are established in a particular location will have invested in a site and may be unwilling or indeed unable to relocate in order to facilitate further growth. Relocation of businesses in rural locations can result in the loss of valuable local employment opportunities that may not be replaced, and indeed loss of the business if the particular location is critical due to issues such as access to staff, suppliers and clients.
- 4.15** Whilst the preference is for development to take place within settlements, the expansion of existing businesses into the open countryside may be appropriate if there are no available sites suitable for expansion as a result of operational and locational requirements. Nevertheless, there must be a demonstrable need for such development and the scale of

the proposal should be appropriate in the proposed location. Equally it is essential that such development does not have an unacceptable impact on the character of the countryside, the surrounding landscape, the form and character of a settlement or biodiversity.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy GS5: Supporting the District's Economy
- Policy EC1: Protection and Enhancement of Existing Employment Areas
- Policy TI1: Sustainable Transport
- Policy HP2: Heritage Assets
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character
- Policy NE1: Air Quality
- Policy HP3: Local Distinctiveness

Further guidance for applicants (see bibliography under Economy for more details)

- Harrogate Borough Council: Economic Growth Strategy for the Harrogate District 2017-2035 (2017).

Evidence that may be required from applicants to accompany a planning application

- Evidence regarding operational requirements of the business.

Designations/boundaries shown on the policies map

- Settlement development limits.

EC3: New Employment Development in the Countryside

Policy EC3: New Employment Development in the Countryside

New employment development will be permitted in open countryside where all the following criteria are met:

- A. It involves either:
 - i. the re-use or adaptation of an existing building, a proposal for farm or other land-based business diversification, or other small-scale proposal requiring a countryside location for operational reasons; or
 - ii. small-scale new building which is well related to a rural settlement, benefits the local economy, and reduces the need for increased car commuting to urban centres.
- B. The local road network can accommodate proposed traffic movements;
- C. It would not have a significant adverse effect on the character, appearance or general amenity of the area.

Outside defined settlement development limits the re-use of existing buildings to employment use from other uses will be supported where:

- D. The building is of permanent and substantial construction, structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction.
- E. The scale, form and general design of the building and its proposed conversion are in keeping with its surroundings, local building styles and materials.
- F. The proposed alterations are of a high quality design, retaining the features that contribute positively to the character of the building and its surroundings.
- G. The building and its curtilage can be developed without an adverse effect on the historic environment, the character of the local landscape or its setting.
- H. It can be demonstrated that there is no unacceptable adverse impact on local biodiversity, including protected habitats and species.
- I. The proposed use would not harm the countryside by way of traffic, parking, storage, light and noise pollution, or the erection of associated structures.

Where a future alteration or extension could have a detrimental effect on the character of the converted building or the area, permitted development rights will be withdrawn for such development.

Justification

- 4.16** The National Planning Policy Framework (NPPF) supports sustainable economic growth in rural areas in order to create jobs and prosperity. It supports sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.
- 4.17** The district is largely rural in character, comprised of a high quality and varied landscape that is greatly valued by both residents and visitors. Agriculture and forestry activities have influenced the character and appearance of the countryside and continue to do so. However,

changes in agriculture have meant that it is increasingly important to diversify the rural economy in order to ensure that large parts of the district continue to thrive. Diversification can bring with it development pressures, which if not carefully managed can harm the intrinsic character of the countryside.

- 4.18** Generally new employment development will be directed towards allocations of land specifically for employment purposes and/or existing settlements. However, employment development (B Use classes) within the countryside can be appropriate where it is small-scale and well located to an existing rural settlement, and where it does not have a significant impact on the character of the countryside. Such businesses can help to sustain and diversify the rural economy, and potentially reduce the need for increased car travel to the larger urban centres.
- 4.19** The council will require comprehensive information on the current structural condition of the building and the method by which it is proposed to be converted to the new use in order to assess whether it is of substantial construction, structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction.
- 4.20** Where a future alteration or extension could have a detrimental effect on the character of the converted building or the area, the council may consider the withdrawal of permitted development rights for such development.
- 4.21** Recent legislative changes in relation to permitted development rights have introduced more flexibility about the conversion and re-use of existing agricultural buildings in rural areas without the need for planning permission. These permitted development rights do not apply to listed buildings or buildings located within a conservation area or within the Nidderdale Area of Outstanding Natural Beauty.
- 4.22** This policy is, therefore, intended to apply to conversions from agricultural uses outside of the exemptions covered by permitted development, and conversions from non-agricultural uses.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy EC4: Farm Diversification
- Policy HP3: Local Distinctiveness
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character
- Policy HP2: Heritage Assets

Further information/guidance for applicants (see bibliography under Economy for more details)

- Harrogate Borough Council: The Re-use and Adaptation of Rural Buildings A Design Guide (1992).
- Harrogate Borough Council: Heritage Management Guidance Supplementary Planning Document (2014).
- Planning Portal: changes of use not requiring planning permission.

Evidence that may be required from applicants to accompany planning applications

- Protected species survey.
- Structural survey of building.

EC4: Farm Diversification

Policy EC4: Farm Diversification

Proposals relating to farm diversification⁽⁷⁾ and other land-based enterprises will be permitted where all of the following criteria are met:

- A. The development will not cause significant or unacceptable harm to the character and appearance of the landscape;
- B. There is no unacceptable adverse impact upon amenity, biodiversity or the historic environment;
- C. The proposal should make use of existing buildings wherever possible. Where new or replacement buildings are required they should be closely related to the existing group and their siting, form, scale, design and external materials should be in harmony with existing traditional buildings;
- D. The proposal forms part of a comprehensive diversification scheme (see paragraph 4.26) and is operated as part of a sustainable farming business or appropriate land-based enterprise and will contribute to making the existing business viable;
- E. The approach roads and access to the site have the capacity to cater for the type and levels of traffic likely to be generated by the development;
- F. The proposal will benefit the local rural economy; and
- G. Proposals which generate high levels of visitor traffic or increased public use will only be permitted where they can be easily accessed by public transport, foot and cycle.

Justification

- 4.23** Paragraph 28 of the National Planning Policy Framework (NPPF) supports the development and diversification of agricultural and other land-based rural businesses. The agricultural sector remains a valuable part of the Harrogate district economy and, therefore, the council seeks to support the ongoing viability of agricultural and other land based enterprises because of the benefits to the sustainability of the rural area.
- 4.24** Farm diversification may involve various type of enterprise, including the introduction of different methods of agricultural production, the use of new crops, adding value to farm products, tourism, recreation, farm shops and leasing land or buildings to non-agricultural businesses.
- 4.25** By encouraging economic and agricultural diversification, it is important that the countryside is not damaged by unrestrained and inappropriate development. Therefore, diversification proposals should be of a scale and nature appropriate to the location and be capable of satisfactory integration into the rural landscape. Such proposals should seek to reuse existing buildings wherever possible and have regard to the amenity and impacts on neighbouring uses.
- 4.26** The proposal is accompanied by a farm diversification plan demonstrating that the proposed development forms part of a comprehensive diversification scheme and is operated as part of a sustainable farming business or appropriate land-based enterprise and will contribute to making the existing business viable. A farm diversification plan should include the following:

⁷ Farm diversification is when a farm branches out from traditional farming by adding new money making activities

- Farm profile: details of existing activities of the farm, site area, type of farm, existing buildings on the farm, what wildlife exists on the farm, number of employees.
- Details of why there is a need for the diversification, including what present problems are being encountered on the farm.
- Proposal details: what the proposal is for, landscape plans, traffic data, structural survey of existing buildings, parking, employment information.
- Impacts: what are the implication of the proposal for the environment and rural economy.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy EC3: New Employment Development in the Countryside
- Policy EC8: Sustainable Rural Tourism
- Policy TI1: Sustainable Transport
- Policy HP2: Heritage Assets
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character

Further information/guidance for applicants (see bibliography under Economy for more details)

- Harrogate Borough Council: The Re-use and Adaptation of Rural Buildings A Design Guide (1992)
- Harrogate Borough Council: Heritage Management Guidance Supplementary Planning Document (2014)
- Historic England: Farmstead Assessment Framework (2015)
- Historic England: The Adaptive Reuse of Traditional Farm Buildings: Advice Note 9 (2017)
- Historic England: Adapting Traditional Farm Buildings: Best Practice Guidelines for Adaptive Reuse (2017)

Evidence that may be required from applicants to accompany a planning application

- Farm diversification plan.

EC5: Town and Local Centre Management

Policy EC5: Town and Local Centre Management

- A. Proposals involving either the loss of existing A1 shop(s) in ground level frontages, or the creation of additional floorspace at ground floor level not intended for a class A1⁽⁸⁾ retail use within the primary shopping frontages of Harrogate, Knaresborough and Ripon will only be permitted where there is no harmful impact on the vitality and viability of the centre.⁽⁹⁾
- B. Proposals for non class A1 uses considered appropriate to a shopping area will be permitted at ground floor level within the secondary shopping frontages of Harrogate, Knaresborough and Ripon; the town centres of Boroughbridge, Masham and Pateley Bridge; and Harrogate's local centres (Cold Bath Road, High Harrogate, Jennyfield, Kings Road, Leeds Road, Starbeck⁽¹⁰⁾ and Knaresborough Road) provided this would not result in, or add to, a concentration of similar uses, the cumulative effect of which would:
- i. Result in a significant adverse impact on the vitality or viability of the centre;
 - ii. Generate levels of traffic that would cause significant congestion and/or road safety problems;
 - iii. Result in three or more consecutive shop units in non A1 use.

In all cases applicants will be required to demonstrate that they have considered all alternative vacant premises last in non class A1 use within the town centres based on availability and suitability and explain why these would not be suitable.

- C. The following proposals will be required to demonstrate compliance with the sequential approach in-line with the provisions under paragraph 4.30:
- i. Retail development that does not serve a purely localised need⁽¹¹⁾ outside of the town centres of Harrogate, Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge;
 - ii. Non-retail main town centre uses outside the town centre boundaries of Harrogate, Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge.
- D. Proposals for retail developments, for the following gross floorspace sizes, outside the town centre but within the settlement's development limit will only be permitted where the application is supported by an Impact Assessment which provides clear evidence that the proposal will not lead to a significant adverse impact on the centre:
- i. Harrogate: convenience retail of 1000 sq m or more and comparison retail of 2500 sq m or more.
 - ii. Ripon: convenience and comparison retail of 1000 sq m or more.

8 Or any definition that replaces this use class

9 Development consisting of a change of use of a building from class A1 (shops) to class A2 (financial and professional services) is classed as Permitted Development.

10 The local centre boundary for Starbeck has been amended to include the former Henry Peacock site

11 Localised need is retail that serves the day-to-day needs of the immediate area rather than a wider catchment area

- iii. Knaresborough: convenience retail of 250 sq m or more and comparison retail of 500 sq m or more.
- iv. Boroughbridge, Pateley Bridge and Masham: convenience and comparison retail of 250 sq m or more.

In all other areas, including the open countryside, an Impact Assessment will be required for convenience and comparison retail proposals of 250 sq m or more.

- E. Proposals for retail development appropriate in scale and type to the size and role of Harrogate's local centres to provide for people's day-to-day needs, will be permitted within, or as an extension to, these centres. Support will also be given to the development of new centres which are necessary to meet the needs of planned or approved new residential and employment development.
- F. Proposals that will enhance the evening and night-time economy will be supported as valuable additions to the vitality and viability of town and city centres, where any amenity issues can be adequately addressed.
- G. Proposals involving residential or office development above ground floor premises within town or city centres will be permitted provided that they will not cause adverse impacts on the amenities of neighbouring occupiers. In addition, development at ground floor should not compromise the current use, or future reuse of upper floors.

Justification

- 4.27** In order to promote the vitality and viability of town and local centres, national planning policy sets out a strong 'centres' first policy, through a sequential test that directs main town centre uses to existing centres. This is supported by an impact test which requires development that might harm a centre to be assessed against a range of factors. Class A1 is defined as shops where the sale, display or service is to visiting members of the public. Other main town centre uses are defined by the National Planning Policy Framework (NPPF) as leisure, offices and arts, culture and tourism development.
- 4.28** The NPPF requires the boundary of each centre and the main shopping area of the centre to be defined. These ensure that a strong retail mix is supported and provides flexibility for defining those areas (primary frontage) that contain a high proportion of retail uses. The Harrogate District Retail Study (2014) provides the evidence base for the policy. Within the core streets of the primary shopping areas of Harrogate, Knaresborough and Ripon there is a concentration of prime shopping facilities where the commercial rental values are highest. It is such facilities which provide the greatest attraction and it is considered important for the continued shopping character of the centre that they are protected from the introduction of non-shopping (i.e. non class A1) uses.
- 4.29** Exceptions to the restriction in primary shopping frontages may be made where it can be demonstrated that the introduction of a non-shopping use is the only means of restoring or improving a building of heritage or aesthetic significance, or it would make an important contribution to the vitality of the shopping centre, and in either case would not have a harmful impact on the shopping frontage.
- 4.30** In order to maintain the vitality and viability of centres, proposals for:

- **Retail development** outside of the town centres of Harrogate, Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge
- **Other non-retail main town centre uses** outside of the town centre boundaries of Harrogate, Knaresborough, Ripon, Boroughbridge, Masham, Pateley Bridge

will only be allowed if:

- a. It is demonstrated that there are no sequentially preferable sites (including consideration of their availability and viability, and whether operators have demonstrated flexibility in terms of scale and format), or the development has a particular market or operational requirement that cannot be accommodated within a sequentially preferable location. In applying the sequential approach applications for main town centre uses should be directed to sites in a town or local centre before considering edge of centre (within 300m of the town/local centre but not outside the urban area) locations. Where proposals are located in an out-of-centre location, preference should be given to sites well served by a choice of means of transport, which are close to the centre and have a higher likelihood of forming links with the centre. In determining the area of search to be considered through the sequential approach, it will be necessary to consider the form and scale of development. This should recognise that some proposals serve a localised need, such as a local foodstore, whereas others will serve a much wider catchment.
- b. There is clear evidence that the proposal will not lead to a significant adverse impact on a centre. This should involve consideration of the effect that the proposal would have on planned investment and the vitality and viability of a centre, including local consumer choice and trade in the centre (and wider area) up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made. Thresholds have been set to identify when a retail proposal should consider the impact of the development on an existing centre. These reflect the different roles and functions of the centres. Developments above the threshold may have a significant impact upon the centre, or other centres within the catchment area, and planning applications should be accompanied by an impact assessment.

4.31 The council commissioned Peter Brett Associates to produce the Local Retail Impact Thresholds Advisory Note (2014), which looked at whether a locally set threshold is needed for the district and, if so, what size threshold would be considered appropriately proportionate.

4.32 To conduct their assessment Peter Brett Associates considered the findings of the Harrogate District Retail Study (2014) along with data on previous planning applications from 2004 to 2014. They focused their assessment on the following:

- The scale of previous proposals relative to town centres;
- The existing viability and vitality of town centres/vulnerability for local town centres;
- The cumulative effects of recent developments;
- The likely effects of further development on any town centre;
- The strategy/planned investment

4.33 Recent permitted development changes, however, now allow more opportunities to change the use of class A1 units to non A1 uses. In some circumstances (change from A1 under 150 sq m to A3 (restaurants) under 150 sq m) a request for prior approval determination needs to be submitted. This enables local planning authorities to protect valued and successful retail provision in key shopping areas such as town centres, as well as ensure that there are no amenity and highway impacts of the change of use. Prior notification is required where it may be undesirable for the building to change to a use falling within class A3 because:

- There could be an impact on the adequate provision of services of the sort that may be provided by a building falling within class A1, but only where there is a reasonable prospect of the building being used to provide such services or;
- The building is located in a key shopping area and there could be an impact on the sustainability of that shopping area.

4.34 Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 gives local planning authorities the power to remove permitted development rights in some circumstances where they have the evidence to justify that this is necessary to protect the wellbeing of an area. The council may, therefore, look to use its Article 4 powers to remove the permitted development rights in areas where the need to protect valuable and successful retail provision is justified.

4.35 Recent changes to permitted development allow the conversion of agricultural buildings under 500 sq m to uses including retail and, therefore, in these cases there would not be a need to submit a Retail Impact Assessment.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy GS5: Supporting the District's Economy
- Policy HP1: Town Centre Improvements

Further information/guidance for applicants (see bibliography Economy for more details)

- Harrogate Borough Council: Harrogate District Retail Study Update (Peter Brett Associates, 2016)
- Harrogate Borough Council: Harrogate District Retail Study (Peter Brett Associates, 2014)
- Harrogate Borough Council: Local Retail Impact Thresholds Advisory Note (Peter Brett Associates, 2014)
- Town and Country Planning (General Permitted Development) Order 1995: Article 4
- Planning Portal: change of use not requiring planning permission

Evidence that may be required from applicants to accompany a planning application

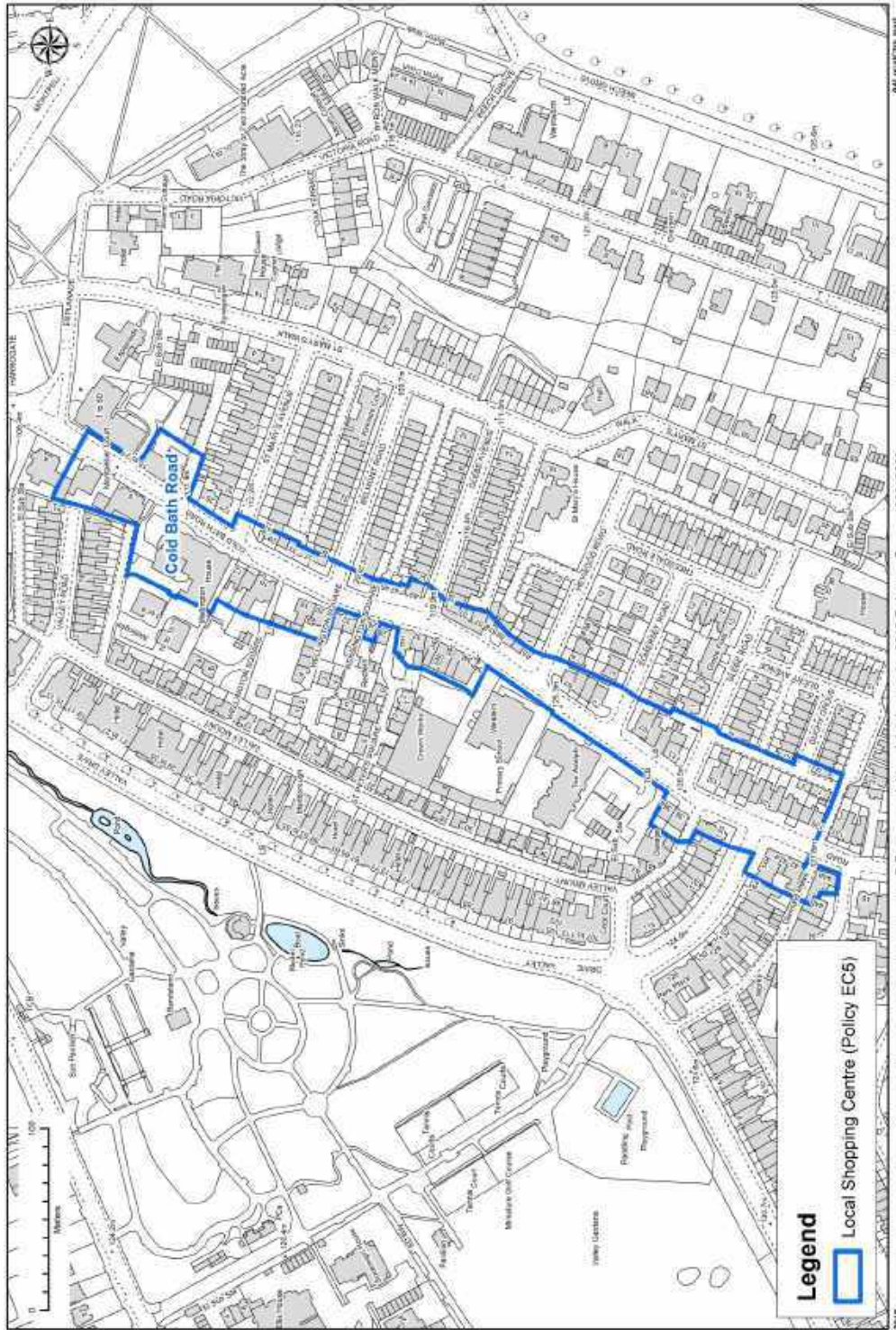
- Sequential Assessment
- Retail Impact Assessment

Designations/boundaries shown on the policies map

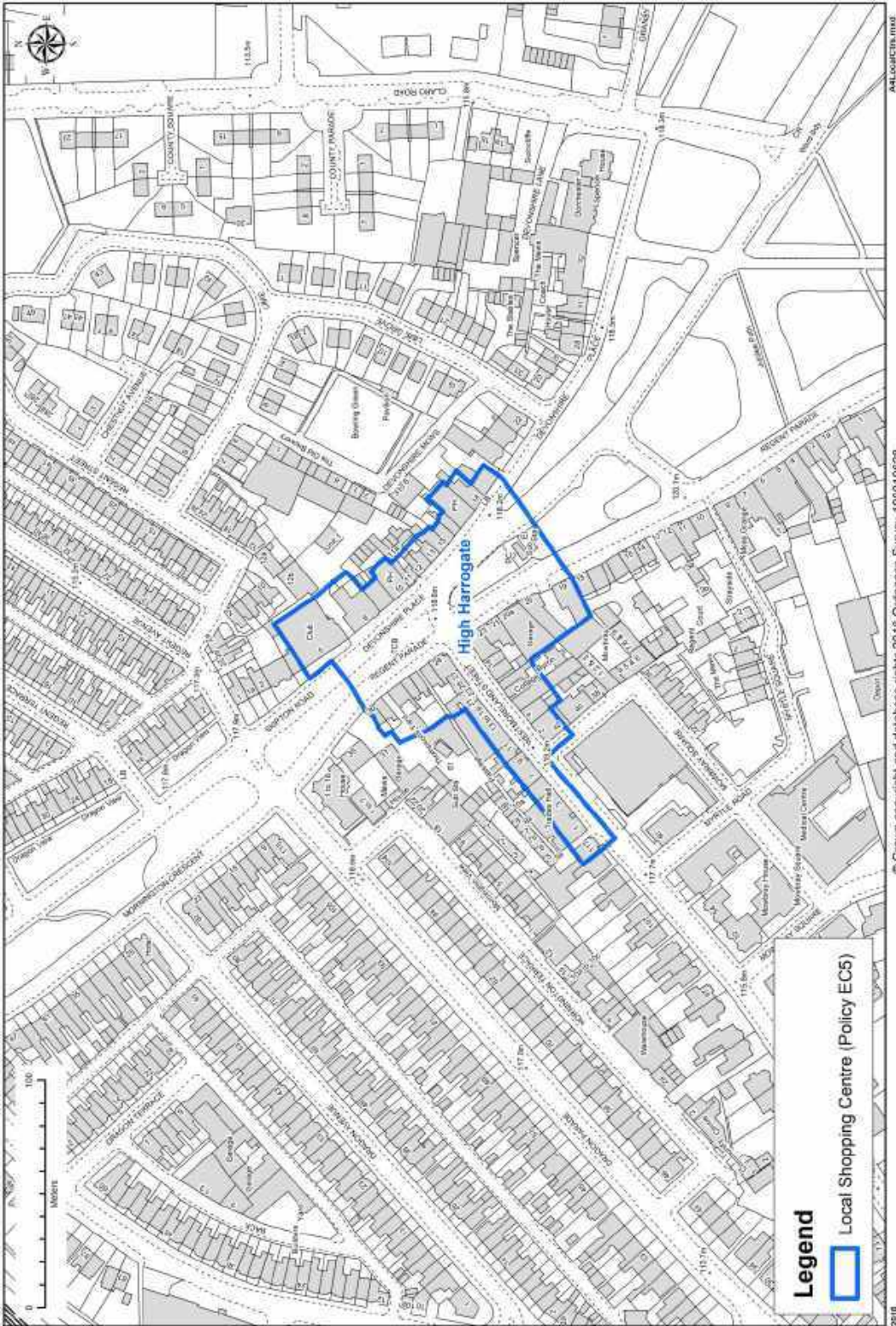
- Town centre boundaries: Harrogate, Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge;
- Primary shopping areas: Harrogate, Knaresborough and Ripon;
- Primary and secondary shopping frontages: Harrogate, Knaresborough and Ripon;
- Local centre boundaries: Harrogate⁽¹²⁾.

12 The local centre boundary for Starbeck has been amended to include the former Henry Peacock site

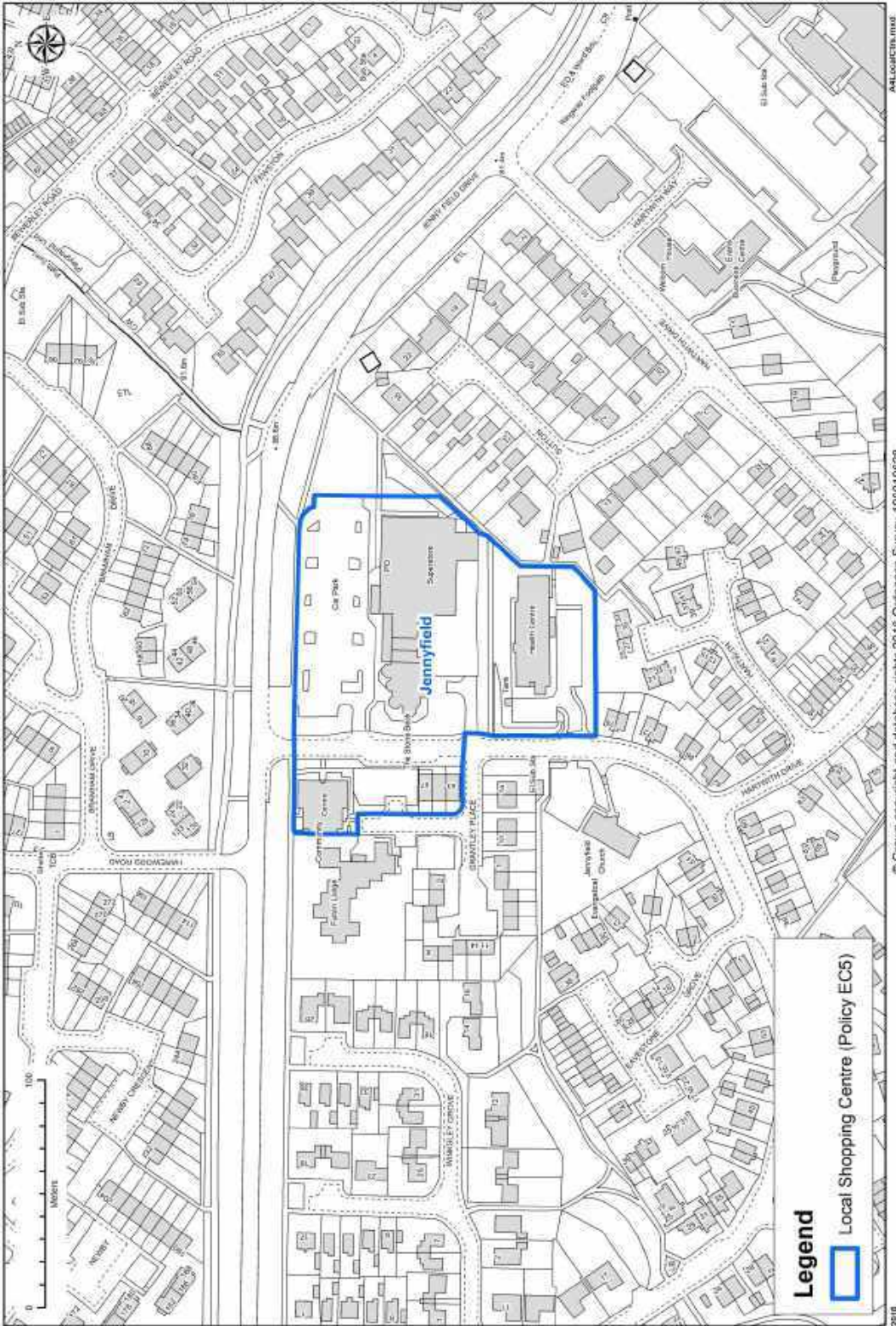
EC5: Local Centre Maps



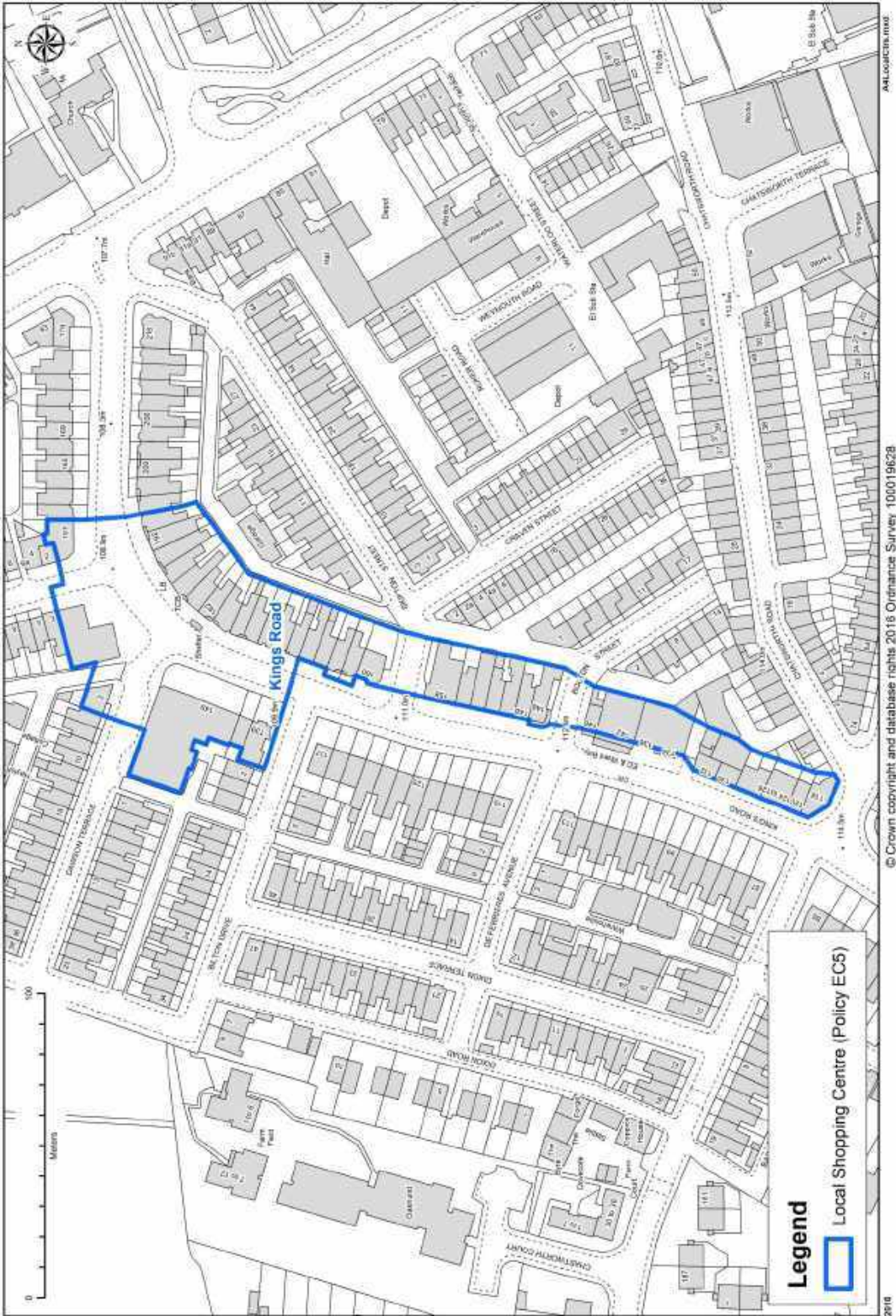
Map 4.1 Local Centre at Cold Bath Road, Harrogate



Map 4.2 Local Centre at High Harrogate



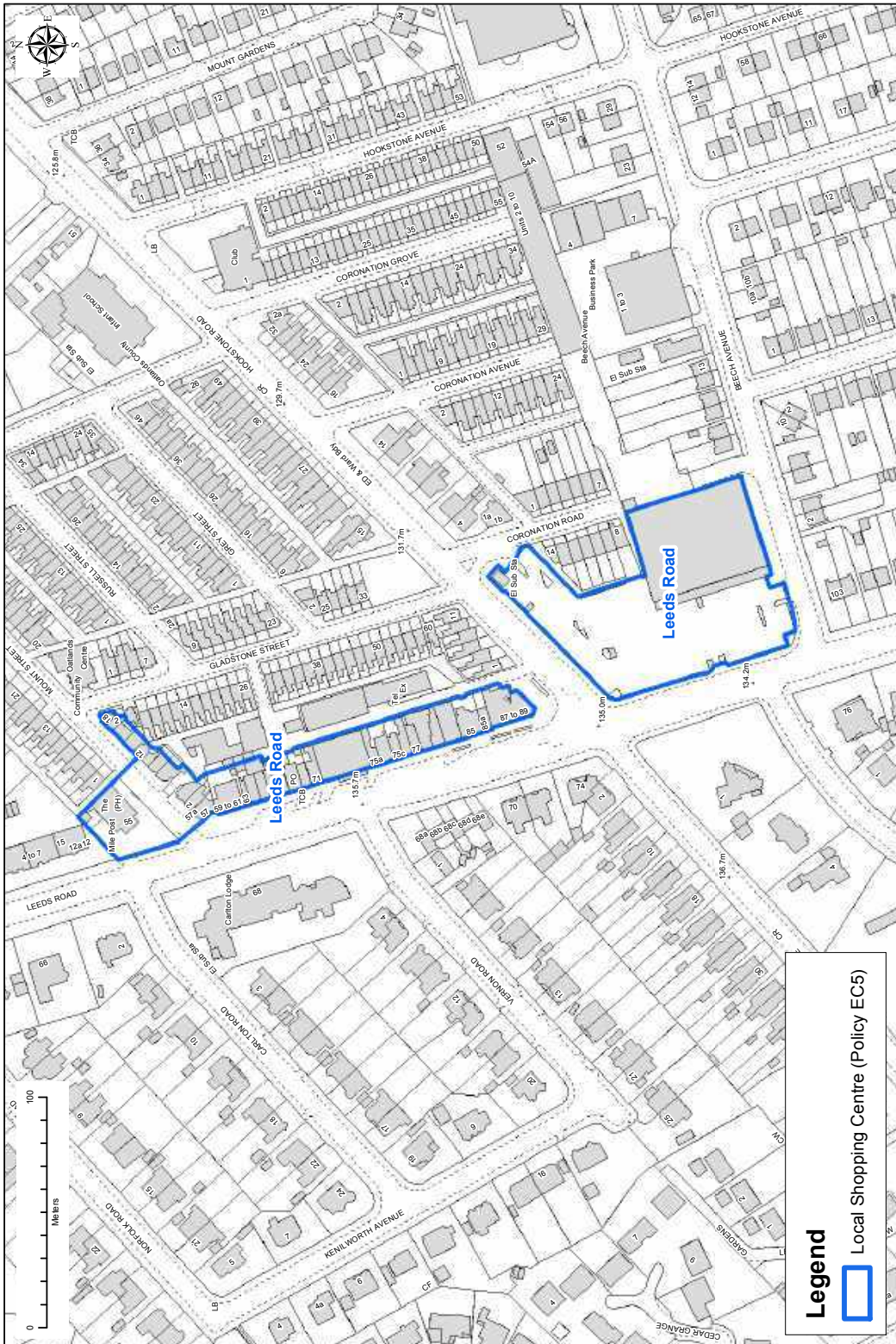
Map 4.3 Local Centre at Jennyfields, Harrogate



Map 4.4 Local Centre at King's Road, Harrogate

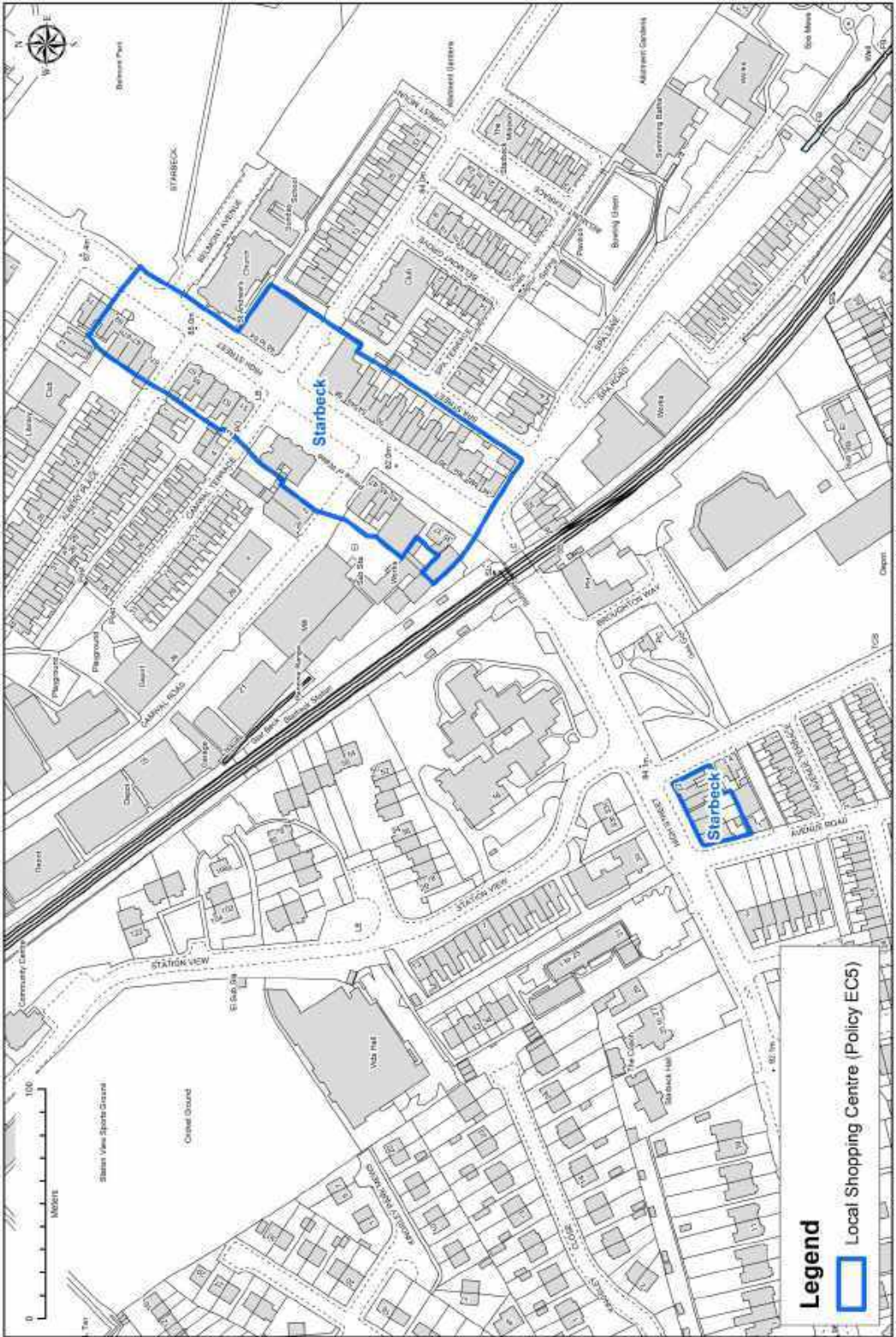


Map 4.5 Local Centre at Knaresborough Road, Harrogate



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Map 4.6 Local Centre at Leeds Road, Harrogate



Map 4.7 Local Centre at Starbeck

EC6: Protection of Tourist Facilities

Policy EC6: Protection of Tourist Facilities

Hotel Protection

Proposals involving the change of use of hotels in the district with 20 or more lettable bedrooms will not be permitted unless clear evidence is provided to demonstrate that they are no longer viable, including:

- A. Evidence that the hotel has been actively marketed at existing use value for at least 12 consecutive months in line with the provisions under paragraph 4.40;
- B. Occupancy rates for the last three years of operation; and
- C. Capital expenditure in the last five years of operation.

Applicants will also be required to demonstrate that there will be no significant adverse impact on the supply or quality of visitor accommodation available in the area.

Protection of Tourist Attractions

Proposals that would result in the loss of a tourist attraction will not be permitted unless:

- D. Clear evidence is provided to demonstrate that the continued use is no longer viable, including:
 - i. Evidence that the attraction has been actively marketed at existing use value for at least 12 consecutive months;
 - ii. Visitor numbers for the last three years; and
 - iii. Capital expenditure in the last five years of operation; or
- E. The attraction is viable but has been actively marketed at existing use value for two years.

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.

Justification

- 4.36** Paragraph 28 of the National Planning policy Framework (NPPF) recognises that tourism makes a significant contribution to the economy, particularly in rural areas, and that the planning system should facilitate and encourage development and improvement in tourism provision. Tourism, both for business and leisure, is an important industry for Harrogate district, a largely rural area containing a number of historic market towns and attractive rural villages set in an exceptionally high quality landscape, which includes an Area of Outstanding Natural Beauty (AONB). The district boasts a wealth of tourist attractions and activities that draw both national and international visitors to the area, such as the Studley Royal Park (including the ruins of Fountains Abbey) World Heritage Site and the Great Yorkshire Show. Located between the Yorkshire Dales and North York Moors national parks, and close to the historic city of York and vibrant cosmopolitan Leeds, the district is an ideal base to explore the wider area. Protecting existing tourist facilities, including ensuring that there is a sufficient

range and quality of visitor accommodation available in the district, whilst encouraging investment in existing and new tourist facilities and supporting infrastructure is, therefore, vital to the continuing success of this sector.

Hotel Protection

- 4.37** The health of the visitor and business tourism industry is important to the continued vitality and viability of the district's towns and villages, and the communities that live and work here. Similarly, the conference and exhibition business in Harrogate plays an important role in the local and regional economy. A good supply and range of serviced accommodation is essential to protect the town's role as one of the country's top conference and exhibition centres and as a recognised holiday tourism destination. The concentration of hotels offering a good range of accommodation within walking distance of the conference centre and exhibition halls or easily accessible by public transport is a unique aspect of Harrogate, which is environmentally sustainable and needs to be protected.
- 4.38** The council developed a hotel protection policy as part of the Local Plan Selective Alteration (2004) in response to pressure to convert hotels to other uses, particularly residential properties, and evidence that the volume and range of visitor accommodation available was inadequate to sustain the business tourism industry in Harrogate town. The need to maintain an adequate supply of visitor accommodation in the district remains because, without this, the overall attraction of Harrogate as a tourist and business destination will be threatened and, as a consequence, the local economy will be harmed. Hotels are also major employers in the district and the policy is therefore also aimed at protecting local job opportunities.
- 4.39** The Harrogate District Visitor Accommodation Study (2015) identified that hotels with 20 or more lettable bedrooms provide in the order of 72% of the total bedroom stock in the district, and also tend to have higher room occupancy rates than smaller establishments. These larger hotels, however, account for only around 19% of the number of establishments offering serviced visitor accommodation in the district. Therefore, the loss of hotels of this size has a significant impact on the availability of visitor accommodation in the district, on local employment opportunities, and on the district economy.
- 4.40** It is accepted that it may not always be reasonable to insist on all hotels remaining in that use. However, to accept any loss it must be demonstrated that the hotel is no longer viable for use as such for the foreseeable future. In order to demonstrate non-viability proof will be required to show that a hotel has been effectively marketed by an appropriate agent at existing use value for at least a year. Evidence will also be required of occupancy rates for at least the last three years, and of capital expenditure in the last five years. The following information will be required:
- Copy of sales particulars;
 - Details of the original price, date of purchase and the new guide price;
 - Schedule of the advertising carried out with copies of the advertisements and details of where and when the advertisements were placed, along with an estimate of the expenditure incurred from advertising;
 - The confirmed number of sales particulars distributed, along with a breakdown of where the enquiries resulted from, for example, from the "For Sale/To Let" board, advertisements, etc.;
 - Details of the number of viewings;
 - Resulting offers and why they were dismissed;
 - Details of the period when a "For Sale/To Let" board was displayed or, if not, the reasons behind the decision;
 - Timetable of events from the initial appointment of the agents to current date.

- 4.41** It must be demonstrated that the loss of the hotel will not undermine the existing supply of serviced accommodation in the area. Specifically the loss of the hotel should not significantly affect the overall number of rooms available or the quality of accommodation in the area. This will be particularly relevant to rural areas outside of Harrogate town where there may be limited choice of alternative accommodation and where accommodation is important to support the local economy.
- 4.42** This policy will apply across the district to applications involving the loss of a hotel in its entirety, and equally to proposals involving the loss of one or more individual bedrooms that would reduce the total number of lettable rooms in a hotel to below 20 rooms.

Protection of Tourist Attractions

- 4.43** The term tourist attractions is used in this policy to define places of interest where tourists visit and includes: theatres, museums, concert halls, botanical gardens, theme parks, wildlife parks, historic buildings, and buildings catering for the needs of visitors to locations of natural beauty, built or archaeological heritage. The definition only includes attractions that are open to the public for at least six months of the year and does not include shopping centres or sport and leisure attractions (e.g swimming pools, gymnasiums, sports grounds or soft play centres etc.). This policy is particularly important in the district's main urban areas where there is greater pressure for change from competing land uses.
- 4.44** Where an attraction is demonstrated to be no longer financially viable the council will consider proposals for a change of use or redevelopment of the land and property on their individual merits, and in accordance with the development plan. Where an attraction remains viable as an ongoing concern an applicant will be required to demonstrate that the property has been actively marketed by providing the same detail as set out for hotels above.
- 4.45** Any commercially sensitive information will be treated in confidence, although specialist financial details may be subject to independent expert assessment.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy GS5: Supporting the District's Economy

Further information/guidance for applicants (see bibliography under Economy for more details)

- Harrogate Borough Council: Harrogate District Visitor Accommodation Study (2015)
- Harrogate Borough Council: Statement of Community Involvement (2014)
- Harrogate Borough Council: Economic Growth Strategy for the Harrogate District 2017-2035 (2017)
- Department for Culture Media and Sport: Backing the Tourism Sector: A Five Point Plan (2016)

Evidence that may be required from applicants to accompany planning applications

- Marketing details and evidence of occupancy rates and capital expenditure, as set out in the policy's supporting text.
- Pre-application consultation in line with the council's Statement of Community Involvement.

EC7: Sustainable Rural Tourism

Policy EC7: Sustainable Rural Tourism

Proposals involving the development of new, or extension of existing, tourist and leisure attractions or visitor accommodation in the countryside will be permitted provided that:

- A. It can be demonstrated that proposals for new attractions or accommodation require a rural location and cannot be accommodated elsewhere;
- B. The scale, layout and design of development is appropriate to its location and there is no unacceptable adverse impact on the district's built, natural or historic environment;
- C. They would not cause unacceptable adverse impacts on the amenities of neighbouring occupiers;
- D. Appropriately located existing buildings are re-used where possible;
- E. They result in an improvement to the range and quality of attractions and/or visitor accommodation in the area;
- F. They will benefit the local economy and help to protect local services; and
- G. They would not generate levels of traffic that would have an adverse impact upon the operation of the highway network or on highway safety or on air quality.

In particular, support will be given to proposals that meet the above criteria and form part of a comprehensive farm diversification scheme that is in accordance with policy EC4 or are directly linked to the long-term conservation and enjoyment of publicly accessible natural and cultural heritage assets.

In addition to the above criteria, proposals for caravan, holiday chalets and camping development (either new or extensions to existing sites) should be accessible to existing local services and connections to public utilities but should not adversely affect them.

Justification

4.46 The National Planning Policy Framework (NPPF) seeks to support sustainable rural tourism that benefits businesses in rural areas, communities and visitors, and which respects the character of the countryside. This includes supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres. Tourism is important to the Harrogate district, making a significant contribution to the local economy, creating employment opportunities and assisting in attracting investment. Tourism also helps to support rural areas and rural diversification.

4.47 Within the district there are a number of important architectural, historical and natural features that serve to attract visitors, such as the Nidderdale Area of Outstanding Natural Beauty (AONB), the Studley Royal Park (including the ruins of Fountains Abbey) World Heritage Site and Ripon Cathedral. Other key visitor facilities include, amongst others, the Harrogate Convention Centre and Royal Hall in Harrogate, Lightwater Valley Theme Park near Ripon, the Turkish Baths in Harrogate, Mother Shipton's Cave in Knaresborough, Knaresborough Castle, Ripon Racecourse, Harrogate Theatre, Newby Hall and RHS Harlow Carr Gardens in Harrogate. A number of special events further enhance the district as an important tourist attraction, including the Great Yorkshire Show in Harrogate, the Ripon International Festival and the Knaresborough Bed Race. The district also contains a wide range of visitor

accommodation in terms of size, quality and type in rural and urban locations that plays a central role in attracting visitors to the district and in supporting the tourist related attractions and activities. Visitors to the district include the holidaymaker, the business visitor and the leisure day tripper.

- 4.48** However, there can be drawbacks arising from tourism, including additional public authority costs, traffic and parking congestion, commercialisation of the historic environment and conflicts of uses in the countryside. The council's approach is, therefore, to encourage the expansion and improvement of the range and type of tourist facilities in a sustainable manner that safeguards the district's environment.
- 4.49** The high quality of the district's countryside and the numerous attractions and activities it has to offer attracts a large number of people each year wanting to spend time and stay in rural areas outside of Harrogate's main urban centres. This policy seeks to control the location, scale and type of tourism development within rural areas to encourage sustainable development that minimises its impact on the environment, local communities and the highway network.
- 4.50** Development proposals should, wherever possible, make best use of any existing local public transport services in the vicinity of the application site, and explore all opportunities to improve accessibility to the district's main urban centres, where this is required by a transport assessment. Consideration should also be given as part of any proposal to providing links to the cycle and footpath networks to encourage non-car travel to rural attractions.
- 4.51** Support will also be given to proposals linked to the long-term conservation and enjoyment of publicly accessible natural and cultural heritage assets. This could involve the development of facilities (e.g. car parking, information centre, public amenities etc.) to support visitors to a particular landscape feature, archaeological site or historical building. In all cases, the scale and nature of facilities proposed must be in keeping with the character of the site and not harm the value of the asset they are catering for.
- 4.52** In line with the NPPF, when determining applications for tourist facilities in rural areas the council will carefully weigh the local economic benefits of a proposal with the need to protect the environment. The council will refuse planning permission for development proposals that would cause irremediable harm to the very reasons that attract people to the district's countryside, principally the high quality of the landscape and the natural and built environment.
- 4.53** Camping and caravan developments can be particularly intrusive in the open countryside and can have adverse impacts when located within existing woodland. As such they deserve special consideration in areas of high quality landscape. Therefore, all caravan, camping and holiday chalet development must demonstrate that it will not cause an adverse harm to, or be prominent in, the landscape. These types of development should also be accessible to local services and utilities (including a local convenience store, public transport and adequate water and sewerage facilities) so that they can be self-sustainable, benefit the local economy and not place unnecessary pressure on the local road network.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy GS4: Green Belt
- Policy GS5: Supporting the District's Economy
- Policy EC4: Farm Diversification
- Policy TI1: Sustainable Transport
- Policy HP2: Heritage Assets
- Policy HP3: Local Distinctiveness
- Policy HP4: Protecting Amenity
- Policy HP8: New Sports, Open Space and Recreation Development
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character

Evidence that may be required from applicants to accompany a planning application

- Transport assessment.
- Assessment of the availability and suitability of alternative sites within or adjacent to main towns and villages.

Housing

5 Housing

Housing Key Facts

- The population of the Harrogate district includes a greater proportion of people aged over 45 years than the region and England, and a much greater proportion of people aged over 85 years. Life expectancy is higher than the national average.
- There are a significant number of households with age related illnesses and support needs. This is likely to increase as the population ages, therefore, there will be an increasing need for homes to be adapted or for new dwellings that are able to meet these support needs to be built.
- The proportion of detached homes and homes with 4+ bedrooms in Harrogate district is significantly higher than the national and regional averages.
- The district's affordability ratio is 37% above the English average and is the highest in Yorkshire and the Humber.
- 4,397 affordable homes are needed over the 2014-2035 period.⁽¹³⁾
- The stock of affordable housing (social rented) represents about 9% of the total number of households, which is below the figure for the region and England (18%).
- There are currently two public Gypsy and Traveller sites in the Harrogate district and an identified need for future provision.

HS1: Housing Mix and Density

Policy HS1: Housing Mix and Density

Housing developments should seek to deliver a range of house types and sizes that reflect and respond to the identified housing needs and demands of the district's households. The mix proposed should have reference to the latest HEDNA and be informed by:

- A. Local assessments of housing need;
- B. Detailed local market assessments; and
- C. Locality and ability of the site to accommodate a mix of housing.

The final mix of dwelling types and sizes will be subject to negotiation with the applicant. Applicants will be required to provide sufficient evidence to support their proposals.

On developments of 10 or more dwellings 25% of the market units should be built to be accessible and adaptable homes.⁽¹⁴⁾

New housing development will be expected to achieve a minimum net density of 30 dwellings per hectare. Development within the defined town and city centres of Harrogate, Knaresborough and Ripon, and in urban locations with a good standard of accessibility to public transport will be expected to achieve higher densities.

Where it can be demonstrated that development at these densities will be detrimental or relate poorly to the character and amenity of the location, or site constraints would prevent these densities from being achieved, then development may be permitted at a lower density.

Justification

- 5.1** Paragraph 50 of the National Planning Policy Framework (NPPF) seeks to ensure that local housing needs are met through the provision of a range of house types and sizes based on current and future demographic trends, market trends and the differing needs of the various sectors of the community. Local authorities are expected to identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.
- 5.2** Ensuring good quality housing that meets the needs of local people underpins the Local Plan vision and housing objectives, and is a key component of creating sustainable, quality neighbourhoods.
- 5.3** There will be a range of factors which influence demand for different sizes of homes over time, in particular demographic changes, housing affordability and wider economic performance. The council has undertaken a Housing and Economic Development Needs Assessment (HEDNA), which has estimated the need for different sizes of market and affordable homes over the plan period. The HEDNA identifies that for both market and affordable housing there is a need for a mix of house sizes across the district.
- 5.4** For market and affordable home ownership housing the HEDNA suggests that future housing provision across the district should be focused on delivering two and three bedroom homes to reflect both the need for homes and the district's changing demographic profile. The HEDNA also suggests a number of localised changes to the market housing mix to reflect particular housing needs in the five identified sub-areas of the district.

¹⁴ Accessible and adaptable homes are those that meet requirements of M4(2) Category 2: Accessible and adaptable buildings of The Building Regulations (2010), Approved Document M: access to and use of buildings (2015 edition incorporating 2016 amendments for use in England), or any subsequent comparable standard set nationally.

- 5.5** For affordable housing the HEDNA suggests that, relative to the current housing stock, there should be a move towards a greater proportion of homes for smaller households with future provision focused on the delivery of good sized one and two bedroomed homes with some three bedroom homes to meet the needs of families as they grow. The need for affordable housing of different sizes will vary by area and over time. In considering the mix to be provided within specific development schemes, the council will also have regard to the details of households on the housing register in the local area and the stock and turnover of existing affordable properties.
- 5.6** Demographic projections show an ageing population, resulting in an increased need for housing that meets the needs of older people; this includes housing to enable them to live independently, sheltered housing, extra care accommodation and care homes. Policy HS5: Older People's Housing addresses the specific housing requirements of older people.
- 5.7** A significant and increasing proportion of older people are owner-occupiers living in mainstream housing; in 2011 over 70% of the population aged 65 and over were owner-occupiers. Most people will, if they are able to do so, choose to remain in their own homes. Providing for homes to be adaptable will enable older households, and other sections of the community likely to have a need for housing designed to meet their changing needs, to remain living in their homes for as long as possible. The council will require a proportion of development to meet the higher Building Regulations accessibility and adaptability requirement, where development deliverability is not compromised. In some new developments it may not be practical or feasible to incorporate step free access to dwellings, for example to address flood risk issues, and the council will take account of site specific factors and evidence of site suitability when determining planning applications. Additional requirements for affordable homes to be accessible and adaptable, and to provide wheelchair user affordable dwellings that meet requirement M4(3) of the Building Regulations are set out in Policy HS2: Affordable Housing.
- 5.8** In determining planning applications, the council will have regard to the overall need to deliver a mix of house sizes, the ability of specific sites to accommodate this, the character and existing housing stock of the area, as well as the most up to date evidence of need and demand. The final mix of housing will be subject to negotiation with the applicant. Where applicants propose a mix of housing that does not respond to identified needs, they will be expected to provide robust evidence relating to the identified level of housing need, existing housing stock, financial viability or deliverability to support their proposals.
- 5.9** It is also important to ensure new developments make the most effective use of land. The density at which new housing development occurs should be maximised, subject to the density being appropriate to the character of the area. The NPPF states that local planning authorities should set out their own approach to housing density to reflect local circumstances.
- 5.10** It is considered that the minimum net density of 30 dwellings per hectare (dph) would be appropriate across the district. Within the town and city centre areas of Harrogate, Knaresborough and Ripon, as shown on the policies map, where higher density developments can be more easily achieved through terraced or flatted development schemes, or in locations in urban areas with good access to public transport, a development density of up to 50 dph is considered reasonable. In exceptional circumstances development at a significantly higher density may be appropriate. The density requirement would apply to the 'net' development area which is the developable area of the site excluding areas such as major distributor roads, community facilities (such as a new school or health centre), significant areas of open space and landscaping and green infrastructure.
- 5.11** Lower density schemes will only be acceptable where the character or amenity of the locality would be clearly harmed or where site constraints, for example, ecological or heritage interest, ground conditions, contamination or access problems dictate a reduced developable area or capacity.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy HS2: Affordable Housing
- Policy HS5: Older People's Housing
- Policy HP3: Local Distinctiveness
- Policy HP2: Heritage Assets
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character

Further information/guidance for applicants (see bibliography under Housing for more details)

- Harrogate Borough Council: Housing and Economic Development Needs Assessment (HEDNA) (GL Hearn, 2017)
- HM Government: The Building Regulations (2010), Approved Document M: access to and use of buildings (2015 edition incorporating 2016 amendments for use in England)

Evidence that may be required from applicants to accompany a planning application

- Evidence relating to the identified level of housing need, financial viability or deliverability to support proposals that do not respond to identified need.

HS2: Affordable Housing

Policy HS2: Affordable Housing

The council will require 40% affordable housing on all qualifying greenfield developments including mixed use schemes, and 30% on all qualifying brownfield developments including mixed use schemes and conversions, subject to viability and the demonstration of the need for affordable housing. Qualifying sites are those sites which fall within the following thresholds:⁽¹⁵⁾

On all developments comprising 10 or more dwellings, or where the site has an area of 0.5 hectares, on-site provision will be expected. In exceptional circumstances off-site provision or a commuted sum in lieu of on-site provision may be acceptable.

On developments comprising six to nine dwellings in areas designated as rural areas under Section 157(1) of the Housing Act 1985 (as shown on Map 11.2), a financial contribution for the provision of affordable dwellings as a commuted sum will be sought unless the developer makes on-site provision.

The final tenure mix of the affordable housing on individual sites will be determined through negotiation taking account of up-to-date assessments and the characteristics of the area.

The affordable homes should be distributed across the development and integrated with the scheme design and layout such that they are indistinguishable from the market housing on the same site.

Planning permission will be refused for development proposals where it appears that a larger site has been deliberately sub-divided into smaller development parcels in order to avoid the requirements of this policy.

Where a development proposal does not meet the above requirements the applicant will be required to provide evidence to support this, including, where appropriate, the submission of a development appraisal.

Subject to site suitability affordable dwellings should be built to be accessible and adaptable homes, and within this 10% should be built as wheelchair accessible homes.⁽¹⁶⁾

Justification

- 5.12** Paragraph 50 of the National Planning Policy Framework (NPPF) highlights the need for Local Plans to 'deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities'.
- 5.13** Average house prices within the Harrogate district are significantly higher than national and regional averages. The availability of affordable housing is, therefore, a key issue to be addressed as it impacts upon the retention of skills and talent in the district and has a major influence upon the local economy and quality of life.
- 5.14** Affordable housing is provided for rent or purchase on a subsidised basis to eligible households who cannot meet their housing needs on the open market because of the relationship between housing costs and income. Affordable housing encompasses a range of tenures including affordable/social rent and affordable homes ownership products (including starter homes and shared ownership products) and is defined in the NPPF.

¹⁵ See glossary for definitions of 'affordable housing', 'greenfield' and for definition of brownfield see glossary under 'previously-developed land'
¹⁶ Accessible and adaptable homes are those that meet requirements of M4(2) Category 2: Accessible and adaptable buildings and wheelchair accessible homes are those that meet the requirements of M4(3) (b) of The Building Regulations (2010), Approved Document M: access to and use of buildings (2015 edition incorporating 2016 amendments for use in England), or any subsequent comparable standard set nationally.

- 5.15** The council's Housing and Economic Development Needs Assessment (HEDNA) has considered both the current unmet affordable housing need and the projected future affordable housing need in the context of the existing affordable housing stock having regard to a range of factors including the number of emerging households, supply of affordable housing (through re-lets), house prices and income levels. The HEDNA analysis of affordable needs is essentially an analysis of the need for subsidised rented housing (social/affordable rented). This is because the benchmark of affordability is taken to be a lower quartile private rented home; households unable to afford this level of housing are unlikely to be able to afford low-cost home ownership as an alternative.
- 5.16** Overall the HEDNA analysis identifies a need of just under 4,400 affordable homes in the period from 2014 to 2035, equating to a requirement for 208 additional affordable homes per annum. This comprises around 30% of the objectively assessed need of 669 dwellings per annum.
- 5.17** Not all affordable housing will be delivered through contributions from developers on market housing sites. Affordable housing will also be delivered by utilising the council's resources, including developing land in its ownership; bringing empty homes back into use; the acquisition of existing properties; and working with Registered Providers.

Target

- 5.18** To help meet affordable housing needs, it is appropriate that new residential development within the district should, where it is viable to do so, contribute towards meeting this need. In 2016 the council appointed consultants HDH Planning and Development to undertake a Whole Plan Viability Assessment of the emerging Local Plan. The assessment looked at the potential impacts of all the policies in the Local Plan upon the viability of new development.
- 5.19** In respect of affordable housing the assessment tested a number of options and, to maintain viability of sites, recommended the affordable housing percentage reflected within policy HS2, which will be the starting point for decision making on development proposals. In circumstances where an applicant can demonstrate, through the submission of a development appraisal, that the required percentage of affordable housing would not be viable, the council will consider the provision of a reduced amount of affordable housing so as to make the scheme viable.

Site Thresholds

- 5.20** The site thresholds are derived from those set out in the Written Ministerial Statement of 28 November 2014.

Tenure

- 5.21** The council will seek to agree the tenure mix with the applicant based on evidence of local need and the characteristics of the local area. The role and ability of Registered Providers and other providers to participate in delivering a mix of tenures will be considered in determining the tenure split with the landowner and developers.
- 5.22** The government is seeking to improve access to owner-occupied housing. The Housing White Paper (February 2017) proposes to amend the NPPF to introduce a requirement that housing sites of 10 or more dwellings (or 0.5 hectares) deliver a minimum of 10% affordable home ownership units, with the mix of affordable home ownership tenures to be agreed locally. The outcome of the White Paper consultation is awaited; however, the impact of this requirement on the provision of affordable housing has been tested in the Whole Plan Viability Assessment.

Commuted Sums

- 5.23** Where a commuted sum is sought this will be broadly equivalent to providing either 30% or 40% (depending on whether the application site is brownfield or greenfield land) of the total number of dwellings as affordable. In exceptional circumstances, and where it can be robustly justified, it may be appropriate to take a financial contribution on sites above the on-site threshold where doing so would meet wider planning or housing objectives, for example, on flatted schemes where management arrangements may make on-site affordable housing more expensive through the application of service charges. All financial contributions received will be ring fenced and used to provide affordable housing by the council itself.

Other Issues

- 5.24** The size of a development site should not be artificially reduced to reduce or eliminate the affordable housing requirement, for example, by sub-dividing sites or reducing the density of all or part of a site. To avoid sites being subdivided to below the relevant threshold size, this policy will apply on the basis of the composite or naturally defined larger area. Planning applications for development, which forms part of a more substantial proposed development on the same or adjoining land will be treated as an application for the whole development. This also applies if the development is proposed in phases, with later phases having to fulfill affordable housing requirements from previous phases, if this has not been adequately provided for.
- 5.25** To promote mixed communities and minimise social exclusion, all new residential developments will be required to be designed so that the affordable housing is well integrated within the open market housing, both in terms of design and location within the development. The affordable housing should be integrated into the layout of the development through 'pepper potting' in small groups and not disproportionately allocated to the site periphery or in one particular area. Developers are required to discuss at an early stage appropriate layout and phasing of the development with the council.

Accessible and Adaptable Homes

- 5.26** To support the ageing population and the specific needs of people with mobility problems, the council expects affordable homes to be accessible and adaptable by meeting requirement M4(2) of the Building Regulations. The evidence from the HEDNA also indicates that over the plan period there will be an increasing need for housing to be wheelchair adaptable and accessible as the number of people with disabilities is expected to increase substantially. The council will also support proposals for wheelchair adaptable and accessible homes that meet requirement M4(3) of the Building Regulations. Where affordable housing is built to meet requirement M4(3), there is no requirement to also meet requirement M4(2). The council will take account of site-specific factors, evidence of site suitability and/or whether it would render development unviable in determining whether these requirements should apply.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

Further information/guidance for applicants (see bibliography under Housing for more details)

- Harrogate Borough Council: Housing and Economic Development Needs Assessment (HEDNA) (GL Hearn, 2017)
- Harrogate Borough Council: Whole Plan and Community Infrastructure Levy (CIL) Viability Assessment (HDH Planning and Development, 2016)
- Written Ministerial Statement of 28 November 2014
- Housing Act 1985: Rural Areas Designated Under Section 157(1)

Evidence that may be required from applicants to accompany a planning application

- Development appraisal

Designations/boundaries shown on the policies map

- Rural areas designated under Section 157(1) of the Housing Act 1985.

HS3: Self and Custom Build Housing

Policy HS3: Self and Custom Build Housing

On strategic sites of 500 dwellings or more, developers will be required to supply at least 5% of dwelling plots for sale to self-builders, subject to demand being identified by the council, by reference to the council's Self and Custom Build Register, supported as necessary by other sources of evidence in-line with the provisions identified in paragraph 5.30. In determining the nature and scale of any provision, the council will have regard to viability considerations and site specific circumstances.

Where a developer is required to provide self build plots, the plots should be made available and marketed appropriately for at least 12 months. Where plots which have been appropriately marketed have not sold within this time period, these plots may be built out as conventional market housing by the developer.

Justification

- 5.27** The National Planning Policy Framework (NPPF) requires local planning authorities to widen opportunities for home ownership by identifying the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. The government wants to enable more people to build or commission their own home and wants to make this form of housing a mainstream housing option.
- 5.28** In line with this the Self-build and Custom Housebuilding Act 2015 requires local authorities to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in their area in order to build homes for those individuals to occupy. A self and custom build register (self-build register) has been established in order to provide evidence of demand for custom/self build plots within Harrogate district. At the time of preparation of this Local Plan there are only a small number of entries on the register, indicating limited existing demand for plots, however, it will not be possible to accurately establish demand until the register has been up and running for a greater period of time. National planning guidance, set out in the Planning Practice Guidance (NPPG), states that local planning authorities should use the demand data from the registers in their area, supported as necessary by additional sources, when preparing their Strategic Housing Market Assessment (SHMA) to understand and consider future need for this type of housing in their area. The council will continue to collect evidence in order to develop a fuller understanding of the demand for self/custom build. This policy will be reviewed once further understanding of local demand has been established.
- 5.29** The policy makes a specific requirement for plots to be delivered on strategic sites. It is expected that, whilst this will provide a proportion of the plots required to meet the demand identified by the self-build register, a proportion of self builds will come forward on small sites and single plots on infill sites and sites on the edges of settlements. There is a long history of windfalls sites consistently becoming available across the Harrogate district and it is considered that they will continue to provide a reliable source of supply during the plan period. It is anticipated that small windfall sites will play a role in meeting demand from those self-builders who wish to purchase an individual plot which does not form part of a large housing site.
- 5.30** Where the developer of a strategic site of over 500 dwellings is required to provide self build plots, it will be expected that plots that have been made available and marketed appropriately for at least 12 months and have not sold may be built out by the developer. Developers will be required to demonstrate to the local planning authority that appropriate marketing has

taken place before self-build plots can be released for development with conventional market housing. In demonstrating that plots have been appropriately marketed developers will be required to provide copies of sales particulars, including the guide price, a schedule of the advertising that has been carried out including dates, the number of sales particulars distributed, along with a breakdown of where the enquiries resulted from, details of the number of viewings, resulting offers and why they were dismissed, and details of the periods when a 'for sale' board was displayed.

- 5.31** Further guidance from the government on self-build is expected. The council will review the need to publish additional local guidance, including supplementary planning documents, relating to the practical delivery of self and custom build sites.

Definition of Self and Custom Build Housing

- 5.32** Self-build is where someone directly plans the design and construction of their own home, finding and buying the plot of land and either physically undertaking the work themselves as a 'DIY' project or arranging for a contractor to build their own home for them.
- 5.33** Custom build projects are where someone works with a specialist developer to deliver their new home. In this scenario, the custom builder may secure the site and manage the build.
- 5.34** For the purpose of this policy, the terms custom and self build relate to a range of dwellings which may be based on:
- Self build homes: where a person manages the design and construction and may undertake some of the building work or contract it to others.
 - Contractor built homes: after deciding on a design, a contractor is employed to do all of the building work.
 - Independent community collaboration: where a group of people acquire a site and split it into plots for self build homes, which may include sharing labour and expertise.
 - Supported community self build: where a social landlord or a similar supportive body helps people build a group of homes together.
- 5.35** Homes built to a customers specification by a developer based on a range of their designs do not represent a custom-build home.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy HS1: Housing Mix and Density
- Policy HS2: Affordable Housing
- Policy HS5: Older People's Housing
- Policy HS6: Space Standards
- Policy HP2: Heritage Assets
- Policy HP3: Local Distinctiveness
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character
- Policy GS3: Development Limits

Further information/guidance for applicants (see bibliography under Housing for more details)

- Harrogate Borough Council: Whole Plan and Community Infrastructure Levy (CIL) Viability Assessment (HDH Planning and Development, 2016)
- Self-build and Custom Housebuilding Act 2015
- Harrogate Borough Council: Self Build Register
- The Self Build Portal
- National Self Build Association
- Community Self Build Agency

HS4: Older People's Specialist Housing

Policy HS4: Older People's Specialist Housing

Developments specifically designed to meet the accommodation needs of older people will be supported where it is in a location accessible by public transport or within walking distance of community facilities such as shops, medical services and public open space or, where this is not the case, such facilities are provided on site.

Where developments fall within use class C3 affordable housing will be required in accordance with policy HS2: Affordable Housing.⁽¹⁷⁾

Justification

- 5.36** Harrogate district has a population that is older than the national average with a high proportion of people aged 85 or over. As people live longer this trend is predicted to continue with significant growth in the district's population aged over 65, higher than that predicted both regionally and nationally. The health of this section of the population is also expected to decline with a significant increase in the number of people with dementia or mobility problems. This is likely to present some challenges. Ensuring appropriate accommodation in suitable locations is available to meet everyone's needs, including enabling older people to remain in their homes longer, was identified by the council's Housing Strategy 2015-20 as a key issue to be addressed.
- 5.37** The specific housing needs and aspirations of older people and the ability for them to exercise choice and control over meeting these needs will vary. In order to ensure provision for such needs, a wide range of housing types and tenures will be required (through policy HS1: Housing Mix and Density). Whilst the majority of older people will live in mainstream housing there will be a need for new specialist accommodation provision, such as sheltered housing and extra care provision. North Yorkshire County Council's report *The Need for Extra Care Housing (2015)* identified a particular need for additional extra care provision in the Harrogate and Ripon areas. The *Housing and Economic Development Needs Assessment (HEDNA)* identifies that, in the longer-term, there may also be a requirement for specialist and residential care housing. The amount and type of accommodation required will depend on a range of factors, including individual choice. The council will consult with health and social care services on larger planning applications and/or those that could have service provision implications.
- 5.38** Where specialist accommodation is provided it will be important to ensure that it enables residents to live independently as far as possible by ensuring it is located close to facilities and services, or that they are accessible by public transport. As they are generally larger, strategic sites (of over 500 dwellings) may also be able to incorporate a wider range of accommodation suitable for older people.

¹⁷ Accommodation falling within Use Class C2 (Residential Institutions) of the Use Classes Order is not subject to affordable housing provisions.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy HS1: Housing Mix and Density
- Policy HS2: Affordable Housing

Further information/guidance for applicants (see bibliography under Housing for more details)

- Harrogate Borough Council: Housing and Economic Development Needs Assessment (HEDNA) (GL Hearn, 2017)
- Harrogate Borough Council: Housing Strategy 2015-20 (2015)
- North Yorkshire County Council: The Need for Extra Care Housing (2015)

Evidence that may be required from applicants to accompany a planning application

- Care needs assessment

HS5: Space Standards

Policy HS5: Space Standards

All new market and affordable homes should, as a minimum, meet the relevant Nationally Described Space Standard (NDSS).

This policy does not apply to an extension to a dwelling or a material change of use.

Justification

- 5.39** Space is an important factor when people are choosing a home and influences how they live. A lack of space can compromise basic lifestyle needs, such as having enough space to store possessions, and can also have more profound impacts on an occupant's health and wellbeing.
- 5.40** In October 2015 the Nationally Described Space Standard (NDSS), set by the government, came into effect. The NDSS deals with the internal space within new dwellings and seeks to ensure that they provide a reasonable level of internal space to undertake typical day-to-day activities at a given level of occupancy. The standard reflects what the government considers to be the minimum space required to allow for modern living and, as such, represent a clear and consistent benchmark for developers.
- 5.41** A review of the size and type of dwellings being built in the district indicated that smaller market and most affordable properties usually fail to meet the relevant space standard set out in the NDSS.⁽¹⁸⁾ Providing homes of sufficient size with the ability to adapt to changing lifestyles and family requirements over time is a key part of delivering sustainable communities. It will be important to ensure that new homes (of all tenures) achieve this by meeting the relevant NDSS.
- 5.42** To help enable developers to factor in the cost of building to the NDSS into future land acquisitions, the application of this policy will come into effect six months following the adoption of the Local Plan.

Further Information

Related planning policies

- National Planning Practice Guidance (NPPG)

Further information/guidance for applicants (see bibliography under Housing for more details)

- Department for Communities and Local Government (DCLG): Technical Housing Standards- Nationally Described Space Standard (NDSS) (2015)
- Harrogate Borough Council: Whole Plan and Community Infrastructure Levy (CIL) Viability Assessment (HDH Planning and Development, 2016)

18 The review was undertaken in January 2016.

HS6: Conversion of Rural Buildings for Housing

Policy HS6: Conversion of Rural Buildings for Housing

Outside defined settlement development limits the conversion and/or re-use of existing buildings to residential use from other uses will be supported where proposals meet all of the following criteria:

- A. The building is of permanent and substantial construction, structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction;
- B. The scale, form and general design of the building and its proposed conversion are in keeping with its surroundings, local building styles and materials;
- C. The proposed alterations are of a high quality design, retaining the features that contribute positively to the character of the building and its surroundings;
- D. The building and its curtilage can be developed without an adverse effect on the historic environment, the character of the local landscape or its setting;
- E. It can be demonstrated that there is no significant impact on local biodiversity, including protected habitats and species; and
- F. The proposed use would not harm the countryside by way of traffic, parking, storage, pollution or the erection of associated structures.

Developments under this policy will be expected to comply with the affordable housing and open space provision policies of the plan.

Where a future alteration or extension could have a detrimental effect on the character of the converted building or the area, permitted development rights will be withdrawn for such development.

Justification

- 5.43** Traditional rural buildings are an important part of the district's built heritage and are a significant feature in the landscape. Conversion and re-use offers the opportunity to retain these buildings and be put back into beneficial use rather than being allowed to fall into disrepair. Re-use for economic development purposes will usually be preferable but residential conversions may be appropriate in some locations and for some types of buildings.
- 5.44** The council will require comprehensive information on the current structural condition of the building and the method by which it is proposed to be converted to the new use in order to assess whether it is of substantial construction, structurally sound and capable of conversion without the need for substantial extension, alteration or reconstruction.
- 5.45** Recent legislative changes in relation to permitted development rights have introduced more flexibility about the conversion and re-use of existing agricultural buildings in rural areas for residential development without the need for planning permission. These permitted development rights do not apply to listed buildings, buildings located within a conservation area or buildings within the Nidderdale Area of Outstanding Natural Beauty.

- 5.46** This policy is, therefore, intended to apply to conversions from agricultural uses outside of the exemptions covered by permitted development, and conversions from non-agricultural uses.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy GS3: Development Limits
- Policy HS2: Affordable Housing
- Policy HP2: Heritage Assets
- Policy HP3: Local Distinctiveness
- Policy HP8: New Sports, Open Space and Recreation Development
- Policy NE3: Protecting the Natural Environment

Further information/guidance for applicants (see bibliography under Housing for more details)

- Harrogate Borough Council: The Reuse and Adaptation of Rural Buildings A Design Guide (1992)
- Harrogate Borough Council: Heritage Management Supplementary Planning Document (2014)
- Historic England: Farmstead Assessment Framework (2015)
- Historic England: The Adaptive Reuse of Traditional Farm Buildings: Advice Note 9 (2017)
- Historic England: Adapting Traditional Farm Buildings: Best Practice Guidelines for Adaptive Reuse (2017)

Evidence that may be required from applicants to accompany planning applications

- A protected species survey.
- A structural survey of the building.

HS7: Replacement Dwellings in the Countryside

Policy HS7: Replacement Dwellings in the Countryside

Proposals for replacement dwellings will be supported where they meet all of the following criteria:

- A. The new dwelling is located on the site of, or close to, the existing dwelling to be cleared;
- B. The new dwelling is not materially larger than the existing dwelling;
- C. The new dwelling has satisfactory access arrangements;
- D. The new dwelling is of a design which in terms of scale, mass, materials and architectural detail is sympathetic to the landscape character and local vernacular; and
- E. The new dwelling is sited to preclude retention of the existing dwelling or the applicant is willing to accept a condition to ensure its demolition on completion of the new dwelling.

Justification

- 5.47** Paragraph 55 of the National Planning Policy Framework (NPPF) seeks to avoid new isolated dwellings in the countryside unless there are special circumstances. The replacement of dwellings in the countryside will be permitted provided the dwelling to be replaced is not derelict or abandoned its residential use or is a listed building. The possibility of the existing building providing a habitat for protected wildlife should also be considered. Countryside is defined as all land outside the development limits of settlements.
- 5.48** In order to protect existing landscape character it is important to control the location, size and design of the new dwelling. The replacement dwelling should be located on the site of, or as near as possible to, the cleared site of the original. Exceptionally more distant locations may be preferable in terms of reducing landscape impact. The replacement dwelling must be either of a smaller size or not be materially larger than the existing dwelling. This would not include any planning permissions or extensions that would be permitted development that have not been implemented.
- 5.49** The area of accommodation in the new dwelling shall not be materially larger than the existing area and in certain instances, where a large conservatory or extension of insubstantial construction has extended the original floor area, this area may be reduced if its replacement is of solid construction that would have greater visual impact than the existing. Where it is appropriate to increase the first floor area in order for the dwelling to better reflect the vernacular, there should be an equivalent reduction in ground floor area. In order to prevent the replacement of modest dwellings in the countryside with overly large houses, it is important that new dwellings should reflect the size of the original dwelling. The replacement dwelling should reflect local distinctiveness. Exceptions to this may be made where an outstanding or innovative design, appropriate to its local context is proposed.
- 5.50** To prevent the possibility of two dwellings being available where permission is granted, a condition or legal agreement will be required to ensure that the existing dwelling is demolished and the site reinstated once the new dwelling is completed.
- 5.51** Where dwellings are replaced, permitted development rights may be withdrawn in order to control further extensions that may impact on the landscape or rural character of the area. An application for a replacement dwelling will be required to provide a reasoned justification for the proposal.

- 5.52** This policy relates to isolated dwellings in the countryside and does not cover replacement dwellings within villages.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy HP2: Heritage Assets
- Policy HP3: Local Distinctiveness
- Policy NE4: Landscape Character

HS8: Extensions to Dwellings

Policy HS8: Extensions to Dwellings

Extensions to dwellings will be supported provided that all the following requirements are met:

- A. There is no adverse impact on neighbouring residential amenity;
- B. There is no adverse loss of parking or garden/amenity areas;
- C. There is no adverse impact to the character or appearance of the dwelling or the surrounding area; and
- D. In the countryside the extension should not undermine the retention of any occupancy condition.

Justification

- 5.53** An extension should be designed to be in sympathy with the original building with properly matching materials and architectural components. The size, scale and form of an extension should be compatible with the existing building and its surroundings. To respect privacy, extensions should be designed to avoid overlooking neighbouring windows (unless separated by at least 21 metres) and gardens. The position, height and orientation of an extension should avoid unreasonable obstruction of sunlight and daylight to neighbouring properties. An extension should not result in the loss of residents' and visitors' parking so as to cause a shortfall in meeting the county council's parking standards for housing. An adequate area of private outdoor amenity open space should also remain to provide for normal domestic needs. Further guidance can be found in the House Extensions and Garages Design Guide (2005).
- 5.54** To minimise pressure for the removal of occupancy conditions, permission for extensions to dwellings subject to such conditions will be granted only where the size of the new dwelling would not exceed that which could be justified by the functional requirement for the related enterprise.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy HP2: Heritage Assets
- Policy HP3: Local Distinctiveness
- Policy HP4: Protecting Amenity

Further information/guidance for applicants (see bibliography under Housing for more details)

- Harrogate Borough Council: House Extensions and Garages Design Guide Supplementary Planning Document (2005)
- Harrogate Borough Council: Heritage Management Guidance Supplementary Planning Document (2014)

Evidence that may be required from applicants to accompany a planning application

- Heritage statement for extensions to historic buildings.

HS9: Rural Workers Dwelling

Policy HS9: Rural Workers Dwelling

New isolated dwellings in the countryside intended for occupation by rural workers will not be permitted unless it can be shown that there is an essential need for a rural worker to live permanently at or near their place of work within the countryside. In determining whether such need exists, the local authority will consider whether the following criteria are met:

- A. There is a clearly established existing functional need;
- B. The need relates to a full-time worker, or one who is primarily employed in rural employment and does not relate to a part-time requirement;
- C. The unit and the rural employment activity concerned have been established for at least three years, have been financially sound for at least one of them, are currently financially sound, and have a clear prospect of remaining so;
- D. The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
- E. Other planning requirements, e.g. in relation to access, or the impact on the countryside are satisfied.

If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should for the first three years be provided by a temporary dwelling unless exceptional circumstances can be demonstrated.

Justification

- 5.55** Paragraph 55 of the National Planning Policy Framework (NPPF) states that in order to promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances, such as the essential need for a rural worker to live permanently at or near their place of work in the countryside. In-line with the NPPF, where it can be shown that accommodation is required to enable agricultural or forestry workers to live at or within the vicinity of their place of work, new dwellings may be justifiable. A functional test will be necessary in order to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Whether this is essential or not will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of the applicants. It will also be necessary to establish that the enterprise is capable of being sustained for a reasonable period of time.
- 5.56** New rural workers accommodation should only be permitted where it can be demonstrated that the enterprise is economically viable. A financial test will be required in order to prove this and to provide evidence of the size of the dwelling, which the enterprise can sustain. Rural workers dwellings should be of a size commensurate with the established functional requirement. Dwellings which are unusually large in relation to the rural employment needs of the unit should not be permitted.
- 5.57** Where permission is granted for a rural worker's dwelling it will be necessary to ensure that the dwellings are kept available for meeting this need. As such planning permission should be made subject to an appropriate occupancy condition.

- 5.58** If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should normally, for the first three years, be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation. If permission for temporary accommodation is granted, permission for a permanent dwelling should not subsequently be given unless the criteria in the policy are met.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy HP2: Heritage Assets
- Policy HP3: Local Distinctiveness
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character

Further information/guidance for applicants (see bibliography under Housing for more details)

- Harrogate Borough Council: Heritage Management Guidance Supplementary Planning Document (2014)
- Harrogate Borough Council: Residential Design Guide (1999)

Evidence that may be required from applicants to accompany planning applications

- Financial test
- Functional test

HS10: Providing for the Needs of Gypsies and Travellers

Policy HS10: Providing for the Needs of Gypsies and Travellers

The following sites, as shown on the policies map, are allocated for Gypsy and Traveller use to ensure a deliverable supply of pitches in the first five years of the plan period. They will be developed in accordance with relevant Local Plan policy requirements and the development requirements identified in respect of each site:

Site Ref	Settlement	Site Name	Number of pitches
K40	Knarborough	Greenacres, Cass Lane	1
K41	Knarborough	The Paddocks, Cass Lane	1
K42	Knarborough	Thistle Hill Stables, Thistle Hill	3

Table 5.1 Gypsy and Traveller Site Allocations

Proposals for new sites within years 6 -15 of the plan will be within the following broad locations, as shown on the policies map:

- a. Harrogate Area
- b. Knarborough Area
- c. Kirk Deighton
- d. Area south of Wighill

Proposals on non-allocated sites should be considered against the most up-to-date needs assessment.

Proposals for new Gypsy and Traveller sites or extensions to existing sites should:

- A. Be located where there would not be a detrimental impact on highway safety or the flow of traffic;
- B. Be of an appropriate size to be able to provide acceptable living conditions and provide for the number of pitches required, access roads, amenity blocks, children's play areas and space for commercial vehicles;
- C. Not materially harm the natural and historic environment including landscape character;
- D. Not result in a significant adverse impact on residential amenity;
- E. Be of a size commensurate to the nearest settled community in rural and semi-rural areas;
- F. Be situated in locations with good access to existing local services, including health services, schools and public transport;
- G. Not be located in areas at risk of flooding;
- H. Not be located within the Green Belt except in very special circumstances.

Planning applications for new sites (not involving the extension of existing sites) will need to include a statement to justify why an existing site cannot be extended and a new site is needed.

Proposals that would involve the loss of authorised Traveller pitches will not be permitted unless new replacement pitches are provided in a suitable location that meet the criteria above.

Justification

- 5.59** National planning policy, as set out in the Planning Policy for Traveller Sites (PPTS) (2015), requires councils to assess Gypsy, Traveller and Travelling Showpeople’s housing needs. Local planning authorities are required to address identified needs through the identification of a supply of specific deliverable sites against locally set targets. The PPTS requires authorities to set criteria that will guide land supply allocations where need is identified, and to guide development management decisions where there is no identified need in case applications come forward or unexpected need arises.
- 5.60** The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2017) provides a robust assessment of current and future need for pitches in the Harrogate district from 2017 to 2032. The PPTS updated the definition of Gypsies and Travellers meaning that those who have ceased to travel permanently will not now fall under the planning definition of a Traveller for the purposes of assessing accommodation need in a GTAA. Only the need from those households who meet the planning definition should be addressed through site allocation. The criteria in this policy will be used to assess applications from those households where the travelling status is unknown.
- 5.61** The gross level of need identified by the GTAA for those households who meet the planning definition of a Gypsy or Traveller is for **11 additional pitches** between 2017 and 2032, however, due to the existing level of pitch vacancies on the two public sites at Thistle Hill, Knaresborough and Bickerton the net need is for **6 additional pitches**.

Years	0-5	6-10	11-15	Total
	2017 - 22	2022 - 27	2027 - 32	
Number of pitches	4	1	1	6

Table 5.2 Provision of pitches

- 5.62** The previous GTAA in 2013 also identified broad locations to guide the identification of specific sites for longer-term need. Criteria for defining the broad locations was developed taking account of national policy, guidance, the results of the needs assessment and identified physical constraints. The broad locations for future residential Gypsy and Traveller sites reflect the existing pattern of sites and the nearest most sustainable settlements, and include land within one mile of the edge of the main urban areas of Harrogate and Knaresborough (including Scriven).
- 5.63** Proposals for new sites on land that is not allocated for Gypsy and Traveller use will need to satisfy the criteria listed in the policy and will be considered against the findings of the GTAA, or evidence of need that can be demonstrated through additional needs analysis. The supply position will be reviewed and updated annually in the Authority Monitoring Report.
- 5.64** The site allocations listed above and shown on the policies map are being removed from the Green Belt and allocated solely for accommodating Gypsy and Traveller needs. This approach is in accordance with paragraphs 16 to 17 of the PPTS, which whilst identifying that Traveller sites within the Green Belt are inappropriate development, suggests that councils can consider exceptional limited alterations to the Green Belt boundary to meet specific needs (which might be to accommodate a site inset within the Green Belt). These sites should only be for meeting the needs of Gypsy and Traveller accommodation. These sites are to be allocated for the following exceptional circumstances:
- Lack of any deliverable alternative site(s)
 - Small number of pitches required

- The sites are privately owned, well established and provide a settled base that enables the families to access education, health, welfare and employment infrastructure
- Certainty that the district pitch requirement can be delivered

5.65 To ensure that existing Traveller needs continue to be met in perpetuity, existing authorised sites and pitches are protected. Proposals that involve the loss of these sites and pitches will only be permitted if a satisfactory replacement can be provided. This replacement will need to be provided prior to the loss of the existing pitch or site and should meet the same policy criteria identified above relating to a new site.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Planning Policy for Traveller Sites (PPTS) (2015)
- Policy GS4: Green Belt

Further information/guidance for applicants (see bibliography under Housing for more details)

- Harrogate Borough Council: Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (Opinion Research Services, March 2017)
- Harrogate Borough Council: Gypsy and Traveller Housing Needs Survey, (Peter Brett Associates and Opinion Research Services, 2013)
- Harrogate Borough Council: Gypsy and Traveller Background Paper (2018)
- Harrogate Borough Council: Authority Monitoring Report
- Department of Communities and Local Government: Gypsy and Traveller Accommodation Needs Assessments (2007)

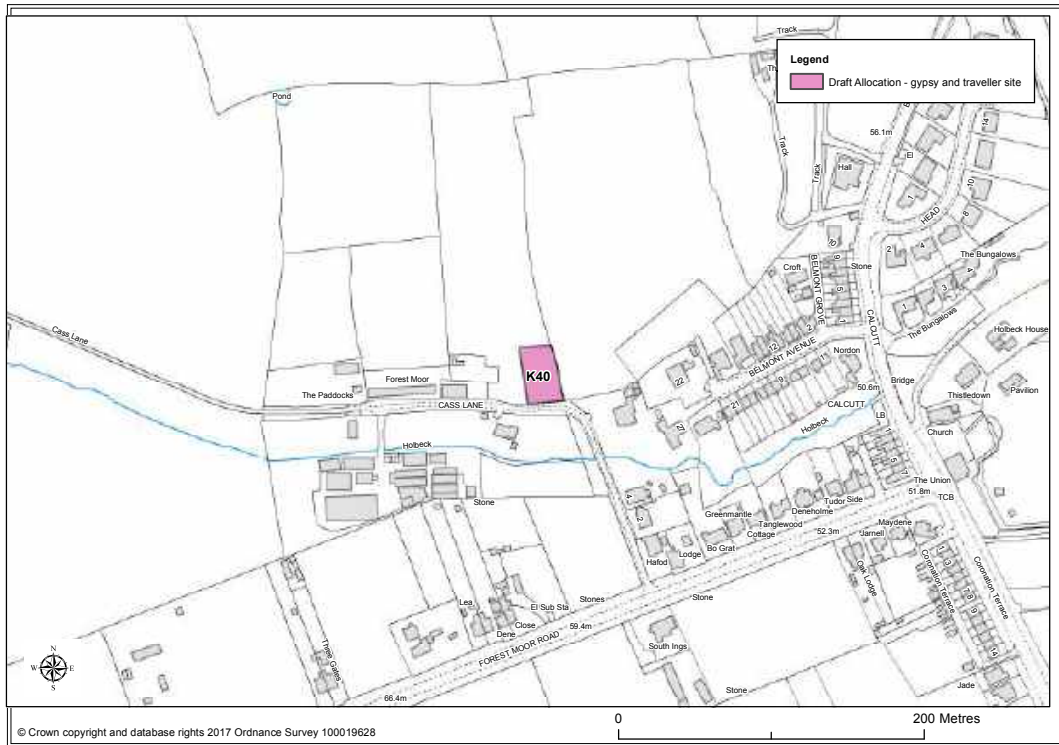
Evidence that may be required from applicants to accompany a planning application

- Statement explaining why existing sites cannot be extended.
- Evidence of need.

Site K40

K40: Green Acres, Cass Lane, Knaresborough

Site Ref	K40
Settlement	Knaresborough



Map 5.1 Site K40

Site Name	Green Acres, Cass Lane, Knaresborough
Existing use	Gypsy and Traveller site with Temporary Planning Permission
Proposed use	Permanent Gypsy and Traveller site
Gross site area (ha)	0.0847
Indicative yield	One pitch

Site K40

K40 Site Requirements

Site Requirements: K40

The development of this site should meet the generic site requirements set out at chapter 10 (paragraph 10.11) as well as the following site-specific requirements:

1. The Green Belt boundary has been amended specifically to accommodate a site for Gypsy and Traveller provision and development of the site should not extend further than the allocated boundary
2. The site should contain no more than a single Gypsy and Traveller pitch
3. Occupation of the site should be restricted to the existing residents on the site
4. The site should purely be used as a residential Gypsy and Traveller pitch and not used for commercial purposes
5. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:

Site Requirements: K40

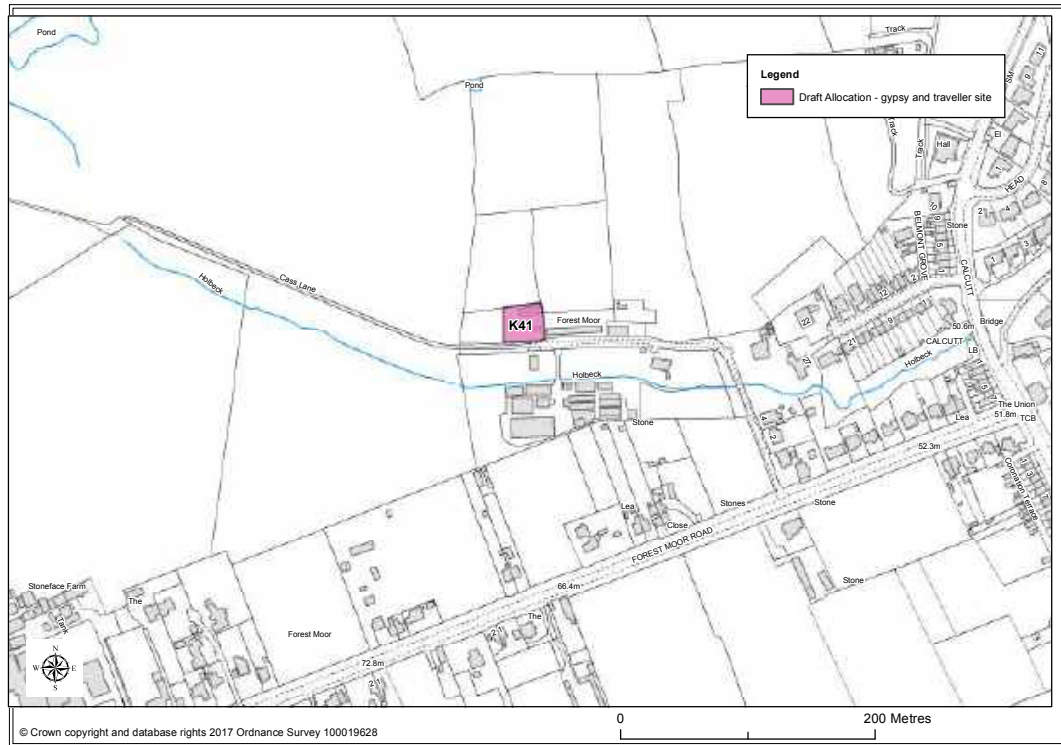
- Flood risk assessment
- Landscape and visual impact assessment

Table 5.3 Site Requirements: K40

Site K41

K41: The Paddocks, Cass Lane, Knaresborough

Site Ref	K41
Settlement	Knaresborough



Map 5.2 Site K41

Site Name	The Paddocks, Cass Lane, Knaresborough
Existing use	Gypsy and Traveller site with Temporary Planning Permission
Proposed use	Permanent Gypsy and Traveller site
Gross site area (ha)	0.0909
Indicative yield	One pitch

Site K41

K41 Site Requirements

Site Requirements

The development of this site should meet the generic site requirements set out at chapter 10 (paragraph 10.11) as well as the following site-specific requirements:

1. The Green Belt boundary has been amended specifically to accommodate the provision a site for Gypsy and Traveller provision and development of the site should not extend further than the allocated boundary
2. The site should contain no more than a single Gypsy and Traveller pitch
3. Occupation of the site should be restricted to the existing residents on the site
4. The site should purely be used as a residential Gypsy and Traveller pitch and not used for commercial purposes
5. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:

Site Requirements

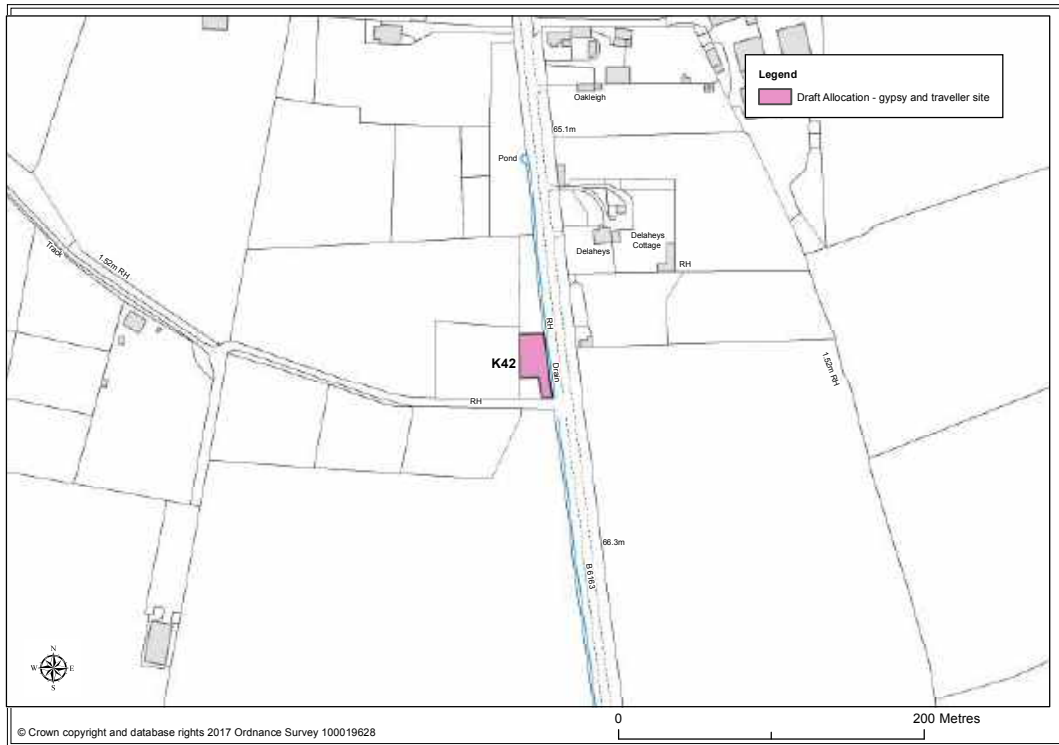
- Site-specific flood risk assessment
- Landscape and visual impact assessment

Table 5.4 Site Requirements: K41

Site K42

K42: Thistle Hill Stables, Knaresborough

Site Ref	K42
Settlement	Knaresborough



Map 5.3 Site K42

Site Name	Thistle Hill Stables, Knaresborough
Existing use	Gypsy and Traveller site with Temporary Planning Permission
Proposed use	Permanent Gypsy and Traveller site
Gross site area (ha)	0.0590
Indicative yield	Three pitches

Site K42

K42 Site Requirements

Site Requirements: K42

The development of this site should meet the generic site requirements set out at chapter 10 (paragraph 10.11) as well as the following site-specific requirements:

1. The Green Belt boundary has been amended specifically to accommodate the provision a site for Gypsy and Traveller provision and development of the site should not extend further than the allocated boundary
2. The site should contain no more than three Gypsy and Traveller pitches
3. Occupation of the site should be restricted to the existing residents on the site
4. The site should purely be used as a residential Gypsy and Traveller pitch and not used for commercial purposes
5. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:

Site Requirements: K42

- Flood risk assessment
- Landscape and visual impact assessment

Table 5.5 Site Requirements: K42

Transport and Infrastructure

6 Transport and Infrastructure

Transport and Infrastructure Key Facts

- The Harrogate district has benefited from significant recent investment in broadband infrastructure.
- Only 16.4% of households do not own a car/van compared to 27.6% nationally.
- Large parts of the district do not have access to an at least hourly bus or rail service, however, the majority of rail stations in the district continue to experience growth in passenger numbers.
- Harrogate sees a small level of net in-commuting for work.
- The proportion of the district's residents who cycle to work/school is substantially lower than the proportion nationally.
- Access to services is a significant issue for parts of the district, particularly in the outlying rural areas.
- Harrogate, Knaresborough and Ripon have been identified by North Yorkshire County Council (NYCC) as priority areas to tackle congestion.
- Improvements to the Leeds-Harrogate-York railway have been identified by NYCC as priority.
- Across the local education authority the number of primary schools at or above capacity has increased and whilst this applies to a number of secondary schools in the district, there remains a large number of unused spaces at several secondary schools.

Safeguarding of Minerals and Waste Infrastructure

- 6.1** North Yorkshire County Council (NYCC) is responsible for minerals and waste planning within Harrogate district. Working with the City of York Council and the North York Moors National Park Authority they are jointly preparing a new Minerals and Waste Local Plan. Once adopted the policies map will indicate safeguarded areas for minerals resources, minerals transport infrastructure and ancillary infrastructure and waste infrastructure. Safeguarding of minerals resources together with minerals and waste infrastructure is necessary to ensure such resources are not sterilised. The purpose of safeguarding is not to prevent other forms of development but to ensure that the presence of the resource or infrastructure is taken into account when other development proposals are being considered.
- 6.2** A number of safeguarded areas are identified in the Harrogate district on the emerging North Yorkshire Minerals and Waste Local Plan policies map. Where non-exempt development is proposed in safeguarded areas, consultation will take place with NYCC before permission is granted.

T11: Sustainable Transport

Policy T11: Sustainable Transport

The council will work in partnership with other authorities, transport providers, developers and local groups to promote a sustainable and improved transport system which is safe, reliable, and convenient and will:

- A. Improve road and rail connections both within the district and to the wider area, in particular the improvement of the Leeds-Harrogate-York railway;
- B. Seek reductions in traffic congestion in Harrogate, Knaresborough and Ripon;
- C. Promote improvements to public transport, including the provision of better parking at rail stations and park and ride facilities, the creation of walking and cycling routes, provision of electric vehicle charging points for both cars and bikes, the Harrogate car-share scheme and measures to reduce air pollution;
- D. Ensure development proposals seek to minimise the need to travel and achieve more sustainable travel behaviour by requiring all developments which will generate significant amounts of traffic to be supported by a transport statement or transport assessment and a travel plan;
- E. Locate, as far as possible, the majority of future development so that it is accessible to a station on the Leeds-Harrogate-York railway or within the key bus service corridor;
- F. Improve accessibility in rural areas;
- G. Undertake a Strategic Transport Priorities Study for the district in order to set out the council's priorities for sustainable transport.

Justification

- 6.3** The National Planning Policy Framework (NPPF) states that local planning authorities should work with other authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development. In paragraph 29 the NPPF sets out the need for the transport system to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel; and the need to make the fullest possible use of public transport, walking and cycling, and to support transport measures that help to reduce greenhouse gas emissions and reduce congestion. Recognition is also given to the fact that this will be achieved differently in rural areas, and the need for road improvements where this will contribute towards sustainable development.
- 6.4** North Yorkshire County Council (NYCC), as the local highway authority, has set out its long term vision for how improved transport in North Yorkshire can contribute towards a thriving economy in its Strategic Transport Prospectus (2015). This document sets out three main strategic transport priorities: improving east-west connectivity, improving access to high-speed and conventional rail, and improving long-distance connectivity to the north and south. In April 2016 it adopted the Local Transport Plan 2016-2046 (LTP4), which sets out a county-wide approach to transport provision. These documents detail a number of key sustainable transport proposals that are particularly relevant to the creation of a sustainable transport system in the Harrogate district, and where the council is working closely with the county council and other stakeholders. These include:

- **Leeds-Harrogate-York Railway:** Delivering improved journey times is proposed as part of the rail franchise agreement, including increased train frequency, modern high quality rolling stock and improvements to customer services. Ultimately the council would like to see the electrification of the line. Double tracking of the single track sections to the east of Knaresborough and signalling improvements are currently under consideration. These improvements will provide the district with a better link to the wider rail network and future HS2 hub stations at Leeds and York. Harrogate Station is also identified as a key station for significant improvement and a development brief is currently being prepared for the site and surrounding area. The need for improved parking and transport interchange at stations along the line is also recognised.
- **A59 Harrogate Relief Road Study:** In parallel with the traffic modelling work the Harrogate Borough Council has undertaken as part of the process of preparing this Local Plan, NYCC has undertaken testing of relief road options to assess whether the local plan housing allocations will influence the choice of potential preferred routes for a possible relief road, which is intended to improve east-west connections, and address urban congestion issues and journey time reliability.
- **Priority areas to tackle traffic congestion:** NYCC has identified Harrogate, Knaresborough and Ripon as priority areas in which to address traffic congestion. In recognition that congestion is an important issue in many of the district's larger settlements, the Local Plan includes an objective to reduce the impacts of transport on the environment and communities, and enable reliable journeys between key centres regionally, nationally and internationally. The council will continue to work with NYCC and other transport providers to identify schemes to reduce existing and future congestion.
- **Sustainable and healthy transport:** A range of measures are being undertaken jointly, including measures to reduce air pollution from transport and encourage walking and cycling. The Harrogate and Knaresborough Cycling Implementation Plan, and its successor documents, will inform the development of the site allocations included under policies DM1, DM2 and DM3 in chapter 10. This work is being undertaken with the Harrogate District Cycle Forum. The Council will also be undertaking a cycle study in Ripon following developer contributions received in association with the planning permission granted for housing at Bellman Walk, Ripon.

6.5 Paragraphs 32 and 36 of the NPPF identify the important role played by transport assessments or transport statements, and travel plans in assessing and mitigating the negative transport impacts of development and promoting sustainable development. These will be required for all developments which generate significant amounts of traffic and should positively contribute to:

- Encouraging sustainable travel;
- Lessening the traffic generated and its detrimental impacts;
- Reducing carbon emissions and climate impacts;
- Creating accessible, connected, inclusive communities;
- Improving health outcomes and quality of life;
- Improving road safety; and
- Reducing the need for new development to increase existing road capacity and provide new roads.

6.6 NYCC, as the local highway authority, has set out guidance on a range of transport issues, including advice on transport assessments and travel plans, in a document called Interim Guidance on Transport Issues (2015).

6.7 There are a number of rail level crossings in the district, some in close proximity to identified development sites. A material increase or significant change in the character of traffic using these crossings can impact on the safety and operation of the level crossings. Where relevant,

transport assessments should consider the potential for such impacts and, if required, identify appropriate mitigation measures. NYCC will advise on when these assessments will be required.

- 6.8** Sustainable transport has been a factor in the development of the Local Plan growth strategy, which is focused around the key public transport corridors. This has been chosen based upon how a number of growth options, consulted upon as part of the Issues and Options Consultation (2015), performed when assessed against the Sustainability Appraisal and land availability. The need for new homes and jobs is being met as far as possible in those settlements which are well related to the key public transport corridors. This includes the key bus corridors and the Leeds-Harrogate-York railway.
- 6.9** Harrogate Borough Council will produce its own Strategic Transport Priorities Study to inform the council's response on transport matters, and will also produce a Sustainable Transport Supplementary Planning Document (SPD).

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy TI2: Protection of Transport Routes and Sites
- Policy TI3: Parking Provision
- Policy NE1: Air Quality
- Policy NE5: Green and Blue Infrastructure

Further information/guidance for applicants (see bibliography under Transport and Infrastructure for more details)

- North Yorkshire County Council: Local Transport Plan 2016-2046 (LTP4) (2016)
- North Yorkshire County Council: Strategic Transport Prospectus (2015)
- North Yorkshire County Council: Interim Guidance on Transport Issues (2015)
- Harrogate Borough Council: Transport Background Paper 2018

Evidence that may be required from applicants to accompany a planning application

- Proposals that generate significant amounts of traffic must be supported by a transport statement or transport assessment and will normally be required to provide a travel plan. An air quality assessment may also be required and should be an integrated part of these assessments.
- A validation certificate relating to this requirement must accompany planning applications, where required, and must be signed by North Yorkshire County Council, as the local highway authority.

T12: Protection of Transport Sites and Routes

Policy T12: Protection of Transport Sites and Routes

New sites and routes which have the potential to contribute towards the provision of a sustainable and improved transport system will be safeguarded where there is a reasonable prospect of them accommodating new transport infrastructure before 2035. This will apply when a scheme is:

- A. Included within the investment strategies or plans produced by Highways England, as the strategic highway authority, North Yorkshire County Council, as the local highway authority, or by another body or organisation contributing towards the creation of a sustainable and improved transport system for the district, and for which there is an agreed preferred route or site; or
- B. Along the route of a former railway line; in particular the sections of the Harrogate-Ripon-Northallerton line and the Harrogate to Wetherby line that lie within the Harrogate district (as shown on the policies map); or
- C. A cycle or pedestrian route identified by the local highway authority or the district council and included within an approved plan or strategy.

Justification

- 6.10** The importance of identifying and protecting sites and routes where there is robust evidence that they could be critical in developing infrastructure to widen transport choice is set out in paragraph 14 of the National Planning Policy Framework (NPPF). Harrogate Borough Council works closely with North Yorkshire County Council (NYCC), as the local highway authority, and Highways England, as the strategic highway authority, in order to integrate development proposals with transport provision and will seek to protect routes or sites required for new transport infrastructure, where this is appropriate.
- 6.11** In response to the need to create a more sustainable transport system by encouraging more trips to be made by walking and cycling, the council gave long-term protection to the routes of former railway lines within the the district in the Harrogate District Local Plan 2001 in order to facilitate their use as cycle paths. In recent years four miles of the former railway between Harrogate and Ripley have been converted into the Nidderdale Greenway, a traffic free path which also links to cycle routes to Starbeck and Knaresborough and forms part of a wider network of cycle paths included in the Harrogate and Knaresborough Cycling Implementation Plan, which has now been updated.
- 6.12** The long-term protection of former strategic rail routes provides options for sustainable transport in the future. NYCC's Strategic Transport Prospectus (2015) provides a long-term vision for how improved transport in North Yorkshire can contribute towards a thriving northern economy. The strategy supports, in principle, proposals for rail re-opening and also identifies the need for a new railway from Leeds to Harrogate and Ripon joining the East Coast Mainline to the north at Northallerton. This policy therefore continues the protection of the Harrogate-Ripon-Northallerton and Harrogate-Wetherby sections of the line within the district for future transport use. Whilst parts of both these former railway lines are currently used as cycle paths it is considered that rail and cycle use could co-exist in the future.

- 6.13** The council is working closely with NYCC and the Harrogate District Cycle Forum to update cycle strategies for the main urban areas in the district. These will include routes for new cycle infrastructure that will be required in association with the development sites allocated under policy DM1: Housing Allocations and DM3: Mixed Use Allocations, linking new developments to existing cycle networks, key services and facilities.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy DM1: Site Allocations
- Policy DM3: Mixed Use Allocations

Further information/guidance for applicants (see bibliography under Transport and Infrastructure for more details)

- Harrogate Borough Council: Harrogate and Knaresborough Cycling Implementation Plan (2013)
- North Yorkshire County Council: Strategic Transport Prospectus (2015)
- North Yorkshire County Council: Local transport Plan 2016 - 2046 (LTP4) (2016)
- North Yorkshire County Council: A Strategic Transport Prospectus for North Yorkshire (2015)
- Highways England: London to Scotland East Route Strategy (2015)

Designations/boundaries shown on the policies map

- Protection of former railway routes.

TI3: Parking Provision

Policy TI3: Parking Provision

Development will be supported where it incorporates appropriately designed vehicle and bicycle parking. To support sustainable transport choices and reduce reliance on the private car the following criteria, where they are relevant to the proposal, should be addressed in determining the level of parking provision proposed:

- A. The need to provide safe, secure and convenient parking at appropriate levels, including parking or storage for cycles, motor cycles and, where relevant, coaches and lorries;
- B. Parking standards for cars, cycles, motorised two wheel vehicles, disabled parking and operational servicing requirements, as prepared by the local highway authority, North Yorkshire County Council;
- C. Policies set out in the North Yorkshire County Council Parking Strategy (and successive strategies);
- D. The location of the site within an area covered by an Area Travel Plan;
- E. The need to make provision for car club and car share parking spaces;
- F. Means to encourage the use of low emission vehicles as part of the proposal, including the ability to provide electric vehicle charging points.

Justification

- 6.14** Paragraph 29 of the National Planning Policy Framework (NPPF) identifies that the transport system needs to be balanced in favour of sustainable transport modes in order to give people a real choice about how they travel. The NPPF also supports transport measures that help to reduce greenhouse gas emissions and reduce congestion. In recognition that congestion is an important issue in many of the district's larger settlements, the Local Plan includes a draft objective to reduce existing congestion. As the availability of parking spaces has an influence on how people choose to travel, the provision of parking in connection with new development can help to minimise car use in order to help achieve these aims.
- 6.15** The 2011 census shows that car ownership in the Harrogate district is higher than the national average, with 84% of households owning a car or van compared to the national average of 74%. The higher level of ownership is reflected in a higher proportion of residents driving to work in a private car or van, 57.8% in the district compared to 54% nationally.

Parking Guidance and Parking Standards

- 6.16** The NPPF identifies a number of issues to consider when setting local parking standards for residential and non-residential development:
- The accessibility of the development;
 - The type, mix and use of development;
 - The availability of and opportunities for public transport;
 - Local car ownership levels;
 - An overall need to reduce the use of high-emission vehicles.

- 6.17** Provision for cyclists, sustainable travel measures (such as car clubs and the provision of car share spaces), accessibility to public transport, and availability of public parking all have a bearing on the level of parking to be provided as part of development proposals. The amenity value and character of an area, particularly where heritage assets or areas of high landscape value are affected, must also be considered when determining the level of parking appropriate in relation to a development proposal. To this end, where opportunities exist, the use of shared parking provision should be investigated. The local highway authority, North Yorkshire County Council (NYCC), has set out guidance on a range of transport issues, including the parking standards to be applied across the Harrogate district, in a document called Interim Guidance on Transport Issues (2015).

North Yorkshire County Council Parking Strategy

- 6.18** While Harrogate Borough Council is responsible for off street car parks under the council's control, NYCC is responsible for on-street parking throughout the district. The North Yorkshire County Council Parking Strategy (2011) relates to all aspects of parking under the control of the county council. In the longer-term, it is the county council's hope to work with partners to develop a new strategy covering both on and off-street parking.
- 6.19** The strategy should be read in the context of the county council's Local Transport Plan 2016-2046 (LTP4) (2016), which sets out the wider transport strategy for the county. The plan recognises the importance of managing on-street parking provision because of the potential for major impacts on the transport network. It identifies that appropriate management can deliver a range of benefits, including reducing traffic congestion, improving localised air quality, road safety and access to public transport, and improving parking and servicing of businesses.

Area Travel Plans

- 6.20** Travel plans are long-term management strategies that seek to deliver sustainable transport objectives in relation to a particular organisation or development site through specified actions. Area travel plans cover a set of sites in a particular geographical area where the sharing of resources and ideas for developing and implementing travel plans can lead to greater success for each party in achieving sustainable transport objectives. Organisations in the area still develop their own travel plans but there is usually also a shared travel plan for the whole area. Area travel plans could be developed for key business and visitor destinations in Harrogate.

Provision of Electric Vehicle (EV) Charging Points

- 6.21** The use of ultra-low emission vehicles, such as electric, plug-in hybrid and hydrogen powered cars and vans, will help to cut greenhouse gas emissions and air pollution on the district's roads. The government is supporting the greater use of these vehicles through, for example, the Office for Low Emission Vehicles (OLEV) and the Plugged-in-Places programme, and it is expected that usage will increase significantly over the life of the Local Plan. To help realise this ambition, the government intend to set out a framework for the development of a recharging network for electric and plug-in hybrid vehicles. In order to encourage the wider use of these ultra-low emission vehicles locally, the council will support the provision of vehicle charging points as part of development proposals. The satisfactory location and design of such infrastructure will be an important consideration.

Car Clubs and Car Share Parking Spaces

- 6.22** Car clubs involve the provision of cars parked in reserved spaces in accessible locations for the use of club members who book to use a car for a particular period of time. Such schemes have been operating in several cities across the UK for a number of years. City Car Club offer such a service in both Leeds and York. The development of car clubs in the district's

larger settlements, in particular Harrogate, is a possible sustainable transport measure that could be investigated further. If car clubs are set up it will be important that reserved parking spaces are provided in locations that encourage people to join the clubs.

- 6.23** Car share schemes contribute to reducing congestion and emissions from transport by encouraging people who make similar journeys in separate cars to travel together in a single vehicle. The availability and convenient siting of parking spaces designated for use only by car share users is an important incentive that encourages people to join the schemes. As a result, the council encourages the provision of car share only parking spaces where these do not have a substantial negative effect on the overall provision of parking. In assessing proposals it will be recognised that the use of car share schemes will lower the demand for the remaining parking spaces.

Park and Ride

- 6.24** The local highway authority, NYCC, has not identified a need to protect any site for a park and ride scheme during the period covered by the Local Plan. However, they have indicated that should proposals for park and ride come forward as part of other development proposals they will be considered on their merits. Opportunities for park and rail will be supported where they meet the requirement of other relevant Local Plan policies.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

Further guidance for applicants (see bibliography under Transport and Infrastructure for more details)

- North Yorkshire County Council: Local Transport Plan 2016-2046 (LTP4) (2016)
- North Yorkshire County Council: Parking Strategy (2011)
- North Yorkshire County Council: Interim Guidance on Transport Issues (2015)

Evidence that may be required from applicants to accompany a planning application

- Travel plan
- Transport assessment

TI4: Delivery of New Infrastructure

Policy TI4: Delivery of New Infrastructure

In order to deliver sustainable development, the council will work with infrastructure and service providers and developers to deliver infrastructure and services to support existing and future development across the district.

Depending on the nature and scale of development proposed, and subject to viability, developers will be expected to make reasonable on-site provision and/or off-site provision and/or contributions towards infrastructure and services in order to cater for the needs generated by development.

Proposals involving the delivery of new or improved infrastructure or services, either on its own or in combination with other development, will be supported provided that it can be demonstrated that they are necessary to support new development and/or to rectify existing evidenced deficiencies in infrastructure or service provision:

- A. To cause minimal disruption to existing infrastructure and service provision for residents and businesses development may need to be phased;
- B. Where new infrastructure is needed to support development, the infrastructure must be operational no later than the appropriate phase of development for which it is needed;

Justification

6.25 The Local Plan seeks to deliver the infrastructure necessary to support the council's strategy for growth, making the most of opportunities to improve green infrastructure, exploit opportunities for the use of sustainable transport modes and increase the vitality and viability of the district's main urban areas. New development should be fully integrated with existing settlements and deliver adequate infrastructure and services to support itself. Where new development generates a need for new physical or social infrastructure, it is reasonable to expect the developer to provide, or contribute towards, these facilities so as not to place an undue burden on existing infrastructure. Examples of the types of infrastructure and services that will commonly be required to support development in the district are:

- highway and transport infrastructure, including public transport improvements, walking and cycling facilities;
- water supply, sewerage and waste water treatment facilities;
- waste disposal and recycling facilities;
- flood protection measures including sustainable drainage systems;
- gas and electricity supply;
- communications infrastructure, including telecommunications and high speed broadband;
- health care services and facilities;
- schools and other services and facilities for children and young adults;
- community facilities;
- facilities for disabled people;
- community safety and crime prevention measures;
- public open space, sports and recreation facilities;
- appropriate hard and soft landscape infrastructure; and
- habitat creation.

6.26 This should not be seen as a definitive list. The requirements for each development will vary considerably and should be determined in consultation with infrastructure and service providers, and the local community.

- 6.27** The second part of the policy seeks to ensure that new infrastructure and services are necessary, delivered either in advance or alongside the development they are intended to support, cause minimal disruption to existing services, and are appropriately located and designed. The Infrastructure Capacity Study identifies the infrastructure and services required to support the level of planned growth in the district and is prepared in consultation with infrastructure and service providers. The purpose of this document is to:
- assess the existing quality and capacity of the district's infrastructure;
 - inform the council's selection of a preferred development strategy for the district;
 - determine what infrastructure is required to support the council's selected growth strategy and preferred development allocations - setting this information out in a delivery plan;
 - identify the priorities for investment and the bodies responsible for delivering the infrastructure required; and
 - provide the evidence needed to support funding bids for identified infrastructure projects.
- 6.28** The Infrastructure Capacity Study, including the associated delivery plan, can be viewed on the council's website. The council will review this document on a regular basis to ensure that it provides the most up-to-date picture of the infrastructure needs of the district and to monitor progress in the delivery of infrastructure. Should issues arise with the delivery of strategic infrastructure required to enable growth, the council will seek to work actively with developers and infrastructure providers to resolve the issue.
- 6.29** Planning obligations can be required by a local planning authority in order to make an otherwise unacceptable development proposal acceptable in planning terms, where the use of planning conditions would not suffice. Planning obligations are private agreements negotiated with the developer or landowner (Section 106 Agreements), or can alternatively be secured through a unilateral undertaking by the developer or landowner. Planning obligations are required to offset the direct physical, social or environmental impacts of development and/or to ensure that the essential needs of new residents/workers resulting from development are catered for.
- 6.30** The 2010 Community Infrastructure Levy (CIL) Regulations placed into law the tests that planning obligations are:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 6.31** The council will expect developers to provide for and/or contribute towards the provision of community and other infrastructure needs generated directly by their development where this is necessary to make a scheme acceptable in planning terms.
- 6.32** The council recognises that on some sites there may be particular site-specific circumstances that reduce the economic viability of development. In line with the statutory test, planning obligations towards infrastructure provision will only be sought by the council in order to make a development acceptable in planning terms, and without such provision a development could therefore be deemed unacceptable. In such cases the applicant must provide evidence to demonstrate that the viability of development would be jeopardised by the imposition of a planning obligation, and a robust planning case as to why the development should be permitted even with a reduction in, or absence of, the infrastructure sought by the obligation.
- 6.33** The 2010 CIL Regulations allow local planning authorities to introduce a tariff based approach to funding infrastructure. Under a CIL charges will be applicable to most forms of development, not just housing, with the level of the charge dependent on the scale and type of development. The CIL differs from planning obligations in that it widens the net for attracting contributions towards infrastructure provision and breaks the direct link between a development and the infrastructure provided. This allows authorities to pool funds and manage their investment

in infrastructure strategically, funding a wide range of local and sub regional infrastructure priorities identified through the infrastructure planning process. The CIL is not intended to replace mainstream funding programmes for infrastructure but simply to augment available funds to ensure the timely delivery of necessary works.

- 6.34** The Council is progressing the Community Infrastructure Levy and has submitted the Draft Charging Schedule for examination in August 2019. The schedule and the CIL Viability Assessment can be found on the Council's website.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy HP3: Local Distinctiveness
- Policy HP7: New Sports, Open Space and Recreation Development
- Policy NE5: Green and Blue Infrastructure
- Policy NE7: Trees and Woodland
- Department for Transport Circular 02/2013: The Strategic Road Network and the Delivery of Sustainable Development.

Further information/guidance for applicants (see bibliography under Transport and Infrastructure for more details)

- Harrogate Borough Council: Draft Provision for Open Space in Connection with New Housing Development Supplementary Planning Document (2016)
- Harrogate Borough Council: Provision for Village Halls in Connection with New Housing Development Supplementary Planning Document (2015)
- Harrogate Borough Council: Harrogate District Infrastructure Capacity Study - Stage 2, O'Neill's (2016)
- Harrogate Borough Council: Guidance on Developer Contributions to Education Facilities (2016)
- Harrogate Borough Council: Community Infrastructure Levy (CIL) web page
- The Community Infrastructure Levy (CIL) Regulations 2010
- Code of best practice on mobile network development in England
- Department of Communities and Local Government (DCLG): Fixing our Broken Housing Market (2017) (Housing White Paper)
- A New Approach to Developer Contributions: A Report by the CIL Review Team, Submitted October 2016 (2017)
- Harrogate Borough Council : Harrogate District Local Plan Infrastructure Delivery Plan 2018

Evidence that may be required from applicants to accompany a planning application

- Pre-application consultation with infrastructure and service providers.
- Economic viability assessment.

T15: Telecommunications

Policy T15: Telecommunications

The expansion of communications infrastructure, including full Fibre to the Premises broadband and mobile connectivity will be supported. This will be achieved by:

- A. Requiring new communication infrastructure to use existing communication masts and structures unless it can be demonstrated that mast or site sharing is not feasible and either:
 - i. Communication infrastructure is proposed on a building and the siting, scale and design of the apparatus does not have a significant adverse impact on the external appearance of the building; or
 - ii. It can be demonstrated that the communication infrastructure cannot be sited on an existing building or other appropriate structure and the proposal does not have a significant adverse impact on the character or appearance of the surrounding area.
- B. Ensuring the location and design of proposals avoid harm to sensitive areas or buildings/structures and accord with Local Plan policies HP2: Heritage Assets, NE3: Protecting the Natural Environment and NE4: Landscape Character.
- C. Ensuring that where communication infrastructure has become redundant, due to rationalisation of the industry or advances in technology, the particular infrastructure will be removed and the site either landscaped or returned to its previous condition.

Broadband Access in New Developments:

- D. Requiring all new employment and housing development to enable Fibre to the Premises (FTTP) broadband infrastructure capable of Next Generation Access speeds. Where it can be demonstrated that the provision of FTTP is not viable, proposals should:
 - i. Provide a download connection that meets the minimum ambition of the Digital Communications Infrastructure Strategy and the European Digital Agenda (currently 30 Mbps); and
 - ii. Should seek to incorporate suitable delivery of FTTP broadband at a future date i.e. laying ducting capable of carrying fibre cables from multiple providers.

Justification

- 6.35** The National Planning Policy Framework (NPPF) emphasises that advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services. The expansion of telecommunication infrastructure across the Harrogate district will be supported, particularly in areas where mobile and broadband connectivity is poor or non-existent.

Mobile Telephony

- 6.36** There is likely to be a need to establish new mobile telecommunications infrastructure within the Harrogate district and this policy seeks to ensure that new infrastructure makes use of existing sites and structures, wherever possible. Any applications for new telecommunications infrastructure will be expected to demonstrate the need for their location if this is not the case.

Broadband Access

- 6.37** Access to broadband is a vital component of infrastructure in today's world. It is key to growing a sustainable local economy, vital for education and home working and increasingly a central part of community cohesion and resilience, particularly in rural areas. Broadband connectivity across the plan area varies considerably. The Digital Communications Infrastructure Strategy initial target was to ensure that by 2017 superfast coverage reached 95% of premises in the UK. The current stated strategy ambition is that ultrafast broadband of at least 100Mbps should become available to nearly all UK premises. In addition the European Commission, through the Digital Agenda for Europe, anticipates 100% coverage of 30 Mbps broadband or more by 2020 and that over 50% of households will have a subscription to broadband connection in excess of 100Mbps. Therefore the definition of Next Generation Access used within this policy is a broadband service that provides a download speed in excess of 30 Mbps and with the capability to meet future targets of speeds in excess of 100Mbps, as detailed in the digital Agenda for Europe.⁽¹⁹⁾
- 6.38** Occupiers of new residential or commercial premises now often expect a high quality broadband connection as a utility similar to the provision of electricity or water. Applicants are required to actively demonstrate that they have considered the broadband and digital requirements of the development, and the resulting level of connectivity required within their proposals.
- 6.39** The NPPF advises that local planning authorities should aim to keep the numbers of radio and telecommunications masts and sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.
- 6.40** The council is committed to ensuring the location and design of proposals avoid harm to sensitive areas or buildings and other structures and accord with Local Plan policies HP2: Heritage Assets, NE3: Protecting the Natural Environment and NE4: Landscape Character. The council will oppose telecommunication installations that would be unduly visually obtrusive in either the street scene or the wider landscape and would detract from amenity (including that of local residents), unless it can be demonstrated that there is an overriding need and technical constraints prevent a more favourable proposal being chosen, such as no existing facilities are available and applicants have considered the need to include additional structural capacity to take account of the growing demands for network development, including that of other operators.
- 6.41** Where a proposal would be classed as major development, applicants should engage with communication providers and local broadband projects as appropriate to identify where the development may contribute and integrate with existing initiatives.
- 6.42** Agreement in February 2016 between the Department for Culture, Media and Sport, the Home Builders Federation and Openreach have outlined a process for the delivery of Next Generation Access broadband on new residential development, which should be considered.
- 6.43** Access to free public wireless broadband supports the vitality of town and village centres for residents, visitors and businesses. Opportunities to add to the visitor experience by extending existing, or creating new, public wireless broadband networks will be supported provided the infrastructure meets the requirements of this policy.

19 See the European Commission's website for further information.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy HP2: Heritage Assets
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character

Further information/guidance for applicants (see bibliography under Transport and Infrastructure for more details)

- Cabinet Siting and Pole Siting Code of Practice (2016)
- Code of best practice on mobile network development in England
- New build homes: superfast broadband connectivity options
- Harrogate Borough Council : Broadband Guidance for Developers

Evidence that may be required from applicants to accompany a planning application

- Justification for not locating new telecommunications infrastructure using existing sites or structures.

T16: Provision of Educational Facilities

Policy T16: Provision of Educational Facilities

The sites shown at table 6.1 and on the policies map are allocated for educational uses. They will be developed in accordance with relevant Local Plan policy requirements and the development requirements identified in respect of each site.

Site ref	Settlement	Name
B22	Boroughbridge	Educational facilities for Boroughbridge High School
NS7	North Stainley	Educational facilities at North Stainley
PN20	Pannal	Educational facilities for Pannal Primary School

Table 6.1 Educational Facilities Allocations

Justification

- 6.44** National planning policy, as set out in the National Planning Policy Framework (NPPF), requires great weight to be given to the need to create, expand or alter schools to meet the needs of existing and proposed communities.
- 6.45** In identifying where there needs to be new infrastructure investment to support the level of growth proposed in the Local Plan the council has worked with the education authority, North Yorkshire County Council, in order to understand where, across the district, there is likely to be a need to augment existing provision.
- 6.46** For a number of the larger urban extensions and the new settlement there will be a need to provide new schools to meet the needs of the proposed development, which will be met through the development of new facilities on these sites. Where required, these are identified in the site requirements for each allocated site (see Chapter 10: Delivery and Monitoring). In other cases there is a need for developer contributions to be made in order to facilitate additional classrooms at existing schools. This is often a contribution to primary school provision, but there may also be cases where a contribution to secondary school provision is also required.
- 6.47** There are a small number of cases where the education authority has identified a need to provide additional classroom facilities to meet the growth proposed in the Local Plan, but where the existing school site is constrained such that it is not possible to accommodate additional classrooms. For these reasons, sites to expand existing educational facilities at Boroughbridge High School (provision of new playing fields) and Pannal Primary School are required. In the case of North Stainley, a site for the relocation of the primary school is required.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Practice Guidance (NPPG)

Designations/boundaries shown on the policies map

- Educational facilities allocations

B22 Site Requirements

B22 Site Requirements

The development of this site should meet the following requirements:

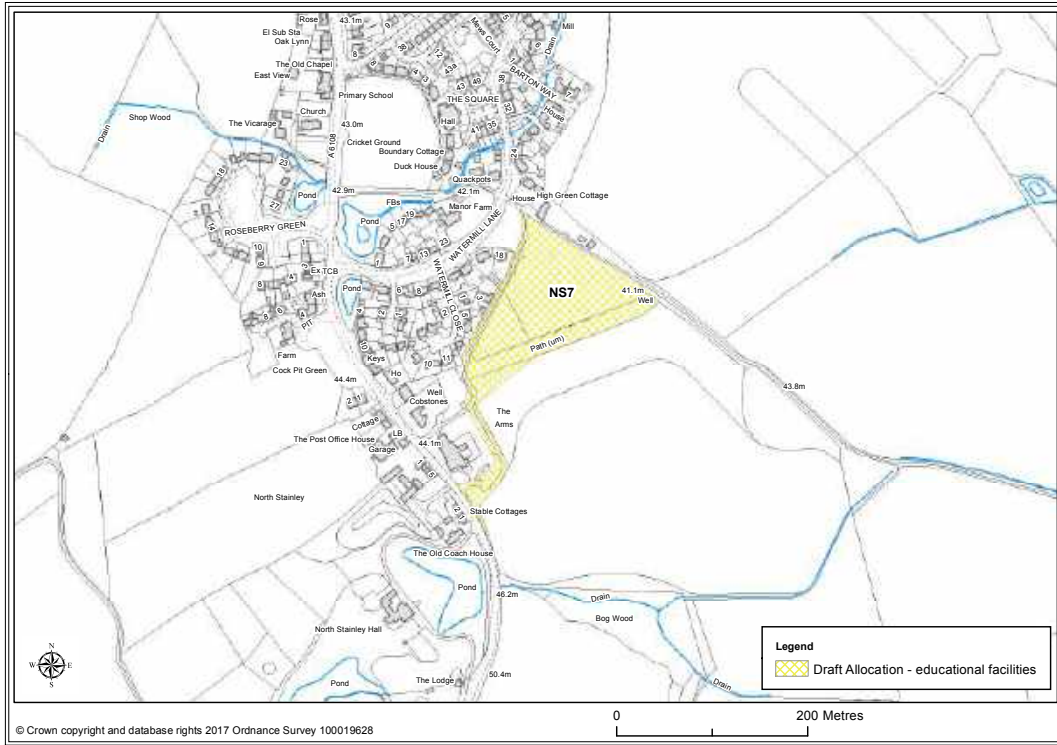
1. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:
 - Preliminary ecological appraisal
 - Site-specific flood risk assessment
 - Transport statement/assessment
 - Travel plan
 - Landscape and visual impact assessment
 - Heritage statement including an archaeological assessment
 - An agricultural land classification survey may be required in accordance with policy NE8: Protection of Agricultural Land

Table 6.2 B22 Site Requirements

Site NS7

NS7: Educational facilities at North Stainley

Site Ref	NS7
Settlement	North Stainley



Map 6.2 Site NS7

Site Name	Educational facilities at North Stainley
Existing use	Agricultural
Proposed use	New school and associated facilities
Gross site area (ha)	2.0073

Site NS7

NS7 Site Requirements

NS7 Site Requirements

The development of this site should meet the following requirements:

1. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:
 - Preliminary ecological appraisal
 - Site-specific flood risk assessment that includes specific and full regard to potential surface water issues.
 - Transport statement/assessment
 - Travel plan
 - Landscape and visual impact assessment
 - Heritage statement

Table 6.3 NS7 Site Requirements

PN20 Site Requirements

PN20 Site Requirements

The development of this site should meet the following requirements:

1. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:
 - Preliminary ecological appraisal
 - Site-specific flood risk assessment
 - Transport statement/assessment
 - Travel plan
 - Landscape and visual impact assessment
 - Heritage statement

Table 6.4 PN20 Site Requirements

Climate Change

7 Climate Change

Climate Change Key Facts

- The Harrogate district contains 43 river water bodies totally 907.23 km in length.
- The rivers Swale, Ure and Ouse flow southward through the Vale of York; the River Wharfe flows along the southern boundary of the district.
- Of those water bodies at risk from hazardous substances (163.74km), only 39.23% pass the chemical classification test.
- Areas in the district particularly at risk of flooding include parts of Ripon, Knaresborough, Boroughbridge, Pateley Bridge and Masham, however, only 6.6% of the district lies within Flood Zone 3.
- In 2015 the total per capita carbon dioxide (CO₂) emissions for the district was 6.2 tonnes.⁽²⁰⁾ This is higher than the regional (5.1t) and English averages (4.8t), but lower than the North Yorkshire average (7.3t) (DBEIS, 2017).
- CO₂ emissions in the district by sector were: industrial and commercial 38.2%, domestic 32.7%, transport 29% (DBEIS, 2017). These are similar to the national trend.
- For many years the average domestic gas and electricity consumption in the district have both been above the regional and national averages (DECC, 2015).
- The Climate Change Act (2008) sets a framework to deliver an 80% reduction in greenhouse gas emissions below 1990 levels by 2050, while the council's Carbon Reduction Strategy (2018) identifies a target to reduce CO₂ emissions locally by 57% by 2030, in line with the UK Carbon Budget
- Over the last 10 years the district's CO₂ emissions have decreased by 20.7%, however, Yorkshire and the Humber has seen a 26.8% reduction and England a 28% fall (DBEIS, 2017).

20 These are emissions within the scope of influence of Local Authorities. They exclude emissions that Local Authorities don't have direct influence over: motorways; EU emissions trading system sites; diesel railways; land use, land use change, and forestry

CC1: Flood Risk and Sustainable Development

Policy CC1: Flood Risk and Sustainable Drainage

Development proposals will not be permitted where they would have an adverse effect on watercourses or increase the risk of flooding elsewhere.

Development will only be permitted where it has an acceptably low risk of being affected by flooding when assessed through sequential testing against the most up-to-date Environment Agency flood risk maps and the Harrogate District Level 1 Strategic Flood Risk Assessment (SFRA) maps. 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.

Proposals within Flood Zone 3a(i) will be assessed in accordance with national policies relating to Flood Zone 3a but with all of the following additional restrictions:

- A. No new highly vulnerable or more vulnerable uses will be permitted;
- B. Less vulnerable uses may only be permitted provided that the sequential test has been passed;
- C. Where extensions are linked operationally to an existing business or, where redevelopment of a site provides buildings with the same or a smaller footprint;
- D. All proposals will be expected to include flood mitigation measures to be identified through a site specific Flood Risk Assessment including consideration of the creation of additional sustainable flood storage areas;
- E. Development will not be permitted on any part of the site identified through a site specific Flood Risk Assessment as performing a functional floodplain role.

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.

All development will be required to ensure that there is no increase in surface water flow rate run off. Priority should be given to incorporating sustainable drainage systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDS are provided arrangements must be put in place for their whole life management and maintenance.

Proposals involving building over existing culverts or the culverting or canalisation of water courses will not be permitted unless it can be demonstrated to be in the interests of public safety or to provide essential infrastructure, and that there will be no detrimental effect on flood risk and biodiversity. Where feasible, development proposals should incorporate re-opening of culverts, modification of canalised water courses and consideration of mitigation measures to achieve a more natural and maintainable state.

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⁽²¹⁾ programme of flood and coastal risk management schemes and other Environment Agency or lead flood authority documents) is safeguarded.

Justification

- 7.1** Flooding is a natural process influenced by natural elements such as rainfall, geology, topography and man-made interventions, such as flood defences, roads, buildings, farming methods and other infrastructure. The National Planning Policy Framework (NPPF) seeks to avoid the risk of flooding, where possible. Where it is not possible, development should be directed to areas with the lowest level of flood risk using the sequential test. Having exhausted all opportunities to direct development away from areas of flood risk, the vulnerability of the proposed use must be considered along with possible mitigation measures using the exception test. This approach is known as the risk based sequential approach.
- 7.2** With regard to flooding from rivers, the NPPF categorises zones of flood risk (1,2,3a and 3b) and states that the overall aim should be to steer new development to Flood Zone 1 (low risk). The Environment Agency defines flood zones on the basis of their annual probability of flooding without the presence of any defences. The advice within the NPPF explains in detail how these zones are classified.
- 7.3** The advice within the NPPF makes clear that planning applications for development proposals of 1 hectare or greater located in Flood Zone 1, and all proposals for new development in Flood Zones 2 and 3, should be accompanied by a flood risk assessment (FRA). The FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. For major developments in Flood Zone 1, the FRA should identify opportunities to reduce the probability and consequences of flooding. The FRA should include an assessment of groundwater or fluvial flooding and seek a betterment in the runoff and, thereby, flood risk; thereby reducing the risk of flooding downstream. An FRA will also be required where the proposed development or change of use to a more vulnerable use may be subject to other sources of flooding (see guidance within the NPPF), or where the Environment Agency, internal drainage board and/or other bodies have indicated that there may be drainage problems.
- 7.4** Proposals for development that require an FRA will need to submit the assessment before the application can be validated.
- 7.5** The risk of flooding from rivers, surface water, sewers, groundwater, canals and reservoirs within the district has been explored within the Harrogate District Level 1 Strategic Flood Risk Assessment (SFRA) and its addendum. The SFRA provides more detailed flood risk information, including identifying which parts of Flood Zone 3 are within the functional floodplain (Flood Zone 3b), as well as information on the effects of climate change and data on depth and hazard of flooding.
- 7.6** The functional floodplain does not reflect the fact that some land within these areas will already contain buildings and therefore cannot perform a functional floodplain role. Such areas have therefore been excluded from the functional floodplain but have been identified in the Harrogate District SFRA as Flood Zone 3a(i) to highlight the higher risk than Flood Zone 3a. The following flood zones therefore apply in the Harrogate district:
- Flood Zone 1
 - Flood Zone 2
 - Flood Zone 3a
 - Flood Zone 3a(i)
 - Flood Zone 3b
- 7.7** Proposals within Flood Zone 3a(i) will be assessed using criteria in national policy for Flood Zone 3a but with additional restrictions to reflect the higher risk. The probability of flooding in Flood Zone 3a(i) remains the same as the functional floodplain (Flood Zone 3b), therefore, highly vulnerable or more vulnerable developments would not be appropriate within this

zone. In certain circumstances less vulnerable development proposals could be justified, subject to a sequential test, such as proposals for an operationally linked extension to an established business or redevelopment with the same or smaller footprint.

- 7.8** Where possible, proposals for redevelopment in these areas should reduce the built form in these areas and, if possible, create additional water storage areas. Flood attenuation measures will be required for all schemes in Flood Zone 3a(i), and areas shown to be acting as functional floodplain by a site-specific flood risk assessment should be retained as undeveloped areas.
- 7.9** The promotion of sustainable water management practises is vital. Sustainable Drainage Systems (SuDS) to manage water flow can be important in minimising flood risk, but they also help to create high quality environments that encourage biodiversity through enhancements to wildlife, and benefit water resources. The effective use of permeable surfaces, soakaways and water storage areas should be incorporated in all new development, where possible. Developers will be encouraged to enter into early discussions with the council to identify which type of SuDS are most appropriate to local site conditions to deliver multiple benefits. This should include reference to the latest guidance/code of practice on SuDS. The Construction Industry Research and Information Association (CIRIA) have published guidance on their website.
- 7.10** Green and blue infrastructure, such as permeable surfaces, basins, swales, ponds, open spaces and trees etc., can be used to reduce flood risk and surface water run-off. By incorporating green and blue infrastructure into SuDS it can help to reduce peak flows. The integration of green and blue infrastructure proposals should be considered during the design stage of proposals for development.
- 7.11** National planning policy in respect of sustainable drainage is set out within the NPPF and a Written Ministerial Statement dated December 2014. National policy states that for major applications, SuDS for the management of surface water run-off should be put in place unless it is demonstrated to be inappropriate. SuDS are a material planning consideration and, as such, new drainage systems will require approval by the local planning authority with comments also sought on all major applications from the lead local flood authority, North Yorkshire County Council. National Planning Guidance, set out in the Planning Practice Guidance (NPPG), advises on how planning can take account of the risks associated with flooding and coastal change in plan-making and the application process. The Department for Environment, Food and Rural Affairs (Defra) has produced a set of non-statutory technical standards for the design, maintenance and operation of sustainable drainage systems. There is an expectation that robust and sustainable arrangements for the maintenance of sustainable drainage systems will be put in place. Applicants will be required to submit sufficient information, both in respect of the design of systems and their future maintenance, to enable the local planning authority to discharge its duties.
- 7.12** Applicants intending to lodge a **major** application with the council are strongly advised to review Harrogate Borough Council's supporting drainage information criteria chart and the lead local flood authority guidance notes. Applicants submitting **minor** development applications are also advised to review Harrogate Borough Council's supporting drainage information criteria chart.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy NE5: Green and Blue Infrastructure

Further information/guidance for applicants (see bibliography under Climate Change for more details)

- Harrogate Borough Council: Harrogate District Level 1 Strategic Flood Risk Assessment (SFRA) (JBA, 2016)
- Harrogate Borough Council: Harrogate District Level 1 Strategic Flood Risk Assessment (SFRA) Appendices A-D SFRA Flood Risk Maps (JBA, 2016)
- Harrogate Borough Council: Harrogate District Strategic Flood Risk Assessment (SFRA) Addendum (JBA, 2018)
- Harrogate Borough Council: Flood Risk Sequential Test Update (2018)
- Construction Industry Research and Information Association (CIRIA): SuDS Guidance Manual (C753) (2015)
- North Yorkshire County Council: SuDS Design Guidance (not dated)
- Department for Environment, Food and Rural Affairs (Defra): Sustainable Drainage System Non-statutory Technical Standards (2015)
- Environment Agency: Flood Risk Maps (updated regularly)
- House of Commons: Written Statement (HCWS161) (December 2014)

Evidence that may be required from applicants to accompany a planning application

- Flood risk assessment.
- SuDs: information on the design proportionate to the application type.

CC2: Rivers

Policy CC2: Rivers

All new development should protect and improve the quality of water bodies and their ecological systems both in and adjacent to the district. Proposals which fail to take opportunities to restore and improve water bodies will be refused unless the absence of such works can be justified. If on-site works cannot be achieved, legal agreements to deliver off-site works should be entered into, subject to viability.

Development proposals adjacent to watercourses should:

- A. Provide a minimum of 8m buffer zone measured from bank top to provide an effective and valuable river corridor and improve habitat connectivity. This should remain/be designed to be intrinsically dark with lux levels of 0-2 and should not contain any structures;
- B. Provide a 5m buffer zone for ponds to protect their wildlife value and ensure that the value of the adjacent terrestrial habitat is protected.

Justification

- 7.13** The European Union Water Framework Directive became part of UK law in 2003 with the primary objectives of achieving good ecological status in water bodies, and providing protection for drinking water sources and protected sites (Habitats Directive sites and sites of specific scientific interest). These requirements are reflected in the Environment Agency's river basin management plans with the Humber River Basin Management Plan covering the Harrogate district.
- 7.14** Development proposals, particularly those next to watercourses, should help, wherever possible, to achieve and deliver the Water Framework Directive objectives. The types of improvement that developers may be expected to make include: the removal of obstructions, such as weirs; de-culverting; the regrading of banks to achieve a more natural profile; improving in-channel habitat; and reducing levels of shade to allow aquatic vegetation to establish, for example, through tree trimming.
- 7.15** Buffer zones should be provided adjacent to rivers, streams and ponds in order to protect and, where necessary, enhance biodiversity, in particular the value of the adjacent terrestrial habitat. These zones provide valuable habitats and help support improved habitat connectivity. Main rivers are defined by the Environment Agency, the 8m buffer to these watercourses should be maintained as undeveloped, naturalised areas and not include any structures, such as fencing or footpaths, that could increase flood risk. Any works or structures that applicants intend in, under, over or within 8m of the top of the bank of a main river, or toe of a flood defence, will require a permit from the Environment Agency under the Environmental Permitting (England and Wales) Regulations 2010. This permit is separate to and in addition to any planning permission granted.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy CC1: Flood Risk and Sustainable Drainage
- Policy NE2: Water Quality

Further information/guidance for applicants (see bibliography under Climate Change for more details)

- Environment Agency and Defra: Humber River Basin Management Plan (2015)
- European Commission: EU Water Framework Directive (2000)

Evidence that may be required from applicants to accompany a planning application

- Flood defence consent

CC3: Renewable and Low Carbon Energy

Policy CC3: Renewable and Low Carbon Energy

- A. Renewable and low carbon energy projects, including incorporating small-scale renewable and low carbon energy generation into the design of new developments where appropriate, feasible and viable, will be supported provided that:
- i. The proposal does not have an unacceptable adverse impact on the landscape, the natural environment, biodiversity, the cultural environment, the historic environment, adjoining land uses and residential amenity;⁽²²⁾ and
 - ii. Appropriate mitigation measures would be taken to minimise and, where possible, address adverse impacts; and
 - iii. The proposal avoids unacceptable cumulative landscape and visual impacts.
- B. Proposals for wind turbine development, in addition to satisfying the requirements of Criterion A, must also, following consultation, demonstrate that the planning impacts identified by affected local communities have been fully addressed and, therefore, the proposal has their backing; and
- i. Be located in an area identified as being suitable for such use within a Neighbourhood Plan; or
 - ii. For small-scale turbines (with a maximum height to tip of 25 metres): be directly related to, and generate power principally for, the operation of a farmstead, other rural business or a local settlement.

Justification

- 7.16** The approach of tackling climate change by reducing carbon emissions is well established. In 1992, through the Kyoto Protocol, many industrialised countries, including the UK, committed to cutting their greenhouse gas emissions in order to help prevent dangerous interference with the climate system. More recently, the Paris Climate Agreement saw an even greater number of countries sign-up to more ambitious emissions reduction targets to limit the extent of climate change.
- 7.17** In the UK the Climate Change Act (2008) sets a legal framework to deliver an 80% reduction in greenhouse gas emissions below 1990 levels by 2050. In response the Harrogate Borough Council Carbon Reduction Strategy identifies that the district should make a proportional contribution to reducing carbon dioxide (CO₂) emissions and sets a local target to reduce emissions by 57% by 2030, which is in line with the UK Carbon Budget.
- 7.18** Around two thirds of the districts carbon dioxide emissions are associated with energy use in domestic and industrial or commercial settings. As a result, reducing emissions related to energy use is imperative in order to meet wider local targets, national legislation and international agreements. The energy hierarchy, see policy CC4: Sustainable Design, identifies priorities for action in order to develop sustainable energy systems. Whilst the first priority is to reduce energy use, the next priority is to generate energy from renewable sources or, following this, low carbon sources rather than conventional means. As a result of the EU

22 The historic environment includes the archaeological environment

Renewable Energy Directive (2009), the government has a target to generate 15% of all energy from renewable sources by 2020, while the Energy White Paper set a target to generate 20% of electricity from zero carbon or carbon neutral sources by 2020.

- 7.19** Renewable energy technologies produce energy from natural resources that will not run out, they include energy from wind (wind turbines), energy from the sun (photovoltaic and/or thermal panels) and energy from water (hydro-electricity). Other low carbon technologies produce energy with substantially lower amounts of carbon dioxide emissions than fossil fuel generation, they include heat pumps, combined heat and power (CHP) combined cooling heat and power (CCHP) and energy from waste.
- 7.20** Paragraph 94 of the National Planning Policy Framework (NPPF) requires planning authorities to adopt proactive strategies to mitigate and adapt to climate change in line with the objectives and provisions of the Climate Change Act 2008. Paragraph 93 identifies that planning plays a key role in supporting the delivery of renewable and low carbon energy and associated infrastructure, and paragraph 97 requires planning authorities to recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. It goes on to say that the authorities should have a positive strategy to promote renewable and low carbon energy and policies to maximise this kind of development whilst ensuring that adverse impacts are addressed satisfactorily.
- 7.21** In recognition of the important contribution that renewable and low carbon energy is required to play in meeting commitments to reduce carbon dioxide emissions and mitigate climate change, this policy seeks to support, in principal, schemes to generate energy from renewable and low carbon sources where any adverse impacts, including cumulative landscape and visual impacts, can be satisfactorily addressed.
- 7.22** NPPF paragraph 97 states that planning authorities should consider identifying suitable areas for renewable and low carbon energy generation where this would help secure such development. The Harrogate District Planning and Climate Change Study (2011), produced by consultants AECOM, investigates opportunities for different types of renewable and low carbon energy development across the district. Although the study concentrates on identifying areas of opportunity rather than areas of suitability, which would require more detailed assessments of local constraints, it nevertheless provides a useful tool to help determine whether a technology may be suitable for use in a particular area.
- 7.23** The main findings of the study were that there is significant potential for renewable and low carbon energy in the district, although it also recognises that there are significant constraints that would need to be taken into consideration. These constraints largely relate to the exceptionally high quality of the district's natural and built environment but also to internationally protected sites for wildlife.
- 7.24** Proposals for renewable and low carbon energy should be supported by an assessment of impact proportionate to the scale of the proposal and the potential for negative impacts so that consideration of the impacts, including cumulative impacts, can be undertaken. Proposals for large-scale development should be supported by a comprehensive assessment. In addition, developers should, where appropriate, provide details alongside a planning application of a satisfactory scheme to restore a site to at least its original condition when the scheme has reached the end of its operational life.
- 7.25** In particular, proposals will need to demonstrate that there is no unacceptable adverse impact on protected species or designated area based natural assets, including the features for which the assets were designated. An initial assessment of potential impacts can be made using Natural England's impact risk zones. Zones have been identified around sites of special scientific interest (SSSIs) to reflect the sensitivities of the features for which the SSSI has been designated and to indicate types of development proposals that could have adverse

impacts. These zones also cover the interest features and sensitivities of the Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). The impact risk zones can be viewed on the government's interactive MAGIC mapping website.

- 7.26** Proposals within the Nidderdale Area of Outstanding Natural Beauty (AONB) should respect the natural beauty and special qualities of the area and will be determined in line with policy GS6: Nidderdale Area of Outstanding Natural Beauty. Nevertheless it is recognised that climate change is itself a significant long-term threat to landscapes across the country. Many renewable energy technologies, particularly smaller-scale applications, including in connection with new developments, are capable of being accommodated within the Nidderdale AONB without causing unacceptable adverse effects.
- 7.27** Proposals will need to demonstrate that there is no unacceptable adverse impact on the historic environment, in particular designated heritage assets but also non-designated assets, in line with policy HP2: Heritage Assets. In order to retain better control over the impact of development in particular parts of the district, the council has confirmed Article 4 Directions that remove some permitted development rights relating to certain renewable and low carbon technologies associated with properties fronting The Stray in Harrogate and properties in the Great Ouseburn conservation area. Development of the types described in the directions would need to be assessed against this and other relevant policies through a planning application.
- 7.28** In line with NPPF paragraph 91, elements of many renewable and low carbon energy developments would be considered inappropriate development in the Green Belt. Proposals that include inappropriate development will only be permitted in very special circumstances. The onus is on the applicant to justify why such development should be allowed and demonstrate very special circumstances. The benefits of the production of renewable or low carbon energy may be considered sufficient justification but these should be quantifiable and evidenced.
- 7.29** There are many factors that should be considered when assessing the suitability of renewable and low carbon energy development. Some will have a greater effect than others but many can often be overcome, particularly for small-scale proposals, especially when being considered from the outset and incorporated into the design of new development. A considered choice of appropriate technologies and sensitive siting and design of installations is vital, especially in more constrained areas. Despite the very special qualities of much of Harrogate district, and the subsequent constraints on development, there is still significant potential for the installation of small-scale schemes.
- 7.30** In order to secure greater climate change benefits from renewable and low carbon energy investment when associated with new developments, policy CC4: Sustainable Design requires such proposals to consider measures that will maximise reductions in energy use, such as more efficient appliances and greater energy efficiency, before establishing proposals for energy generation. The same approach should be followed for energy generation proposals associated with existing properties where this is technically feasible, financially viable and accords with other planning policies. Through such an approach it may be possible to reduce any unacceptable adverse impacts to an acceptable level by reducing the need for energy and consequently the scale of installation required.
- 7.31** A large number of renewable and low carbon energy developments can be carried out without the need for planning permission through permitted development rights. Where permission is required further guidance and advice on balancing the need to protect the environmental qualities of the district with the need to increase renewable and low carbon energy generation can be found in the council's Renewable and Low Carbon Energy Supplementary Planning Document (SPD) (2015).

Wind Energy Development

7.32 In June 2015 the Secretary of State issued a Written Ministerial Statement that should be taken into account when determining applications for wind energy development. The statement includes the following:

When determining planning applications...involving one or more turbines, local planning authorities should only grant permission if:

- *The development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and*
- *Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing*

7.33 The suitability of an area for wind energy development will be dependant on the combination of the following: the wind energy resource in the area; the character and capacity of the environment to accommodate the development, and the scale of the proposal. An area may, for example, be suitable for a single small-scale turbine or even several small-scale turbines but be unsuitable for a commercial wind farm comprising several large-scale turbines. The council has considered the merits of seeking to identify areas suitable for large-scale and small-scale turbines using the methodology set out in national planning guidance, and whether this would be likely to help secure such development. This work is set out in the Wind Energy background paper (2018).

7.34 In considering suitability for large-scale turbines, the council has looked at the wind energy opportunity areas identified by the AECOM study and compared these with the visual, ecological and landscape sensitivity of the landscape character types that the North Yorkshire and York landscape Characterisation project (2011) identifies as present in the district.⁽²³⁾ This has shown that the district is very heavily constrained by landscape considerations and has only very limited areas that may be suitable for large-scale turbines.

7.35 While most of the district would be unsuitable for large-scale wind turbine development, the impact of small-scale turbines would be less and may be acceptable, depending on the nature of the proposal. Given the high and moderately high landscape sensitivity of much of the district and the potential for other constraints, work to assess the suitability of all potential individual areas for wind energy development across the various scales is considered to be a disproportionate level of work that may result in little benefit in terms of securing increased generating capacity. At the same time, however, precluding all wind turbines irrespective of the scale of their impacts or an accepted justification, such as to meet an essential operational need of a farmstead or other rural business, would seem unreasonable. It would also prevent the development of community-led schemes where the benefit is to local communities, unless these communities produced a Neighbourhood Plan.

7.36 The government's desire to give local communities more influence in this aspect of the planning process, as expressed in the Ministerial Statement, is acknowledged and supported. Notwithstanding the content of the statement, the council will support the development of small-scale wind turbines where proposals are directly related to, and generate power principally for, the operation of a farmstead, other rural business or a local settlement, rather than to generate energy to be fed to the power grid for commercial gain.

23 Source: Managing Landscape Change: Renewable and Low Carbon Energy Developments - A Landscape Sensitivity Framework for North Yorkshire and York (2012)

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy GS4: Green Belt
- Policy GS6: Nidderdale Area of Outstanding Natural Beauty
- Policy CC4: Sustainable Design
- Policy HP2: Heritage Assets
- Policy HP3: Local Distinctiveness
- Policy HP4: Protecting Amenity
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character

Further information/guidance for applicants (see bibliography under Climate Change for more details)

- Climate Change Act 2008
- Harrogate Borough Council: Harrogate District Carbon Reduction Strategy (2018)
- Harrogate Borough Council: Harrogate District Planning and Climate Change Study (AECOM, 2011)
- Harrogate Borough Council: Renewable and Low Carbon Energy Supplementary Planning Document (SPD) (2015)
- MAGIC map
- North Yorkshire County Council: North Yorkshire and York Landscape Characterisation Project (2011)
- Harrogate Borough Council: Wind Energy Background Paper (2018)
- Local Government Yorkshire and Humber: Managing Landscape Change: Renewable and Low Carbon Energy Developments- a Landscape Sensitivity Framework for North Yorkshire and York, AECOM (2012)

Evidence that may be required from applicants to accompany a planning application

- Heritage statement
- Biodiversity risk assessment
- Landscape assessment
- Restoration scheme

CC4: Sustainable Design

Policy CC4: Sustainable Design

The council requires all developments to be designed to reduce both the extent and the impacts of climate change; it will promote zero carbon development and encourage all developments to meet the highest technically feasible and financially viable environmental standards during construction and occupation:

- A. All developments are required to reduce carbon dioxide emissions through the following sequence of priorities, as set out in the energy hierarchy:
 - i. Energy reduction; then
 - ii. Energy efficiency; then
 - iii. Renewable energy; then
 - iv. Low carbon energy; then
 - v. Conventional energy.

- B. The council:
 1. Expects new developments to incorporate passive design measures that reduce the need for artificial lighting and heating, cooling and ventilation systems through siting, design, layout and building orientation.
 2. Will support proposals to improve the energy efficiency of existing buildings that comply with all relevant aspects of this policy and other relevant policies in the plan.

- C. All developments of ten dwellings or more, or 1000 sq m or above of gross floorspace, will be required to submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to reducing greenhouse gas emissions in support of the Harrogate Borough Council: Carbon Reduction Strategy (2018) (or any future relevant strategies) and the Climate Change Act (2008)

Non-domestic Development

- E. New non-domestic developments, excluding conversions and extensions of less than 500 sq m, will be required to achieve a minimum standard of BREEAM⁽²⁴⁾ 'Excellent' (or any future national equivalent).

Justification

- 7.37** Paragraph 93 of the National Planning Policy Framework (NPPF) identifies that planning plays a key role in securing radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy. It goes on to highlight that this role is central

to not only the environmental dimension of sustainable development but also to its social and economic dimensions. To deliver on this, paragraph 94 requires planning authorities to adopt proactive strategies to mitigate and adapt to climate change in line with the objectives and provisions of the Climate Change Act 2008. This policy, therefore, requires that new development is designed with climate change in mind.

- 7.38** All new development should be designed to be resilient to the impacts of climate change to an extent that is commensurate with the nature of the development and the risks associated with its location and intended use. Where opportunities exist, new development should also support and contribute to the wider resilience of communities and key infrastructure in so far as is technically feasible and financially viable.
- 7.39** The approach of mitigating the extent of climate change by reducing carbon dioxide emissions is well established. All new development should, therefore, be designed to reduce carbon dioxide emissions. The Climate Change Act sets a legal framework to deliver an 80% reduction in greenhouse gas emissions below 1990 levels by 2050. In response the Harrogate Borough Council Carbon Reduction Strategy identifies that the district should make a proportional contribution to reducing carbon dioxide (CO₂) emissions and sets a local target to reduce emissions by 57% by 2030, which is in line with the UK Carbon Budget. At 6.2 tonnes per person, per capita carbon dioxide emissions in Harrogate district are currently higher than both regional and English averages, 5.1 tonnes and 4.8 tonnes respectively, but lower than the North Yorkshire average of 7.3 tonnes.⁽²⁵⁾
- 7.40** Around two thirds of the district's carbon dioxide emissions are associated with energy use in domestic and industrial or commercial settings. As a result, reducing emissions related to energy use is imperative in order to meet wider local targets and national legislation. Over the last 10 years both domestic and industrial and commercial emissions have fallen, by almost 30% and 25% respectively. New development has contributed to these reductions with most new non-domestic development attaining a Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Very Good' and new housing being built to code level three, and more recently code level four, of the Code for Sustainable Homes up to 2015. Nevertheless the percentage reduction in CO₂ emission in the district over the last 10 years lags behind regional and national figures.
- 7.41** The government's housing standards review set out to rationalise the large number of codes, standards and regulations whilst still delivering on quality, sustainability, safety and accessibility. As a result a Written Ministerial Statement in March 2015 withdrew the Code for Sustainable Homes and announced a new approach to the setting of housing standards where energy and carbon emission performance would be integrated into building regulations.
- 7.42** The statement included provision allowing planning authorities to continue to set Local Plan policies requiring energy performance above that required in current building regulations, effectively up to a level equivalent to code level four of the Code for Sustainable Homes⁽²⁶⁾, until the commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015 (now Act). This was expected to happen in 2016 alongside the introduction of zero carbon homes for all but the smaller sites when building regulations would also be strengthened to require performance equal to code level four. However the subsequent Fixing the Foundations (July 2015) report announced that the government no longer intended to introduce the zero carbon homes requirement and would keep energy efficiency standards under review.

25 These are emissions within the scope of influence of Local Authorities. They exclude emissions that Local Authorities don't have direct influence over: motorways; EU emissions trading system sites; diesel railways; land use, land use change, and forestry

26 This equates to a 19% reduction in energy use below Part L Building Regulations 2013.

The Energy Hierarchy

- 7.43** Whilst the building regulations regime addresses the standard of energy efficiency in buildings, this policy seeks to ensure that new development takes a holistic approach to reducing greenhouse gas emissions. The policy requires developments to approach climate change mitigation by considering actions that would reduce emissions in a sequence that reflects the energy hierarchy. The energy hierarchy is a concept that was developed in the late 1990s and is used to identify the order in which energy issues should be prioritised to assist progress to a more sustainable energy system.
- 7.44** The first priority is to reduce energy consumption by seeking to reduce the amount of energy required, for example, through 'smart' heating and lighting, behavioural changes, and the incorporation of passive design measures. Passive design measures can reduce the need for heating, cooling and ventilation systems and minimise reliance on artificial lighting through design solutions, such as siting, layout, landscaping, and building orientation and massing, in order to maximise sunlight and daylight and avoid overshadowing. NPPF paragraph 96 states that planning authorities should expect new development to take account of these factors. Nevertheless, in some circumstances passive design may not always be possible, for example, because of site-specific constraints or when designing conversions or extensions.
- 7.45** After seeking to reduce the amount of energy required, consideration for reducing energy consumption should move to energy efficiency. Depending on the nature of development, energy efficiency can be improved through the use of more efficient systems and machinery, more efficient appliances and lighting, and better insulation.
- 7.46** In addition to contributing to climate change mitigation, reducing energy consumption in domestic properties will also contribute to reducing the incidence of fuel poverty. For many years the district's average domestic gas and electricity consumption have both been above the regional and national averages, and in 2015 it was estimated that 10.4% of households in the district were in fuel poverty (DBEIS, 2017). While this is broadly similar to the national average it still means that just over 7000 households in the district are affected. Fuel poverty affects the most vulnerable residents in our community and can have adverse impacts on their health and wellbeing. It also contributes to wider economic under performance by reducing the amount of money that affected households have available to spend in the local economy.
- 7.47** Households suffering fuel poverty are more likely to be living in less efficient properties⁽²⁷⁾. The government's fuel poverty strategy⁽²⁸⁾ estimates that less than 5% of fuel poor homes have an energy efficiency rating of band C⁽²⁹⁾ or above, compared to around 18% of all homes. In 2014 the government set a statutory target to ensure that as many fuel poor homes as is reasonably practicable achieve a minimum rating of band C by 2030.
- 7.48** Improving the energy efficiency of homes to reduce fuel poverty is a key ambition for the council, as set out in the Home Energy Conservation Act: Progress report and action plan 2017-2019, and sub-regional bodies.⁽³⁰⁾ The council's report identifies that earlier gains relating to the requirement for compliance with the Code for Sustainable Homes can no longer be relied upon. Nevertheless higher standards that reduce energy consumption, particularly through greater energy efficiency, can be realised through the design and construction of new homes and by sensitive improvements to existing buildings, particularly the least efficient properties.

27 The efficiency of a property is measured by the Standard Assessment Procedure (SAP) rating on a scale of 1 to 100, the higher the number the more efficient the property

28 Cutting the Cost of Keeping Warm: a fuel poverty strategy for England (2015)

29 A band C rating is equivalent to a SAP rating of 69 to 80 points

30 The ambition feeds directly into priority three of the Leeds City Region Strategic Economic Plan (SEP) 2016-2036 and links to a specific objective of the North Yorkshire Strategic Winter Health Partnership

- 7.49** The council will encourage proposals that seek to build to higher energy performance levels than the minimum required by building regulations, where this is technically feasible and financially viable, in order to reduce carbon dioxide emissions and, where relevant, design out fuel poverty.
- 7.50** After reducing energy consumption the energy hierarchy identifies the sustainable production of energy. Energy from renewable sources is the highest priority followed by other low carbon sources. The council encourages proposals that incorporate renewable and/or low carbon energy generation into the design of new domestic and non-domestic development and meet the requirements of policy CC3: Renewable and Low Carbon Energy.
- 7.51** The council will update the Renewable and Low Carbon Energy Supplementary Planning Document (SPD) (2015) to provide further guidance on sustainable design.

Domestic Development

- 7.52** The council supports the use of independently accredited standards for new housing. These standards help house builders to demonstrate the high quality of their homes and differentiate them in the marketplace. At the same time they give householders the confidence that the new homes they are choosing to buy or rent are well designed and built, and cost effective to run.
- 7.53** The Passive House Institute's Passive House standard is a rigorous standard for energy efficiency in a building that results in ultra-low energy buildings that require little energy for space heating or cooling. In recognition that it is often unfeasible or unviable to achieve this standard when refurbishing certain older buildings, the institute has developed EnerPHit to certify refurbishments completed with appropriate components. The Building Research Establishment's (BRE) Home Quality Mark assesses a new home's quality using a five-star rating as well as providing information on its running costs, positive impacts on health and wellbeing, and environmental footprint.
- 7.54** Proposals for domestic developments of ten dwellings or more, or 1000 sq m or above of gross floorspace, will be required to submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest technically feasible and financially viable contribution to reducing greenhouse gas emissions in support of the Climate Change Act (2008) and the targets and commitments set out in the council's Carbon Reduction Strategy (2018) (or any future relevant strategies). The statement should include the predicted energy consumption and associated carbon dioxide emissions of the development.

Non-domestic Development

- 7.55** Non-domestic development was not affected by the housing standards review and planning authorities are still enabled to require energy performance that is better than building regulations standards for new non-domestic buildings. BREEAM is an independently accredited method for assessing and rating the environmental performance of non-domestic development. A scoring system is used to evaluate a building's sustainability, including aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes.
- 7.56** The council will require new non-domestic development to be assessed against the BREEAM standard and achieve, at a minimum, the level of 'Excellent'. The council will require this to be verified by an independent assessor at the design and post construction stages at the applicant or developer's cost and to provide the relevant certification to ensure compliance. Where an applicant can demonstrate that achieving a level of 'Excellent' is unviable, a lower level may be accepted. Conversions and extensions of less than 500 square metres, as well as unheated buildings, will be excluded from the requirement to achieve BREEAM 'Excellent' but should still meet the other relevant requirements of the policy.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- Policy CC1: Flood Risk and Sustainable Development
- Policy CC3: Renewable and Low Carbon Energy
- Policy NE5: Green and Blue Infrastructure

Further information/guidance for applicants (see bibliography under Climate Change for more details)

- Harrogate Borough Council: Harrogate District Carbon Reduction Strategy (2018)
- Harrogate Borough Council: Renewable and Low Carbon Energy Supplementary Planning Document (SPD) (2015)
- Passive House Institute website
- BRE Home Quality Mark website
- Building Research Establishment Environmental Assessment Method (BREEAM) website

Evidence that may be required from applicants to accompany a planning application

- Energy statement
- Certification for Passive House Standard (including EnerPHit, where appropriate) or BRE Home Quality Mark.
- BREEAM certification.

Heritage and Placemaking

8 Heritage and Placemaking

Heritage and Placemaking Key Facts

- Studley Royal Park, including the ruins of Fountains Abbey, is designated as a world heritage site.
- The Harrogate district contains 53 conservation areas, 2268 listed buildings, 12 registered parks and gardens, 3 registered battlefields and 169 scheduled monuments, as well as numerous non-designated heritage assets.
- 22 designated heritage assets are on the 'heritage at risk register'.
- Harrogate town centre benefits from a number of key assets including a high quality environment, strong retail offer and good parking, however, there are a number of opportunities to further enhance the performance of the town centre and deliver additional economic benefits.
- There are higher participation levels in sport within the district than nationally, however, the quality and quantity of sports facilities do not meet current and future demand.
- There is an extensive network of public rights of way across the district.

HP1: Harrogate Town Centre Improvements

Policy HP1: Harrogate Town Centre Improvements

The vitality and viability of Harrogate town centre as the district's largest business, retail, leisure and tourist destination, and a major conference and exhibition venue, will be enhanced through the:

- A. Realisation of development opportunities in the town centre, including the:
 - i. Construction of a modern transport hub on Station Parade as part of a wider mixed used development incorporating high quality office space, retail and residential uses; and
 - ii. Mixed use development of land off Dragon Road.

Development proposals that will contribute towards the achievement of the following will be supported:

- B. Improvement of B1 office space;
- C. Improvement and development of key visitor attractions;
- D. Improvement of the town centre's public realm and environment;
- E. Creation of flexible spaces for recreation and events;
- F. Aid the management of the evening and night-time economy;
- G. Aid the management of on and off street parking;
- H. Improvement of routes and facilities for pedestrians and cyclists.

Justification

- 8.1** Harrogate town centre plays a pivotal role in driving the local economy. It is the district's largest retail, leisure, business and tourist destination, a major conference and exhibition venue, and an important source of local employment. Town centres around the country are facing a number of challenges, such as the growth of online shopping, pressure from out of centre retailing and supermarkets, and reduced town centre footfall. The National Planning Policy Framework (NPPF) identifies 'promoting the vitality and viability of our main urban areas' as a core land use planning principle and provides that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. This includes recognising town centres as the heart of their communities and pursuing policies that support their vitality. National planning guidance, set out in the Planning Practice Guidance (NPPG) goes on to say that local planning authorities should plan positively to support town centres to generate local employment, promote beneficial competition within and between centres and create attractive, diverse places where people want to live, visit and work.
- 8.2** The purpose of this policy is to provide a framework for the implementation of a number of town centre improvements in Harrogate town centre. Proposals for the improvement of Knaresborough town and Ripon city centres will be dealt with through their respective neighbourhood plans.

8.3 The council adopted the Harrogate Town Centre Strategy and Masterplan (HTCSM) as a Supplementary Planning Document (SPD) in May 2016. The HTCSM sets out the council's vision for the development of Harrogate town centre in the period to 2025, seeks to deliver town centre improvements, attract inward investment and inform development management decisions within the town centre. The purpose of the strategy and masterplan is to provide a co-ordinated approach to the centres development that will ensure that the future development of the town centre enables it to compete effectively with other destinations and delivers the borough council's wider objectives for the improvement of the environment and the local economy. A Baseline Report was prepared to inform the preparation of the HTCSM that provides information on the current strengths and weaknesses of the town centre, and where there are opportunities to enhance its offer and develop the centre in a sustainable way.

8.4 The Baseline Report to the HTCSM found that Harrogate has a strong core of loyal customers, a good stock of hotel beds, a national role in terms of business tourism, a good events programme and a distinctive mix of operators. However, it also identified opportunities to diversify the hotel stock, provide a family visitor attraction within the town centre, create outdoor spaces for events, and for additional commercial leisure facilities.

8.5 The HTCSM sets out the following vision for Harrogate town centre:

Vision for Harrogate town centre

By 2025 Harrogate town centre will be a leading UK destination for culture, shopping, leisure and business tourism. The unique qualities of the town centre will be enhanced to provide a distinctive visitor offer that differentiates Harrogate from its regional and national competitors. This distinctiveness will be characterised by an exceptional town centre environment, the key components of which will be:

- public realm of an outstanding quality;
- a special blend of retail, leisure and cultural uses;
- unique facilities for conferences and events; and
- integrated and sustainable transport infrastructure.

The realisation of this vision will ensure that important economic benefits are delivered for local residents and businesses, and that opportunities for the sustainable development of the town centre are fully exploited.

8.6 Harrogate Retail Study (2013) shows that Harrogate town centre currently performs strongly as a shopping destination with an estimated turnover of £300 million per annum. The centre has improved its position in national retail rankings over the last ten years, despite the negative effects of the economic recession. This is partly due to the strength and quality of its independent retail offer and its ongoing ability to attract premium comparison retailers. Tourism and leisure clearly play an important role in the economic performance of the town centre and the wider area. The Harrogate Retail Study recommends that the council work towards a requirement for approximately 8,900 square metres gross additional comparison retail floorspace over the period to 2026 (6,200 square metres net). Up to 4,500 square metres gross comparison retail floorspace, is expected up to be delivered as part of the transport hub development on Station Parade. In addition, an element of comparison retail floorspace could also come forward as part of a mixed use development on land off Dragon Road. The remainder of the comparison retail requirement over the local plan is expected to come forward through developments in Ripon (to the east of the market place) and Knaresborough (as part of the development of the cattle market site) and through windfall development elsewhere.

- 8.7** In terms of the need for new floorspace in the convenience goods retail sector, the Harrogate Retail Study identified a negative requirement over the period to 2026 due to the the estimated turnover from existing commitments. The report did however recommend that the council monitor the implementation of these extant planning permissions as non-implementation could release significant additional expenditure capacity. The council intends to update the Harrogate Retail Study at the beginning of 2017 to account for changes in population estimates, expenditure assumptions, retail trends, developments and commitments since the original study was undertaken.
- 8.8** Harrogate's railway station and adjoining facilities, including the town centre's bus station, have long been identified by the council as an area for improvement. A development brief was developed for the site in 2005 but the subsequent downturn in the economy, and in particular the fortunes of the retail industry and the market for flatted residential developments, has seen this proposal stall. The current buildings and infrastructure detract from the overall quality of the town centre environment and provide a poor gateway for visitors. The comprehensive redevelopment of the site is complicated by various land ownerships and the need to maintain flexibility over the future operation of the railway line and its capacity. However, various recent developments suggest that the comprehensive redevelopment of the site may now be a more viable prospect and could be delivered in the plan period. These developments include the proposed electrification of the Leeds-Harrogate-York railway line and renewed developer interest in parts of the site. The HTCSM sets out a number of key principles for the future development of this area. These principles should help to deliver a high quality transport interchange that provides an appropriate welcome to Harrogate for visitors, promotes the use of sustainable modes of transport, and improves the appearance of this part of the town centre. A site-specific masterplan/development brief will be prepared in due course to support the comprehensive development of the site.
- 8.9** Town centre office accommodation is under threat from recent permitted development changes allowing its conversion to residential use without planning permission. The recently refurbished Exchange building on Station Parade provides some of the highest quality office accommodation in Harrogate town centre. It is the council's aspiration to create further complimentary high quality office space in this location as part of the wider redevelopment of the Station Parade area, linked to the improvements in rail facilities and services.
- 8.10** To the north of Dragon Road, on the periphery of the town centre, is located the Harrogate Convention Centre (HCC) vehicle holding area which also acts an occasional public car park. This is adjoined by small warehouses that have been converted to retail uses and which front Dragon Road. Subject to the relocation or incorporation (in whole or in part) of the HCC holding area, the site is suitable for redevelopment for a range of potential uses, including new residential accommodation, offices and small-scale retail and leisure uses.
- 8.11** The high quality of the town centres environment is one of its key strengths and is central to its success as a visitor destination. The environment of Harrogate town centre is characterised by attractive historic architecture of a consistent style, an established historic urban grain with interesting streets, alleys and squares, and unique open spaces including parkland, formal gardens and floral displays. However, there are features of the town centre that detract from its environmental quality, including unattractive buildings around the railway station, on-street parking that visually obstructs the street scene and limits pedestrian movements, and the limited use of local or natural materials within the public realm that is so important to the setting of the town centre's fine architecture.
- 8.12** The HTCSM identifies a number of streets and spaces within the town centre where improvements to the public realm and environment would be beneficial to the towns continuing success in attracting visitors, both local and those from outside the district. The purpose of these improvements is to reinforce the visitor appeal of the centre, better integrate key destinations, and provide new opportunities to enhance the town centres leisure offer by creating flexible spaces for informal recreation and managed events. Public realm proposals

should create an attractive, high quality, locally distinctive, safe, accessible and useable environment that improves legibility and enhances linkages, particularly for pedestrians and cyclists, across the town centre. The council will look to organise a co-ordinated approach to the improvements to ensure design consistency across the town centre, that engages positively with all relevant stakeholders.

8.13 The management of the evening and night-time economy is important to the overall economic performance of the town centre and the positive perceptions of visitors to Harrogate. Such management extends beyond planning policy and development control to include licensing, policing and environmental health. The council intends to develop a co-ordinated strategy for the evening and night-time economy to cover all aspects of its management.

8.14 The NPPF provides that local authorities should seek to improve the quality of parking in town centres so that it is convenient, safe and secure, including appropriate provision for motorcycles. There is a considerable amount of on-street parking throughout the town centre with a maximum stay of three hours. Occupancy data for town centre car parks shows that they are generally well used and comfortably meet demand (except for 15 to 20 days a year). However, the three largest multi-storey car parks are often significantly below capacity and could accommodate additional demand associated with any reduction in on-street parking. A number of the public realm projects that form part of the masterplan would result in the loss of on-street car parking within the town centre. This loss of on-street parking is to the benefit of pedestrian movements and will significantly improve the appearance of some parts of the town centre. The council, together with the county council, will review the on-street and off-street parking regime in the town to ensure the efficient use of these facilities for short-stay and long-stay car parking.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)
- Policy GS5: Supporting the District's Economy
- Policy EC5: Town and Local Centre Management
- Policy TI1: Sustainable Transport
- Policy TI3: Parking Provision
- Policy TI4: Delivery of New Infrastructure
- Policy DM3: Mixed Use Allocations

Further information/guidance for applicants (see bibliography under Heritage and Placemaking for more details)

- Harrogate Borough Council: Harrogate Town Centre Strategy and Masterplan Supplementary Planning Document (2016)

Designations/boundaries shown on the policies map

- See allocations made under policy DM3: Mixed Use Allocations

HP2: Heritage Assets

Policy HP2: Heritage Assets

Proposals for development that would affect heritage assets (designated and non-designated) will be determined in accordance with national planning policy.

Applicants should:

- A. Ensure that proposals affecting a heritage asset, or its setting, protect or enhance those features which contribute to its special architectural or historic interest;
- B. Ensure that any development that would have an impact on the Studley Royal Park including the ruins of Fountains Abbey World Heritage Site, or its setting, will conserve and, where appropriate, enhance those elements that contribute towards its outstanding universal value. Protection of key views and vistas to and from the world heritage site will be protected and there will be a strong presumption against tall or very large buildings within the world heritage site or its setting. Within the Studley Royal Park including the ruins of Fountains Abbey World Heritage Site Buffer Zone, applicants will be required to demonstrate that their scheme will not harm those elements which contribute to the outstanding universal value of the world heritage site. Development proposals likely to have an impact on the world heritage site, or its setting, will be permitted only where it can be demonstrated that the scheme will conserve elements which contribute towards its outstanding universal value. Development that would cause substantial harm to the significance of the world heritage site will be allowed only in wholly exceptional circumstances;
- C. Ensure that proposals affecting a conservation area protect and, where appropriate, enhance those elements that have been identified as making a positive contribution to the character and special architectural or historic interest of the area and its setting;
- D. Ensure that any development that would affect a registered 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;
- E. Ensure proposals affecting a registered battlefield would not harm its historic, archaeological or landscape interest or prejudice any potential for interpretation;
- F. Ensure that proposals affecting a scheduled monument or other archaeological site of national importance conserve those elements which contribute to their archaeological interest and their setting;
- G. Development affecting archaeological sites of less than national importance should conserve those elements which contribute to their significance in line with the importance of the remains.

Harm to elements which contribute to the significance of a designated heritage asset or archaeological site of national importance will be permitted only where this is clearly justified and outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of such assets will be permitted only in exceptional circumstances.

Proposals which would remove, harm or undermine the significance of a non-designated heritage asset will be permitted only where the benefits are considered sufficient to outweigh the harm.

Schemes that help to ensure a sustainable future for the district's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported.

Justification

- 8.15** The council's main objective is to protect and enhance the features of the historic environment that contribute to the character and quality of the district. It is recognised that the historic environment brings wide social, economic and environmental benefits to the district. Harrogate district has an exceptionally high quality environment with exceptional diversity straddling the Vale of York and the Pennine fringe and development that is particular to the area, including the spa town, cathedral city, castles, abbey and roman river crossing.
- 8.16** Examples of components of the district's historic environment, which are of collective thematic or historic value unique to the Harrogate district and consequently have high local significance, whether designated or non-designated, are:
- The attractions, accommodation and facilities relating to Harrogate's function as a spa town;
 - Studley Royal Park including the Ruins of Fountains Abbey World Heritage Site, the outlying routes and bridges and associated granges, gardens and settlements;
 - The diverse buildings and spaces associated with Ripon Cathedral;
 - The legacy of industrial buildings and structures associated with lead and lime working and with water management and supply in the upland landscapes of the Nidderdale Area of Outstanding Natural Beauty (AONB);
 - The registered battlefields at Boroughbridge, Myton and Marston Moor.
- 8.17** The National Planning Policy Framework (NPPF) identifies the conservation and enhancement of designated and non-designated heritage assets in a manner appropriate to their significance as a material consideration in the determination of planning applications. New development should sustain and enhance the significance of heritage assets and can support these aims by creating or supporting viable uses that are consistent with an asset's conservation. There is a presumption in favour of the conservation and enhancement of heritage assets, and any harm will need to be clearly justified. The more significant the asset, the greater the level of justification that will be required.
- 8.18** The council will seek to conserve the heritage assets of the district for their historic significance and their important contribution to local distinctiveness, character and sense of place. The historic environment is a finite and non-renewable resource requiring careful management. It is therefore essential that development is managed to maintain our heritage assets for future generations, and to ensure that development proposals are well designed and do not detract from existing local characteristics and built form that make a positive contribution to the area.
- 8.19** If development is proposed in an area believed to contain archaeological remains, an archaeological investigation will be required. As a minimum, the Historic Environment Record (HER) should be consulted prior to the submission of a planning application to determine whether there is known archaeological interest or whether the site has the potential for assets of archaeological interest. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in-situ as a preferred solution. When in-situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development. Subsequent analysis, publication and dissemination of the findings will be required to be submitted to the local planning authority and deposited with the Historic Environment Record.
- 8.20** If in-situ preservation of archaeological remains is not possible or appropriate, the applicant will need to demonstrate that satisfactory provision has been made for a programme of archaeological investigation, excavation and recording before or during development, and for the subsequent publication of any findings, where appropriate.

- 8.21** Where development may affect any heritage asset type, applicants will be required to demonstrate a full understanding of its significance and will be expected to address any impact that proposals may have, ensuring any harm to significance has been minimised through the design of the development. Advice on understanding the significance of heritage assets and the design of development is given in the Harrogate District Heritage Management Guidance Supplementary Planning Document (SPD).
- 8.22** A heritage statement submitted with all applications affecting heritage assets or their setting may be included in the design and access statement if one is to be submitted. The NPPF, in paragraph 128, sets out what should be included in a heritage statement.
- 8.23** Where proposed development would lead to substantial harm to, or the total loss of, the significance of a designated heritage asset, it must be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss in accordance with NPPF paragraph 133.

Appropriate Marketing

- 8.24** Applicants will be required to demonstrate that reasonable attempts have been made to actively market the heritage asset for sale or lease for uses that will enable its conservation. In demonstrating this it will be necessary to provide copies of sales particulars, including the guide price, details of the original price paid and date of purchase, or value at inheritance, a schedule of advertising carried out including dates, number of sales particulars distributed, along with a breakdown of where the enquiries resulted from, details of the number of viewings, resulting offers and why they were discussed and details of the periods when a 'for sale/to let board was displayed.
- 8.25** The loss of the whole, or part, of a heritage asset will not be permitted without taking reasonable steps to ensure that new development will proceed. Where it is appropriate to grant consent for the demolition of the whole or part of any heritage asset (designated or non-designated), there shall be a condition, or legal agreement, to ensure that demolition shall not take place until a contract for the carrying out of works for redevelopment has been signed and planning permission for those development works has been granted.

Designated Heritage Assets

- 8.26** The designations described below are discussed in greater detail in the Harrogate District Heritage Management Guidance SPD, which also sets general principles for development of these assets.

World Heritage Site

- 8.27** Studley Royal Park including the Ruins of Fountains Abbey World Heritage Site is a place of outstanding universal value, which is defined as having a cultural and natural significance so exceptional that it transcends national boundaries. Inscription of a world heritage site does not provide any specific statutory protection, however, the UK government is committed to their protection and conservation, and this commitment is reflected in the National Planning Policy Framework. The statement of outstanding universal value, which includes the authenticity and integrity of the world heritage site, can be found alongside the Fountains Abbey and Studley Royal Management Plan 2015-2021 on the National Trust's website. These documents are a key material consideration and the council will have due regard to the impact of any proposals on the outstanding universal value, authenticity and integrity of the world heritage site.
- 8.28** A buffer zone to the world heritage site was approved by the World Heritage Committee in 2012. The buffer zone is to safeguard those elements that contribute to the outstanding universal value of the Studley Royal Park including the ruins of Fountains Abbey World

Heritage Site. You can view the rationale for the buffer zone prepared by the National Trust and English Heritage on the council's website. The buffer zone does not bring any additional planning controls but it is a material consideration in the determination of applications and appeals. The buffer zone is shown on the policies map.

- 8.29** World heritage sites are classed as Article 2.3 land in the General Permitted Development Order, which limits permitted development rights. World heritage sites are classified as "sensitive areas" for the purposes of the Environmental Impact Assessment Regulations. A landscape and visual impact assessment may be required to accompany certain applications for development.

Scheduled Monuments

- 8.30** A scheduled monument⁽³¹⁾ is defined by the Ancient Monuments and Archaeological Areas Act 1979 as any structure, or site of a structure, above or below ground that is considered by the Secretary of State to be of public interest by reason of its historic, architectural, traditional, artistic or archaeological importance. Scheduled monuments in the Harrogate district vary from individual stones carved with cup and ring marks to area monuments such as Ripon Minster Close. Historic England maintains an up-to-date register of scheduled monuments as part of the National Heritage List for England. The register can be found on Historic England's website. The district's scheduled monuments are shown on the policies map.
- 8.31** An application must be made to Historic England for any proposed works affecting a scheduled monument. This requirement is in addition to any requirement for planning permission. Development proposals that would result in substantial harm to or total loss of significance of scheduled monuments, or any associated features contributing to their significance including their setting, and non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance, will be refused except in wholly exceptional circumstances.

Listed Buildings

- 8.32** The council has a statutory duty to secure the preservation of buildings listed under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest. Buildings and structures within the curtilage of listed buildings are also protected under the Act.
- 8.33** There are no permitted development rights for listed buildings or land in their curtilage. A listed building should not be demolished, extended or altered in any way which affects its character without first having obtained listed building consent. This applies to internal and external works, anything fixed to buildings, outbuildings, walls, gates or other features or structures within the curtilage. The National Heritage List for England contains an up-to-date list and description of all nationally designated heritage assets, including listed buildings. The list is maintained by Historic England and can be found on Historic England's website.
- 8.34** Substantial harm to or total loss of significance of grade I or grade II* listed buildings, including their setting will not be permitted, unless it can be shown that the public benefits outweigh the harm or loss.

Conservation Areas

- 8.35** Local authorities have a duty to designate 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' as conservation areas under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

31 can also be referred to as Scheduled Ancient Monuments

Designation of a conservation area provides a clear commitment to preserve and enhance it as an area of special architectural or historic interest. It also confers control over demolition, strengthens control over minor development and protects trees.

- 8.36** There are currently 53 conservation areas in the Harrogate district and these are shown on the policies map. In 2011 the council completed a review of conservation areas in the district. Each has an individual conservation area character appraisal that aims to define and analyse the special interest that constitutes the character and appearance of the settlement. Appraisal documents and detailed maps are available on the council's website. Appraisals provide information and guidance to those wishing to carry out works in a conservation area and form a material consideration when determining planning applications proposing development affecting conservation areas.
- 8.37** Proposals for development affecting a conservation area should preserve and, where appropriate, enhance those elements that have been identified as making a positive contribution to its character and special architectural or historic interest. These elements may include buildings, boundary features, other structures, landscape features, open spaces and the setting. Where proposals would lead to harm of conservation areas the harm will be assessed as either substantial or less than substantial based on the relative significance of the element affected and its contribution to the significance of the conservation area as a whole.
- 8.38** Development proposals in a conservation area should preserve and enhance the character and local distinctiveness of the historic environment. Innovative design of a new building may be appropriate provided it is of high quality and is sensitive to the context of the site. Substantial harm to the significance of conservation areas, or any associated features contributing to their significance, will be permitted only in exceptional circumstances where the substantial public benefits of the proposal clearly and convincingly outweigh the substantial harm or loss caused.
- 8.39** **Article 4 Directions:** Certain types of small-scale development, known as permitted development, do not require planning permission. This is set out in the Town and Country Planning (General Permitted Development) (England) Order (GPDO). In order to further control small-scale changes the GPDO enables the council, as the local planning authority, to remove permitted development rights in a conservation area through the use of an Article 4 Direction. There is currently an Article 4(1) Direction covering the centre of Harrogate to control the painting of stonework and other surfaces in the town, and an Article 4(2) Direction covering the perimeter of the Stray to control the installation of solar and photovoltaic panels on roofs visible from the Stray. In addition, there is an Article 4(2) Direction restricting numerous development rights in Great Ouseburn. Links to the Article 4 Directions are included in the Appendices of the Heritage Management Guidance SPD.

Registered Parks and Gardens

- 8.40** Parks and gardens of national historic importance are designated as registered parks and gardens and included in a register maintained by Historic England. The register is part of the National Heritage List for England and can be found on Historic England's website. Registered parks and gardens in the district are shown on the policies map.
- 8.41** New development should not detract from the enjoyment, layout, design, character, appearance or setting of that landscape. Nor should development cause harm to key views from or towards these landscapes or, where appropriate, prejudice their future restoration. Substantial harm to or total loss of significance of grade I or grade II* registered parks and gardens, including their setting will not be permitted unless it can be shown that the public benefits outweigh the harm or loss.

Registered Battlefields

- 8.42** The sites of battles judged to be engagements of national significance are protected as registered battlefields under the National Heritage Act 1983. Historic England maintains an up-to-date register of historic battlefields as part of the National Heritage List for England. Harrogate district contains three registered battlefields: Marston Moor (1644), Boroughbridge (1322) and Myton-on-Swale (1319); all three battlefields are shown on the policies map.
- 8.43** When considering applications for development in, or affecting the setting of, historic battlefields the overriding consideration will be desirability of conserving and enhancing the significance of the designated heritage asset and supporting a viable use consistent with its conservation. All registered battlefields will be given strict protection. New development should not detract from the enjoyment, layout, design, character, appearance or setting of that landscape. Nor should development prejudice any potential for interpretation of the site, cause harm to key views from or towards these landscapes or, where appropriate, prejudice their future restoration. Development proposals that would result in substantial harm to, or total loss of, significance of historic battlefields, including their setting will not be permitted, unless it can be shown that the public benefits outweigh the harm or loss.

Non-designated Heritage Assets

- 8.44** The effect of development proposals on the significance of non-designated heritage assets will be taken into account when determining planning applications. In assessing applications, a balanced judgement shall have regard to the scale of any harm and the significance of the heritage asset. The consideration of the level of the significance of the asset should take account of the thematic or historic values unique to the Harrogate district. The Heritage Management Guidance SPD provides guidance on understanding significance and selection criteria for non-designated heritage assets.

Enabling Development

- 8.45** Enabling development that would secure the future of a heritage asset that is at risk but would contravene other planning policy objectives may be acceptable provided that the impact of the proposed development on other public interests is mitigated and:
- It would not materially harm the significance of the asset, giving particular consideration to the contribution of setting to its significance;
 - It avoids detrimental fragmentation of the place;
 - It will secure the long-term future of the place through a viable use that is consistent with its conservation;
 - It is necessary to resolve problems arising from the inherent needs of the asset (rather than the actions or circumstances of the present owner or purchase price paid);
 - Sufficient subsidy is not available from any other source;
 - It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the asset;
 - The public benefit of securing the future of the heritage asset through such enabling development outweighs the dis-benefits of contravening other policies.
- 8.46** Planning consent may be granted if all of these criteria are met. The impact of the development must be clearly defined at the outset within a full application, and the significance of the heritage asset must be demonstrably conserved by the proposed development and enforceably linked to it (this will generally be through a legal agreement). Information that establishes and quantifies the need for development will be required to be submitted with the application because financial contributions involved would be fundamental to the decision.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy HP3: Local Distinctiveness
- Policy NE4: Landscape Character
- Policy NE7: Trees and Woodland

Further information/guidance for applicants (see bibliography under Heritage and Placemaking for more details)

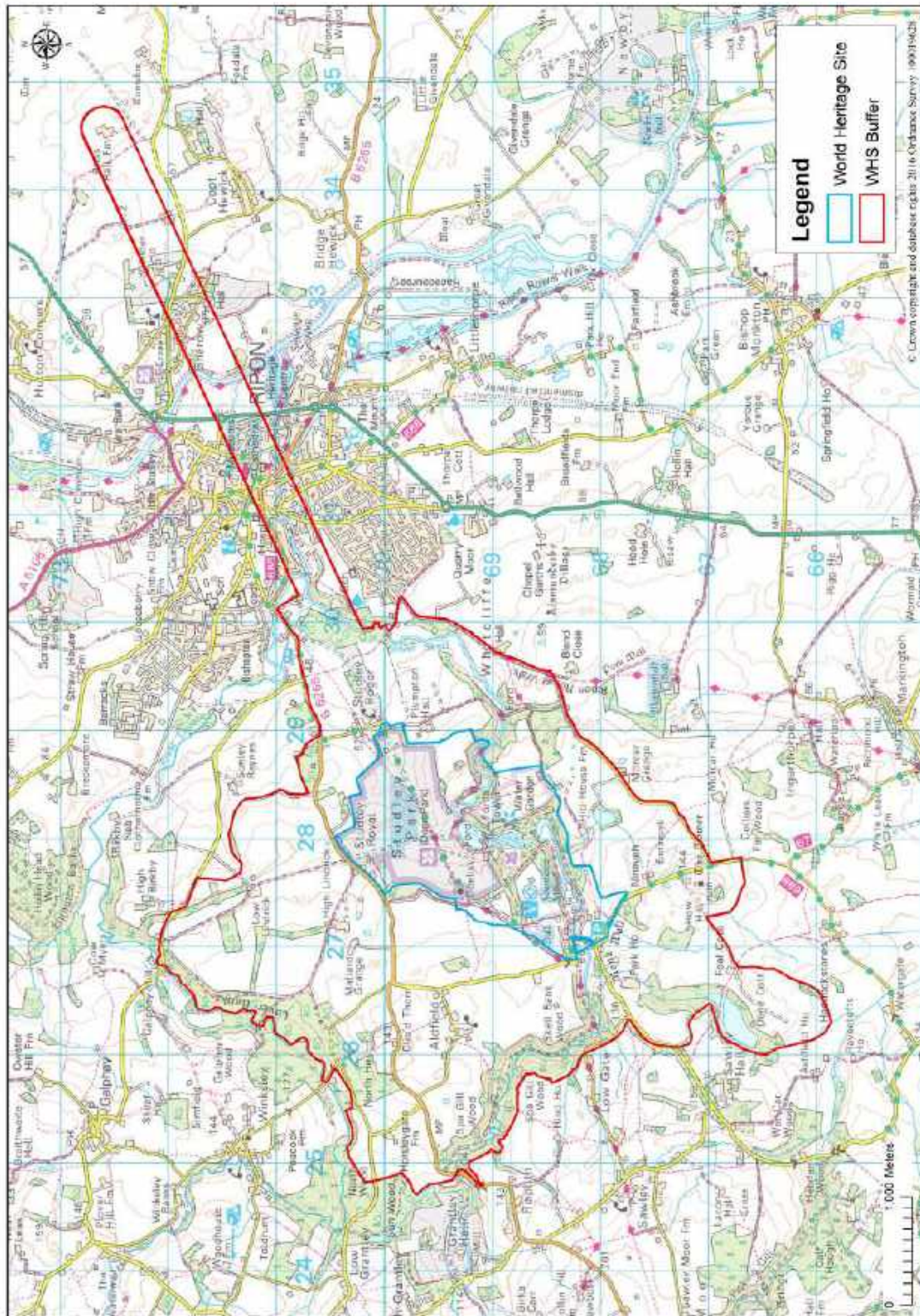
- Harrogate Borough Council: Heritage Management Guidance Supplementary Planning Document (2014)
- Historic England: Good Practice Advice
- Historic England: National Heritage List for England
- National Trust: Fountains Abbey and Studley Royal World Heritage Site Management Plan
- The Town and Country Planning (General Permitted Development) Order 1995: Article 4
- Planning (Listed Buildings and Conservation Areas) Act 1990

Evidence that may be required from applicants to accompany a planning application

- Heritage statement
- Environmental Impact Assessment
- Field evaluation
- Measured drawings of particular features that contribute to an assets significance may be required in addition to scaled survey drawings listed in the council's validation criteria.
- Landscape assessment

Designations/boundaries shown on the policies map

- Conservation areas
- World heritage site and world heritage site buffer zone
- Registered parks and gardens
- Scheduled monuments
- Registered battlefields



Map 8.1 World Heritage Site and Buffer Zone.

HP3: Local Distinctiveness

Policy HP3: Local Distinctiveness

Development should incorporate high quality building, urban and landscape design that protects, enhances or reinforces those characteristics, qualities and features that contribute to the local distinctiveness of the district's rural and urban environments. In particular, development should:

- A. Respect the spatial qualities of the local area, including the scale, appearance and use of spaces about and between buildings or structures, visual relationships, views and vistas;
- B. Respond positively to the building density, building footprints, built form, building orientation, building height and grain of the context, including the manner in which this context has developed and changed over time;
- C. Take account of the contribution of the natural environment, including biodiversity, landscape, and green and blue infrastructure;
- D. Take account of the contribution of fenestration, roofscape, detailing, trees and planting, the palette and application of materials, traditional building techniques, and evidence of past and present activity to local distinctiveness;
- E. Where a departure from this approach can be justified in design terms, incorporate design of exceptional quality which would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area;
- F. Retain and repair traditional shopfronts, where practicable.

Justification

- 8.47** The Harrogate district has experienced a varied history, encompassing pre-history through to the recent past, which has resulted in the district's different urban and rural environments evolving in different ways. This has given rise to a wide variety of environments that today provide the present generation with a diverse range of locally distinctive places and landscapes. Individually and collectively these places and landscapes create the local distinctiveness of the district. Some of these places, their buildings, archaeology and landscapes are protected through international, national or local designations, however, the bulk of what makes the district distinctive is not designated.
- 8.48** This policy establishes criteria against which all development proposals will be assessed. It reflects the importance of maintaining high quality, locally distinctive environments across the district for their own sake, and as a means of ensuring the conservation and contributing to the enhancement of the significance of heritage assets as well as the protection of landscape character. Protection for designated and non-designated heritage assets is provided under policy HP2: Heritage Assets, and protection of landscape character is provided under policies NE4: Landscape Character and GS6: Nidderdale Area of Outstanding Natural Beauty.
- 8.49** The National Planning Policy Framework (NPPF) identifies good design as a component of sustainable development, and states that proposals for development that are poorly designed and fail to take the opportunities available for improving the character and quality of an area and the way it functions should be refused. In the context of this policy, poor design is design that fails to respond positively to the local character and sense of place of the area in which development is proposed, fails to take available opportunities to improve the quality of the local environment, or is visually unattractive as a result of its architecture and landscape design.

Local Distinctiveness

- 8.50** Local distinctiveness is an umbrella term for all of those elements that give a place its character, sense of place and sense of identity. Landscape character, landscape design, views, vistas, the scale and layout of buildings, the size, distribution and types of open spaces, building materials and detailing can all contribute to local distinctiveness, as can present activity and evidence of past activity.
- 8.51** Local distinctiveness exists in all places; it is not limited to areas that enjoy the protection of landscape or heritage designations, nor is it limited to areas with specific listed buildings. The contribution of a building, space, trees, landscape or view to local distinctiveness is more often not reflected by it being nationally or locally designated. In many cases, unlisted buildings can be fundamental to the overall character of a street scene, village green or skyline. Similarly, non-designated hedges, walls or railings are often vital components that give areas a sense of place and identity, while trees and greenery can be vital elements contributing to locally distinctive urban and rural built environments. Local distinctiveness of an area is also influenced by the natural environment and proposals should be responsive to the existing topography, landscape features, wildlife habitats and the existing green and blue infrastructure networks.

Protect, Enhance or Reinforce

- 8.52** Where local distinctiveness has previously been compromised or undermined, new development should seek to reinstate or reinforce those attributes which contribute positively to local distinctiveness and the sense of place. An example could be the reinstatement of a traditional timber shop front in place of an inappropriately designed shop front, or the reinstatement of traditional walls and railings along a village street. Where local distinctiveness is totally inconsistent with the vernacular of the area, for example, next to a suburban estate that does not represent a good precedent for design and has no strong sense of place, design should be inspired by positive features in its local context, and/or be of the best design, whether contemporary or otherwise, that fits comfortably in its surroundings and establishes a new strong sense of place.
- 8.53** Evidence of the character and appearance of the conservation areas designated in the Harrogate district can be found in the relevant conservation area appraisal. Useful information may also be found in neighbourhood plans or village design statements, where they have been produced. Conservation area appraisals, neighbourhood plans that have been made part of the development plan, and village design statements can be found on the council's website.

Spatial Qualities

- 8.54** The degree and manner in which spaces are enclosed by buildings, structures, trees and landscaping will dictate the overall character of a place and how it appears in the wider townscape or landscape. Some places have an intimate and enclosed character, whilst others are more open with significant gaps in the built form and landscaping. Some places have quite uniform spatial qualities whilst others are less consistent due to the manner in which they have developed historically. For new development to integrate with its context, it must complement the spatial qualities of the area.

Context and Change of Context over Time

- 8.55** The development of the district's built environments and countryside has been shaped by its topography, its historical land use and movement patterns, and land ownership. These factors have contributed to the distinctive character of the district's settlements and countryside. The district's built environments are as diverse as tightly packed medieval burgage plots, generously spaced suburbia, organically developed villages, and isolated but

intimately grouped farmsteads. New development should respond positively to the context provided by the morphology and grain of surrounding areas in order to protect, enhance or reinforce local distinctiveness across the district. The grain comprises building lines, orientation, the pattern of buildings and spaces between, and the ratio of building to plot size.

Palette of Materials and Traditional Building Techniques

- 8.56** The large size and varied geology of the Harrogate district mean that traditional local building materials vary from locality to locality within the district, and are often distinct from those of neighbouring areas, such as the Yorkshire Dales and West Yorkshire.
- 8.57** Historically most building materials were sourced from as close to the settlement as possible. As a result, there is varying use of sandstone, gritstone, stone slate, timber framing, brick, cobble, render, tiling, pantiles, limestone and thatch across the district. From the mid-nineteenth century onwards materials from outside the region, such as Welsh slate and some types of brick, were imported by rail. Like the local materials available before them, the way that these new materials have been used in different places varies across the district, contributing to local distinctiveness. Examples include variations in how walling is coursed and how stonework is dressed, whether openings have lintels, cambered arches or flat arches, detailing at the eaves and margins of roofs, and the use of horizontally sliding Yorkshire sash windows.
- 8.58** Today, natural building materials are often sourced globally and mass-manufactured building components and materials are readily available. The use of materials which are not local or traditional to a settlement or landscape can significantly undermine the character, local distinctiveness and quality of a place. New development should protect, enhance or reinforce local distinctiveness by responding positively to the context provided by traditional building materials and traditional construction techniques. The use of locally sourced materials are encouraged.

Design

- 8.59** Genuinely creative and innovative high quality design will be encouraged provided that the principles embodied within this policy are adopted.
- 8.60** There are some forms of development which, due to their intrinsic character, cannot be easily designed to fully integrate with existing development in certain locations. Examples include large-scale energy generating plant and infrastructure (including wind turbines and incinerators), large-scale buildings and structures relating to transportation (including multi-storey car parks and airfields) and other uses which, by their very nature require buildings or structures of a substantial footprint or height, or specific site sizes, layouts or engineering works that are essential to the function of the development.
- 8.61** These types of development are exceptional and are often of strategic importance. It would be undesirable for such developments, which are frequently the product of technological advances, to ape the scale, massing and form of historic development. Instead, where there is an overriding public need for the development, proposals of this sort should be of high quality design and the harmful impacts should be mitigated as far as possible. Nevertheless, development proposals that are incongruous with their context and deliver few or limited public benefits cannot be justified by high quality design and mitigation alone.

Development Type

- 8.62** This policy will be applied to all types of development ranging from large-scale new housing, industrial or mixed use development through to individual house extensions or alterations, new shop fronts and advertisements. To help satisfy the requirements of this policy, the

council has developed supplementary planning documents (SPDs) on house extensions, garage design, and equestrian development. The council has also produced a range of design related non-statutory guidance that are available on the council's website.

Advertisements

8.63 Advertisements are controlled under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007, and many non-illuminated signs enjoy deemed consent. However, local planning authorities can designate Areas of Special Control in which the categories of deemed consent are restricted. Harrogate Borough Council has designated an Area of Special Control that broadly covers the whole district, including all rural areas, Valley Gardens and the Stray in Harrogate, Knaresborough Castle and the riverside in Knaresborough, and the Ripon Cathedral precinct. The areas excluded from special controls are the areas defined for planning purposes as town centres within Harrogate, Knaresborough and Ripon. The areas excluded from the Area of Special Control are shown on the policies map.

Shop Fronts

8.64 Traditional shopfronts represent an important element of the district's built environment with numerous examples surviving in Harrogate, Ripon, Knaresborough and also the smaller towns of Boroughbridge, Pateley Bridge and Masham. They contribute positively to the character and appearance of town centres. Traditional shopfronts vary in form but in general follow certain design conventions which are indicative of changing styles over time. Quality of workmanship and joinery details contribute greatly to the significance of surviving examples.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy HP2: Heritage Assets
- Policy NE3: Natural Environment
- Policy NE4: Landscape Character
- Policy NE5: Green and Blue Infrastructure
- Policy NE7: Tress and Woodland

Further information/guidance for applicants (see bibliography under Heritage and Placemaking for more details)

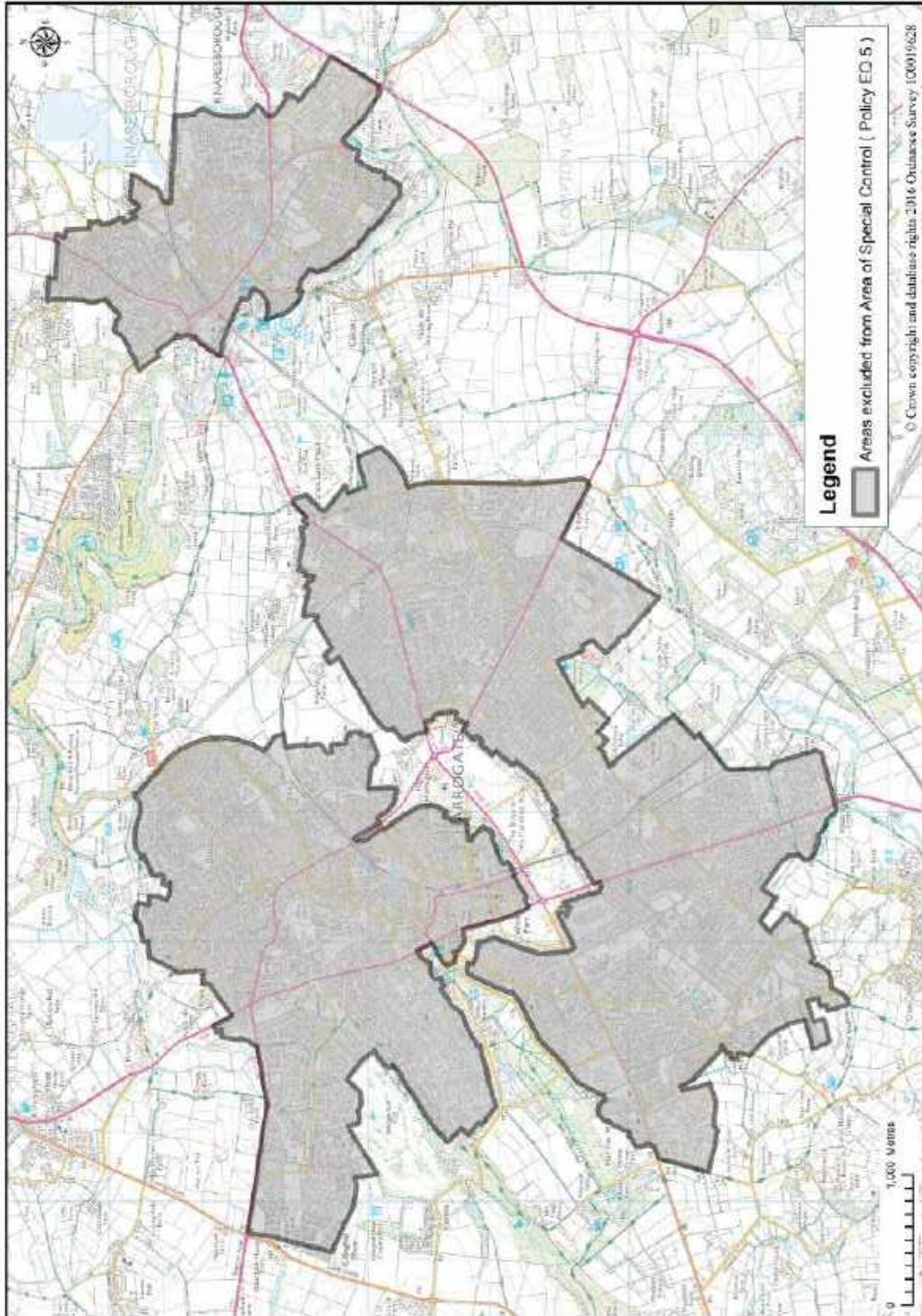
- Harrogate Borough Council: Heritage Management Guidance Supplementary Planning Document (2014)
- Harrogate Borough Council: Landscape Design Guide
- Town and Country Planning (Control of Advertisements) (England) Regulations 2007
- Harrogate Borough Council: Shop Front Design Guide

Evidence that may be required from applicants to accompany a planning application

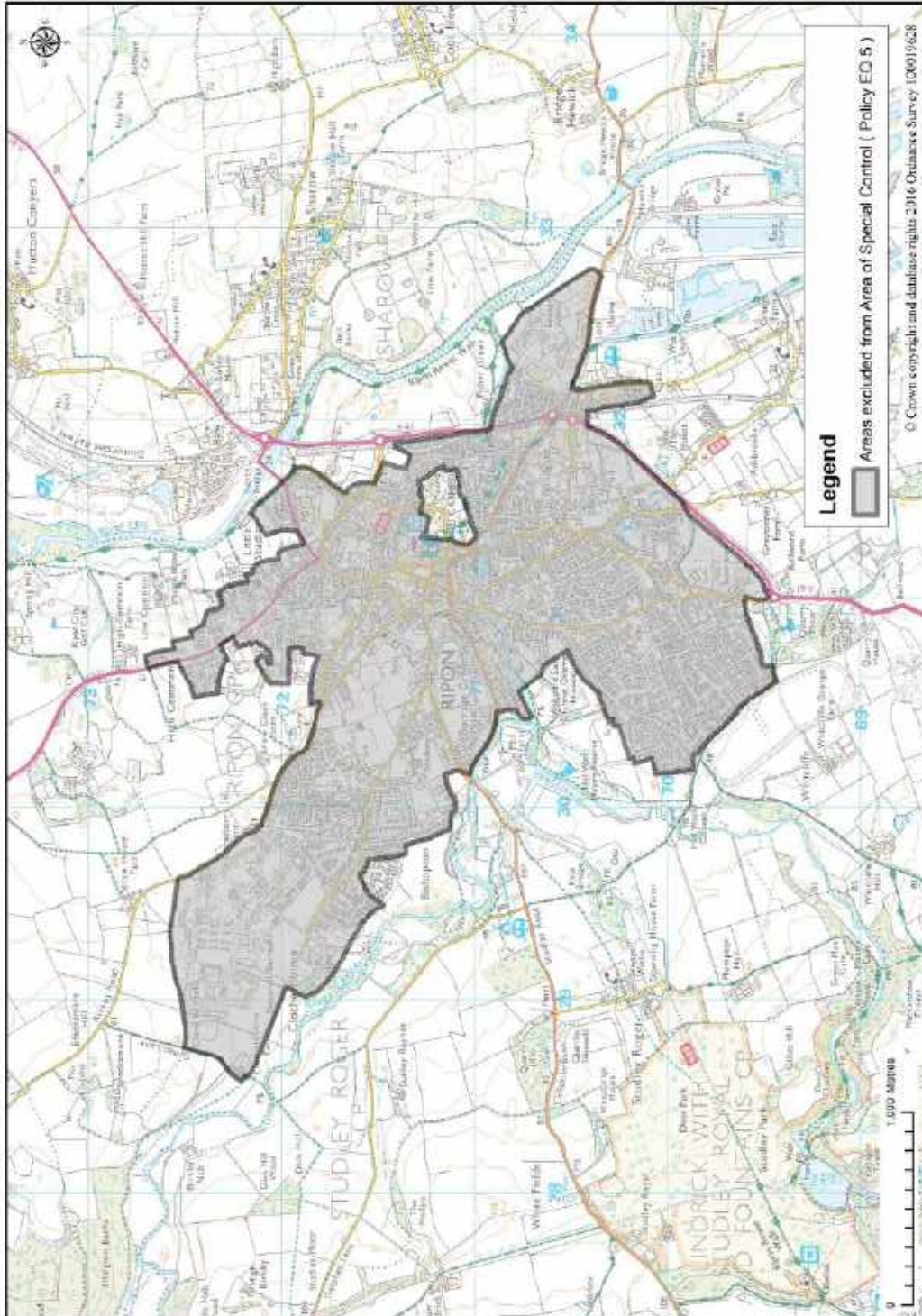
- Heritage statement
- Design and access statement

Designations/boundaries shown on the policies map

- Areas excluded from the Area of Special Control



Map 8.2 Areas excluded from special control in Harrogate and Knaresborough.



Map 8.3 Areas excluded from special control in Ripon.

HP4: Protecting Amenity

Policy HP4: Protecting Amenity

Development proposals should be designed to ensure that they will not result in significant adverse impacts on the amenity of occupiers and neighbours.

Amenity considerations will include the impacts of development on:

- A. Overlooking and loss of privacy;
- B. Overbearing and loss of light; and
- C. Vibration, fumes, odour noise and other disturbance.

The individual and cumulative impacts of development proposals on amenity will be considered.

New residential development should incorporate well-designed and located private and/or communal outdoor amenity space which is of an adequate size for the likely occupancy of the proposed dwellings.

Justification

- 8.65** Paragraph 17 of the National Planning Policy Framework (NPPF) is clear that a core principle of planning should be to always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Protecting the amenity and wellbeing of communities, and ensuring residents and businesses are not adversely affected by development will be a key success of managing growth within the district.
- 8.66** For the purposes of this policy, amenity is defined as "the pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors". Developments that affect people's visual and other amenities, such as those that create noise, smell or air pollution require careful siting to minimise impacts and appropriate measures to minimise or mitigate any potential negative impacts that location does not resolve. Equally, the siting and design of sensitive uses, such as residential development needs careful consideration to ensure that problems are not created. Development should consider not only the individual impacts but also cumulative impacts.
- 8.67** The provision of private amenity space as part of residential development allows individuals to carry out household and leisure activities, such as gardening, drying clothes, children's play. All new residential units will be expected to have direct access to an area of private amenity space. The size and form of amenity space will be dependent on the type of housing and could include a private garden, roof garden, balcony or ground level patio with defensible space from any shared amenity areas. In some circumstances, such as flatted developments or specialist housing schemes, it may not be feasible for the development to provide individual private garden space. In these cases private communal amenity space would be acceptable although ground floor flats may benefit from private amenity space immediately adjacent the residential unit.
- 8.68** This policy seeks to ensure that amenity is protected, setting out general standards. Other Local Plan policies also contribute to protecting amenity through setting out the approach to specific issues.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- Policy HP3: Local Distinctiveness
- Policy NE1: Air Quality
- Policy NE2: Water Quality
- Policy NE9: Unstable and Contaminated Land

HP5: Public Rights of Way

Policy HP5: Public Rights of Way

Proposals for development that would affect existing public rights of way will be permitted only where it can be demonstrated that:

- A. The routes and the recreational and amenity value of rights of way will be protected, or satisfactory diverted routes that deliver a level of recreational and amenity value at least as good as the routes being replaced are provided; and
- B. In all cases, opportunities for enhancement through the addition of new links to the existing network and the provision of improved facilities have been fully explored and, where appropriate, all reasonable and viable opportunities have been taken up.

Justification

- 8.69** A public right of way is a route over which the public has the right to pass and repass on foot. As such, public rights of way include footpaths and bridleways, restricted byways and byways open to all traffic. This policy applies to all public rights of way with the exception of publicly maintained roads, their pavements or verges. In addition to access on foot, certain public rights of way are also open to horse riders, cyclists or motorists. Some public rights of way cross publicly owned land, while others are on land that is privately owned. The local highway authority, North Yorkshire County Council (NYCC), is responsible for managing the network of public rights of way in the Harrogate district.
- 8.70** The district's network of public rights of way, together with permissive routes, provide an important recreational resource that enables the public to experience and enjoy the district's high quality natural, built and historic environments through activities such as walking, cycling and horse riding. As such, these routes play an important role in ensuring the physical and mental health and wellbeing of the district's residents, as well as contributing to what the district has to offer to visitors. The network is also an important sustainable transport resource, providing safe connections for low carbon forms of travel within, around and between settlements.
- 8.71** This policy aims to protect public rights of way so that the routes and their existing recreational and amenity value is not undermined by new development. It also aims, where appropriate, to use development to deliver enhancements to the public rights of way network, whilst not making development unviable. The policy strongly encourages the addition of new links to the existing network to encourage their greater use by providing more convenient access points and connecting to more places. Although this is most easily achieved where a right of way crosses or runs adjacent to a development site, there will be occasions where new links can be provided to rights of way that are at a greater distance from the development site at minimal expense, for example, where the site and the land between the site and the public right of way is under the same ownership. The policy also encourages enhancements through improved facilities, such as gates, stiles and signage etc., as well as improved surfaces and boundary treatments. The nature of improvements and any materials used should be discussed with NYCC prior to the submission of a planning application.
- 8.72** In circumstances where the route or the recreational or amenity value of a public right of way would be negatively affected by development, the route should be diverted along an appropriate alternative route that provides at least as good recreational and amenity value as the one being replaced. New development should not demonstrably deter the use of a

public right of way. Important factors to consider will include the safety, directness, convenience and attractiveness of the right of way following development. Where possible, routes should be diverted to maintain key views and long range vistas.

- 8.73** A number of long-distance trails and circular routes pass through, or are wholly contained in, the Harrogate district. Examples of these include the Nidderdale Way, the Ripon Rowel, the Harrogate Ringway, the Knaresborough Round, the Beryl Burton Cycleway, the Ebor Way, the Six Dales Trail, and the Way of the Roses Cycle Route. Public rights of way within the Harrogate district can be found on the rights of way definitive map maintained by NYCC.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

Further information/guidance for applicants (see bibliography under Heritage and Placemaking for more details)

- Harrogate Borough Council: Green Infrastructure Supplementary Planning Document (2014)
- North Yorkshire County Council: Rights of Way Definitive Maps and Statements

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

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

- A. Proposals for development that would involve the loss of existing outdoor public and private sport, open space and recreational facilities will be supported where:
- i. The applicant can demonstrate that there is a surplus of similar facilities in the area and that the loss would not adversely affect the existing and potential recreational needs of the local population, making allowance for the likely demand generated by allocations in this plan; or
 - ii. A satisfactory replacement facility is provided and available for use before the existing facility is lost, in a suitable location, accessible to current users, and at least equivalent in terms of size, usefulness, attractiveness and quality; or
 - iii. The land is incapable of appropriate sport and recreational use due to its size, location and physical conditions; or
 - iv. In the case of playing fields:
 - The sport and recreation facilities on a site would best be retained and enhanced through the development of a small part of the site, and the benefits of development to sport and recreation clearly outweigh the loss of the land; or
 - The proposal involves the development of an alternative indoor or outdoor sports facility on the site, and the benefits of development to sport and recreation clearly outweigh the loss of the playing fields;
 - v. The applicant can demonstrate that the loss would not cause significant harm to the amenity and local distinctiveness of the local area.
- B. Development proposals that would involve the loss of existing indoor public and private sport and recreation facilities will be permitted only where:
- i. Their loss would not adversely affect the existing and potential sport and recreational needs of the local population, making allowance for the likely demand generated by allocations in this plan; or
 - ii. A satisfactory replacement facility is provided on the same grounds as criterion A. ii. above; or
 - iii. They are incapable of continued sport and recreational use.

Justification

- 8.74** This policy provides protection for a wide range of indoor and outdoor sport, open space and recreation facilities in public ownership or in educational use, including parks, gardens, allotments, playing fields, tennis courts, cricket grounds, bowling greens, sports halls, swimming pools, gyms, natural and semi-natural green spaces (including urban woodland), play areas, and golf courses. The policy also protects privately owned facilities in non-educational use where the use is not solely domestic. The policy applies equally to land currently in use or last used for these purposes, including land that has been neglected for an extended period of time but is capable of being brought back into active use with reasonable endeavours. The decision on whether proposals are assessed as involving the loss of a sport, open space and/or a recreational facility, either in whole or in part, will be determined on a case-by-case basis in line with this policy.

- 8.75** Where a replacement facility is to be provided it must meet the test set out in criterion A ii of the policy and be fully usable before the existing facility is lost.
- 8.76** The recreational and amenity value of school playing fields and other playing fields is considered particularly important. When not required for their original purpose these recreational assets may be able to meet the growing need for recreational land in the wider community. In view of an identified shortage of sports pitches in Harrogate, Knaresborough and Ripon, the retention of playing fields in these settlements is considered particularly important.
- 8.77** In general terms there is a deficiency of recreation open space throughout the district, however, in certain areas the supply of particular types of open space is above the council's minimum standards. In these limited locations, if it can be demonstrated that the open space cannot be used for other recreational needs (e.g. where a surplus of casual play space cannot be used for formal sports pitches), its loss to development may be acceptable under criterion A ii. The distance thresholds contained in the Provision for Open Space in Connection with New Housing Development Supplementary Planning Document (SPD) will be used to define the extent of the area to be considered. In determining the acceptability of a loss, and whether the existing and potential needs of the local population would be adversely affected, any assessment would need to take account of the quality of the open space, its value to the community and its contribution to the character and local distinctiveness of the area. The council has commissioned consultants to undertake an Indoor Sports Facilities Assessment and to update the Playing Pitch Strategy (Outdoor Sports). These will inform the implementation of this policy and will provide evidence regarding the surplus/deficit of sports facilities across the district.
- 8.78** In very limited circumstances, existing facilities may best be retained and enhanced through the redevelopment of a small part of the site. For example, the use of monies generated from such a redevelopment may be used to improve drainage or the quality of pitches, or fund the provision of an all-weather surface. However, this would only be acceptable where the loss of open space will not have any adverse effect on the recreational needs of the area.
- 8.79** The policy also seeks to protect indoor sport and recreation facilities, including swimming pools, sports halls and gymnasiums. Such facilities, even where they are currently not in use, are a valuable community resource and should be protected to safeguard opportunities for future recreational use. In most areas, once these types of community facilities are lost they are often very difficult to replace, and this is particularly true in Harrogate district where land values are particularly high. Whilst the council will normally resist proposals which would result in the loss of indoor facilities, there will be occasions where their loss could be considered acceptable, for example where the continued use of a facility is not feasible, where the facility has been or is being replaced, or where its loss would not otherwise affect existing or future recreational needs.
- 8.80** Open spaces can often contribute positively to the amenity and local distinctiveness of settlements by providing an important and attractive break in the built-up area, or by providing views beyond the immediate street scene to, for example, more distant streets or into the countryside. These open spaces may include village greens, churchyards, grounds of halls or country houses, paddocks, woodlands, orchards, parks, large private gardens etc. Where this is the case, these spaces will be protected as amenity open space under the provisions of this policy.
- 8.81** Amenity open space may or may not have public access, for example, in villages many amenity open spaces are agricultural land with no public access. Sports and recreational open space that make a significant contribution to the character and local distinctiveness of an area through their amenity value will also be considered amenity open space.

- 8.82** The policy aims to conserve the smaller amenity open spaces within villages in their entirety and, as a result, any loss would be wholly exceptional. In Harrogate, Knaresborough and Ripon some of the amenity open spaces, such as the Valley Gardens in Harrogate, are large and help to support tourism. In exceptional circumstances, where the public benefits outweigh the harm to amenity and local distinctiveness, approval will be given to small scale development that enhances the function of the open space.
- 8.83** The Stray in Harrogate is considered an amenity open space. In addition to protection through this policy, it is also protected by an Act of Parliament- the Harrogate Stray Act 1985.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy NE5: Green and Blue Infrastructure
- Policy HP3: Local Distinctiveness

Further information/guidance for applicants (see bibliography under Heritage and Placemaking for more details)

- Harrogate Borough Council: Provision for Open Space in Connection with New Housing Development Supplementary Planning Document (2016)
- Harrogate Borough Council: Statement of Community Involvement (2014)
- Act of Parliament: Harrogate Stray Act 1985
- Outdoor Sports Strategy 2013 (or successor study)

Evidence that may be required from applicants to accompany a planning application

- Pre-application consultation in line with the council's Statement of Community Involvement

HP7: New Sports, Open Space and Recreation Development

Policy HP7: New Sports, Open Space and Recreation Development

- A. New housing and mixed use developments will be required to provide new sports, open space and recreational facilities to cater for the needs arising from the development in line with the provision standards set out in the Provision for Open Space in Connection with New Housing Development Supplementary Planning Document.
- B. Proposals for the development of new sports, open space and recreation facilities should ensure:
 - i. The facility is located in or adjacent to built-up areas, or located to best serve the intended catchment population in rural areas; and
 - ii. The proposal would not have an unacceptable impact on the operation of the highway network; and
 - iii. New buildings or structures are well designed and appropriately integrated into the landscape; and
 - iv. Proposals on the edge of settlements should not have an adverse impact on the setting of the settlement; and
 - v. The proposal would not give rise to significant residential amenity problems.
- C. Proposals for sport and recreational facilities likely to attract a large number of people due to their nature or scale (including sports stadia, health and fitness centres, swimming pools and other indoor sports facilities) should be located within or adjacent to Harrogate, Knaresborough, Ripon, Boroughbridge, Masham or Pateley Bridge, and be proportionate to the size of the settlement.
- D. Proposals for sport and recreational activities that require a countryside location will be permitted in the open countryside outside of development limits (or the built up area of settlements) only where they:
 - i. Cannot be located adjacent to a built up area; and
 - ii. Are of a scale and nature appropriate to their landscape setting; and
 - iii. Do not involve a significant number or size of buildings or structures; and
 - iv. Would not cause excessive noise disturbance or light pollution to other users of the countryside, land uses or residents in the area or adversely impact on wildlife; and
 - v. Would not give rise to significant traffic congestion or road safety problems.

Justification

- 8.84** The district contains a wide range of formal parks and gardens, recreation grounds and outdoor sports facilities, informal open spaces, and playgrounds that cater for the needs of residents and visitors. Together these open spaces provide a wealth of opportunities for formal and informal sport and recreational activities. As such, they make an important contribution to the physical and mental health and wellbeing of the district's residents, as well as contributing to what the district has to offer for visitors.
- 8.85** The National Planning Policy Framework (NPPF) requires planning policies relating to sports, open space and recreation to be based on robust and up-to-date assessments of local needs and the opportunities for delivering new provision. In response, the council has produced an Outdoor Sports Strategy (2013), which has informed the approach set out in this policy. The strategy identifies that existing sport, open space and recreational facilities will be

sufficient to meet the majority of the district's recreational needs over the life of the plan, although new provision will be required to meet the needs arising from new housing development and to address a number of specific requirements that have been identified.

- 8.86** The council will work with communities over the plan period to explore opportunities for the delivery of new sport, open space and recreation facilities in response to local needs.

New Provision

- 8.87** Across the district, all housing developments that result in a net housing gain, with the exception of temporary homes, rest homes, nursing homes and other institutional uses, will be expected to contribute towards the provision and enhancement of open space to meet the needs generated by residents of the development. The quantity standards set out in the council's Provision for Open Space in Connection with New Housing Development Supplementary Planning Document (SPD) will be applied to determine the required level and type of on-site or off-site open space provision or enhancement. Where on-site provision is necessary, appropriate arrangements must be made for the on-going maintenance of the new facilities in line with the SPD. The council intends to review and consult on its open space standards prior to the submission, adoption and implementation of the Local Plan.

- 8.88** The calculation to determine whether a housing development needs to make a contribution towards the provision of open space will be based on the net population of the development along with the quantity and quality of open space within a reasonable distance of the development site. This ensures that any resultant open space requirement is directly related to the development, is necessary to make the development acceptable in planning terms and is fairly and reasonably related to the development in both scale and kind.

- 8.89** If it is not possible to provide the various types of open space at functional and maintainable sizes and dimensions on-site, the developers will be required to make a developer contribution towards the new provision or enhancement of that type of open space off-site, in line with the provisions within the SPD.

- 8.90** New children's play facilities should be carefully located so that they are adequately overlooked in order to reduce the potential for anti-social behaviour whilst ensuring that they do not give rise to residential amenity problems through noise disturbance.

- 8.91** The council's Outdoor Sports Strategy (2013) identifies specific improvements to sports facilities that are needed, as well as new facilities that would enhance recreational provision in the district. In particular it recommends that the council:

- Seeks to relocate football clubs that are dispersed across a variety of sites in order to promote the development of these clubs;
- Supports the relocation of rugby clubs where existing bases are constraining the amount and standard of play;
- Considers the need to extend provision of cricket clubs where capacity is becoming restricted;
- Considers the provision of an additional artificial grass pitch to support the needs of the hockey club in Harrogate, or for wider sports use.

- 8.92** Harrogate Borough Council has commissioned consultants to update the Outdoor Sports Strategy and undertake an Indoor Sports Facilities Assessment. The updated study will inform the provision standard for Outdoor Sports facilities within a revised Provision for Open Space in Connection with New Housing Development Supplementary Planning Document.

- 8.93** Dual and joint use of education, sports and recreation facilities will be encouraged. The use of school playing fields by local sports clubs may offer potential for helping to meet the demand for sports facilities, especially in the district's larger settlements.

- 8.94** The policy recognises that in remoter rural areas where a new facility is intended to serve the needs of more than one village, it may be more appropriate to locate the facility in the open countryside away from the built up areas of the villages. Where this is proposed the council will expect clear evidence to justify the approach, and to demonstrate that the facility will be accessible by its intended catchment population without creating unacceptable highway issues. Proposals for development within the Green Belt must also comply with Green Belt policies, as set out in this plan and the NPPF. The extent of Green Belt within the Harrogate district is shown on the policies map.

Sports and Recreational Activities that Require a Countryside Location

- 8.95** A number of sports and recreational activities commonly associated with the countryside often require a site with a particular geographical feature or landscape character (e.g. water sports, aerial sports, equestrian sports, motor sports, mountain biking, archery, angling and rock climbing). If these activities cannot be accommodated within built-up areas this policy seeks to manage such uses in the countryside in order to prevent harm to sensitive environments or conflict with other countryside uses. In particular, it is important that inappropriate levels of activity do not result from new sport and recreation development in the countryside.
- 8.96** Countryside locations are also sensitive to increases in noise and artificial light. Artificial light from, for example, floodlights, security lights and street lighting can have an urbanising effect and lead to amenity problems for residents and other land uses. Noise from certain activities and sports, such as motor sports, war games, aerial sports, gun sports and powered water sports may cause harm in some locations, particularly tranquil areas. When planning permission is required for sports and recreational activities or associated access, buildings and car parks, the noise and light impacts of the proposal will be major determinants in considering acceptability.
- 8.97** Schemes for the development of sports and recreation facilities that require a countryside location and are proposed within the Green Belt must also comply with Green Belt policies, as set out in this plan and the NPPF.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy GS4: Green Belt
- Policy TI1: Sustainable Transport
- Policy HP2: Heritage Assets
- Policy HP3: Local Distinctiveness
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character
- Policy NE5: Green and Blue Infrastructure

Further information/guidance for applicants (see bibliography under Heritage and Placemaking for more details)

- Harrogate Borough Council: Provision for Open Space in Connection with New Housing Development Supplementary Planning Document (2016)
- Harrogate Borough Council: Outdoor Sports Strategy (Neil Allen Associates, 2013)
- Harrogate Borough Council: Statement of Community Involvement (SCI) (2014)

Evidence that may be required from applicants to accompany a planning application

- Pre-application consultation in line with the council's Statement of Community Involvement (SCI).

HP8: Protection and Enhancement of Community Facilities

Policy HP8: Protection and Enhancement of Community Facilities

Proposals for development that involves the loss of land or premises currently or last in community use (including community/village halls, schools, colleges, nurseries, places of worship, health services, care homes, libraries, public houses, and village shops or post offices that cater for day-to-day needs in rural communities) will be permitted only where it can be clearly demonstrated that:

- A. Continued community uses would cause unacceptable planning problems; or
- B. A satisfactory replacement facility is provided in a suitably convenient location for the catchment served prior to the commencement of development; or
- C. There is no reasonable prospect of the existing use continuing on a viable basis with all options for continuance having been fully explored, and thereafter there is no reasonable prospect of securing a viable satisfactory alternative community use.

Proposals involving the improvement of existing community facilities by way of redevelopment or extension will be supported unless it would:

- D. Cause unacceptable adverse impacts on the amenities of neighbouring occupiers; or
- E. Have an unacceptable impact on the operation of the highway network.

Justification

- 8.98** This policy seeks to encourage the retention of a wide range of locally based community facilities to help ensure that people have good access to a range of services. The policy is geared towards retaining existing community uses or re-instating former community uses by whatever means possible. However, in circumstances where this can be shown to be unviable, it requires all reasonable attempts to be made to secure alternative community uses. The policy does not apply to sports facilities, open space or recreation facilities as development proposals affecting these assets will need to meet the requirements of Policy HP7: Protection of Existing Sport, Open Space and Recreation Facilities.
- 8.99** Where an existing community use, and all viable alternative community uses, would cause unacceptable planning problems, for example, with regard to residential amenity or highway safety, which cannot be resolved by reasonable measures, the loss of community use will be permitted. Proposals involving the provision of a satisfactory replacement facility prior to development and in an equally or more beneficial location for the community served will also be permitted. It is likely that the replacement facility will have to be provided off-site, although the policy does not negate replacement as part of a mixed-use scheme on the development site itself. However, to be "*satisfactory*", the replacement must fully address the community needs met by the existing facility. In assessing the location of replacement facilities, safe and easy accessibility (including in terms of travelling time and cost of travel) by foot, cycle and public transport will be important considerations. However, in remoter rural areas it is recognised that this may not always be achievable, nevertheless, replacement facilities must still be at least as accessible to the community they serve as the facilities they are replacing.
- 8.100** The policy supports bringing vacant buildings or land back into use for alternative purposes in circumstances where there is evidence to demonstrate that there is no realistic prospect of the land or premises operating viably in the short to medium term (i.e. five years) in, firstly, its existing community use, and thereafter in other community uses. Where large sites or

buildings are involved, this should include investigating the potential for part of the site or building to be retained for community use. Consideration should also be given to the innovative diversification of existing facilities to improve custom and viability, for example, the combination of village hall and crèche, or a “pub in the community” where a shop or post office is located in the local pub to provide a dual service to the community. Identifying the views of the local community as part of meaningful pre-application consultation will be very important in this respect.

Criterion C

8.101 To assess proposals against criterion C, applicants will be required to provide the following evidence to demonstrate that reasonable attempts have been made to actively market the land or premises for sale or lease by an appropriate agent(s), at existing use value for at least 12 consecutive months prior to the application being made:

- Details of the company and person who has carried out the marketing exercise;
- Copy of the sales particulars;
- Details of the original price paid, date of purchase and the new guide price;
- Schedule of the advertising carried out, with copies of the advertisements and details of where and when the advertisements were placed, along with an estimate of the expenditure incurred from advertising;
- The confirmed number of sales particulars distributed, along with a breakdown of where the enquiries resulted from, for example, from the “For Sale/To Let” board, advertisements, etc.;
- Details of the number of viewings;
- Resulting offers and why they were dismissed;
- Details of the period when a “For Sale/To Let” board was displayed, or if not, the reasons behind the decision;
- Timetable of events from the initial appointment of the agents to current date.

8.102 In the context of this policy, appropriate agent(s) means agent(s) specialising in premises with the same use as the application site, where they exist, alongside local property agents. For example, when considering proposals involving the loss of public houses, applicants would need to demonstrate marketing with agents specialising in licenced premises and local property agents.

8.103 In addition, for applications involving licensed premises the following information will also be required:

- The last three years’ trading accounts with a breakdown of the percentages of income from food and drink;
- Where a dining facility is provided, details of the market aimed at and the number of covers available;
- Who the licence is currently held with and when it is due for renewal;
- The opening times for the premises.

8.104 In relation to the marketing of current or former public houses, the asking price should be pre-agreed in writing with the local planning authority following an independent valuation (funded by the developer) by a RICS⁽³²⁾ certified valuer with expertise in the licensed leisure sector who is not engaged to market the property. The asking price should be based on the valuation of the site as a trading pub without a tie, in the first instance. If this exercise is unsuccessful, the pub site should be marketed for alternative community uses.

Loss of Specialist Accommodation for Older People

8.105 Whilst national and local policy is moving away from traditional older persons' accommodation in care homes towards better home care support, including extra care housing and assisted living, there remains a need to retain specialist housing in care homes as part of a range of solutions aimed at meeting the needs of older people. This is particularly true given that the 2011 census shows that the population of the Harrogate district includes higher proportions of older people than the national average in all age categories over 65 years, and the proportion of older people is forecast to increase. It is also noted that a lack of care home places puts additional pressure on NHS services by leading to hospital stays that are longer than necessary. In assessing proposals involving the loss of specialist accommodation for the elderly, the viability of continued operation and the scope for providing more suitable replacement accommodation within the community will be particularly important considerations. The assessment of whether care homes are capable of meeting care standards legislation, including the Care Standards Act 2000, will be a critical viability consideration, requiring consultation with the Care Quality Commission.

Validation of Planning Applications

8.106 Planning applications involving the loss of land or premises currently or last in community use will not be validated until the council is satisfied that the information set out in the paragraphs above is provided in support of the application. While the asking price for current and former licenced premises should always be agreed with the council in writing, as set out above, to avoid delays in validating applications involving the loss of other community uses, applicants are strongly encouraged to agree site valuations and marketing arrangements with the council in advance of making an application.

8.107 As the public often have important views on the continued operation of community facilities, it is important that they have access to the facts on which a council decision is based. As a result, as much of the information as possible that is provided in support of an application needs to be accessible to the public. Whilst commercially sensitive information will be treated in confidence, applicants should set out a justification for the loss of the community facility that summarises the facts that is available for all to read. Specialist financial details may be subject to independent expert assessment. The policy is not intended to operate in such a way that owners suffer real personal hardship, especially where living accommodation is involved. Therefore, in order to avoid delays in determining applications, the council strongly encourages the submission of all the necessary information required to assess proposals against this policy at the outset of making a planning application.

Enhancement of Community Facilities

8.108 Community facilities should also have the flexibility to continually improve and expand in order to offer the best service and amenity to local residents. Development proposals to extend or improve community facilities by way of either a complete or partial redevelopment will be permitted provided that they would not have an adverse impact on the surrounding area.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

Further information/guidance for applicants (see bibliography under Heritage and Placemaking for more details)

- Harrogate Borough Council: Community Facilities Protection: Guidelines for Development Control (2004)⁽³³⁾
- Harrogate Borough Council: Statement of Community Involvement, (2014)

Evidence that may be required from applicants to accompany a planning application

- Marketing details as set out in the policies supporting text.
- Pre-application consultation in line with the council's Statement of Community Involvement (SCI).

33 This guidance will be updated.

HP9: Provision of New Community Facilities

Policy HP9: Provision of New Community Facilities

New community facilities will only be permitted where it can be demonstrated that there is a local need for the facility, and the following criteria are met:

- A. The facility is of a scale and nature appropriate to its location and intended purpose;
- B. The facility is accessible to the community it is intended to serve;
- C. There are no significant adverse impacts on residential amenity;
- D. There will be no significant loss of industrial, business or housing land or buildings, recreational land or important amenity open space;
- E. All options to reuse existing appropriately located buildings are exhausted before proposals for the development of new buildings are considered;
- F. The proposal would not have an unacceptable impact on the operation of the highway network.

Justification

- 8.109** Proposals for new community facilities will be required to demonstrate that they are needed by the local community, taking account of the availability and convenience of using the nearest alternative facility in the area. New community facilities should be of a sufficient size to meet the needs of the community they are intended to serve but no larger.
- 8.110** New facilities should be located where they are accessible by public transport, or within walking distance of their anticipated users, wherever possible. However, the policy recognises that in the more remote rural areas this may not always be possible, either because existing services are not as frequent or convenient, or because there is currently no local service provided. Where this is the case, community facilities should be located where they would be most convenient to the community they are intended to serve, making the best use of public transport services that are available, where these do exist, and not have an adverse impact upon the operation of the highway network nor on highway safety.
- 8.111** The loss of land protected for other purposes within the plan should be avoided. However, in exceptional circumstances where no suitable site or building is available within a settlement or locality to meet the requirement for a proven necessary community facility (such as a school or health centre), the redevelopment of existing industrial land or buildings or a new site on the edge of the settlement may be acceptable. This would not apply to public houses.
- 8.112** The re-use of suitable and appropriately located vacant buildings in the countryside would be preferable to the development of new buildings in the countryside. Applications involving the development of new buildings for use as community facilities should be accompanied by information on the availability and suitability of existing vacant buildings and why these have not been considered appropriate.
- 8.113** Development proposals involving the provision of cultural facilities that cater for the needs of the district as opposed to individual communities, such as theatres, museums, galleries and concert halls, are not covered by this policy. These proposals would be considered in line with Local Plan policy EC5: Town and Local Centre Management and the National Planning Policy Framework (NPPF).

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy T11: Sustainable Transport
- Policy HP2: Heritage Assets
- Policy HP3: Local Distinctiveness
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character

Evidence that may be required from applicants to accompany a planning application

- Pre-application consultation in line with the council's Statement of Community Involvement (SCI).

Natural Environment

9 Natural Environment

Natural Environment Key Facts

- The Harrogate district contains a number of European sites, including the North Pennine Moors Special Protection Area (SPA), Kirk Deighton Special Area of Conservation (SAC) and the North Pennine Moors SAC.
- The district contains over 100 sites designated as sites of importance for nature conservation (SINCs)
- There are 25 sites across the district designated nationally as sites of special scientific interest (SSSI's), which cover 19,288 hectares (ha).
- The district contain five designated local nature reserves, which cover 38.63 ha.
- There are 7,659 ha of woodland in the district, covering 6% of the district's area.
- There are 6,000 ha of blanket bog, covering 5% of the district's area.
- As a natural resource, spa waters are an important asset of the historic environment which need protecting.
- Air quality management areas (AQMAs) have been declared at A59 Bond End in Knaresborough and High and Low Skellgate in Ripon due to the levels of Nitrogen Dioxide exceeding the air quality objective.
- Monitoring of air quality at a number of other sites is continuing due to concerns about present pollution levels.
- There are specific areas in Ripon where subsidence due to gypsum dissolution occurs and, therefore, there is a need to minimise the risks and effects on property, infrastructure and the public.
- 20% of the district is grade 1 or 2 agricultural land.

NE1: Air Quality

Policy NE1: Air Quality

Applicants must submit an air quality assessment and/or a dust assessment report and identify mitigation measures to ensure no significant adverse effects where development may:

- A. Affect the air quality management areas (AQMAs) at Bond End, Knaresborough; High and Low Skellgate, Ripon; Woodlands Junction at Hookstone Chase, Harrogate; and York Place, Knaresborough; or at any other AQMAs designated over the course of the plan period;
- B. Create emissions of dust during demolition, earth moving and construction, or through site operations associated with mineral extraction, waste disposal or agriculture;
- C. Impact on the air quality of a special area of conservation (SAC), special protection area (SPA), or site of special scientific interest (SSSI), or on a non-statutory site where there is a relevant sensitivity; or
- D. Create significant amounts of traffic, as determined through a transport assessment and/or air quality modelling specific to the proposal.

Mitigation measures should ensure consistency with the council's Air Quality Action Plan and the Habitats Regulation Assessment where impacts are related to the diversity of ecosystems; and where impacts are traffic related, the current North Yorkshire Local Transport Plan.

Justification

- 9.1 In the Harrogate district transport related emissions are the largest source of poor air quality. However, emissions of dust into the air through activities such as demolition, earth moving and construction, which although they may only occur for a limited period, can also have effects on human health, damage vegetation and affect the diversity of ecosystems.
- 9.2 Local authorities in the UK have statutory duties for managing air quality under Part IV of the Environment Act 1995. The council is required to carry out regular reviews and assessments of air quality against standards and objectives prescribed in The Air Quality (England) Regulations 2000 and the Air Quality (England) (Amendment) Regulations 2002. The concentrations of pollutants allowed within the regulations are set at levels that are considered to be acceptable in terms of what is currently scientifically known about the effects of each pollutant on health and the environment.
- 9.3 Local Air Quality Management: Technical Guidance (TG16) produced by the Department for Environment, Food and Rural Affairs (Defra) sets out a streamlined approach to the review and assessment process. This prescribes the submission of a single annual status report (ASR), which the council must submit by 30 June each year. The report should identify new non-compliant areas and report progress made with existing air quality management areas (AQMAs).
- 9.4 In November 2010 AQMAs were declared at A59 Bond End in Knaresborough and the B6265 at High and Low Skellgate in Ripon due to the level of the pollutant nitrogen dioxide exceeding the air quality objective of 40 micrograms per cubic metre. This pollutant is predominantly created by road traffic and congestion in these areas. The boundaries of the AQMAs can be viewed on the council's website. Both AQMAs are in locations where there are many buildings close to the highway creating a 'canyon' effect, with the buildings either side of the road restricting dispersion and dilution of the emissions. Both of these AQMAs are within

conservation areas and include listed buildings. An Air Quality Action Plan for these areas was produced by the council in 2013 and agreed by both Harrogate Borough Council and North Yorkshire County Council (NYCC), the local highway authority. The action plan includes a number of measures to address air quality issues, including the development of planning policy and further guidance for developers.

- 9.5** In January 2017 the council published a report titled Detailed Assessment of Air Quality for Harrogate Borough Council, which contains an assessment of air quality at York Place in Knaresborough and Woodlands Junction at Hookstone Chase in Harrogate. Following consultation the council declared AQMAs at these locations in October 2017. A new Air Quality Action Plan will now be developed with partners, including NYCC. Applicants will need to have regard to the council's agreed Air Quality Action Plan when proposing development that is likely to impact on air quality across the district. Additional areas where emissions may exceed the regulations continue to be monitored across the district.
- 9.6** As air quality issues are primarily transport related integration between land use policies, the Local Transport Plan and the Air Quality Action Plan is important. This integration will ensure that the impact on air quality of development proposals across a wider area, which may impact on the AQMA areas, is considered, especially as high levels of transport related pollutants can have a significant detrimental effect on people's health and quality of life, and on the environment generally. This will be achieved by requiring planning applications proposing development that would give rise to significant amounts of traffic, or which are considered to potentially impact upon local air quality emissions, to submit an air quality assessment. The cumulative impact of traffic in an area and the type of traffic are also important considerations. The developer will be required to identify mitigation measures to address transport related issues as part of a transport assessment and/or travel plan.
- 9.7** Air quality also impacts the natural environment and wildlife, and is particularly important in relation to designated sites, such as sites of special scientific interest (SSSIs) and special areas of conservation (SACs) but may also impact on non-designated sites where the specific ecological features are sensitive to air pollution. In addition to the impact of emissions from transport, emissions of dust into the air during demolition, earth moving and construction, and site operations associated with minerals, waste and agriculture can also have impacts on habitats that are sensitive to dust. A dust assessment report may, therefore, also be required to identify dust impact risk and mitigation required to ensure no significant effects.
- 9.8** Action to protect and improve air quality in the district will be undertaken by requiring all planning applications creating traffic to provide mitigation in the form of electric vehicle (EV) charging points and, where the application will give rise to significant amounts of traffic, to provide information on the increase in pollution arising and identify mitigation measures to address the increases.
- 9.9** Where air quality is likely to be an issue, pre-application discussion with the council's environmental protection team will also be required. Guidance will be prepared with this team and NYCC, as the local highway authority, to identify locations, land uses and size thresholds above which applications for development proposals will be required to provide assessments.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

Further information/guidance for applicants (see bibliography under Natural Environment for more details)

- Harrogate Borough Council: Air Quality Action Plan (2013)
- Harrogate Borough Council: Detailed Assessment of Air Quality for Harrogate Borough Council (Air Quality Consultants, 2017)
- North Yorkshire County Council: Local Transport Plan 2016-2046 (LTP4) (2016)
- Part IV of the Environment Act 1995
- Department for Environment, Food and Rural Affairs (Defra): Local Air Quality Management: Technical Guidance (TG16) (2016)
- The Air Quality (England) Regulations 2000
- The Air Quality (England) (Amendment) Regulations 2002
- Guidance on the assessment of dust from demolition and construction The Institute of Air Quality Management (For latest guidance consult website at [\[REDACTED\]](#))

Evidence that may be required from applicants to accompany a planning application

- Transport assessment/ transport statement
- Travel plan
- Air quality assessment
- Dust assessment report

NE2: Water Quality

Policy NE2: Water Quality

Developers shall undertake thorough risk assessments of the impact of proposals on surface and groundwater systems considering appropriate avoidance measures before incorporating appropriate mitigation measures where necessary. The council will expect developers to demonstrate that all proposed development will be served by an adequate wholesome supply of water, appropriate sewerage infrastructure and that there is sufficient sewage treatment capacity to ensure that there is no deterioration of water quality.

Development will not be permitted where it would:

- A. Prejudice the quality or quantity of surface or ground water;
- B. Have an adverse impact on water dependent sites of special scientific interest (SSSIs) and Natura 2000 sites;
- C. Prejudice the use and quality of the district's spa waters; and/or
- D. Have an adverse impact on potable groundwater supplies within source protection zone (SPZ) 1.

Justification

- 9.10** The quality and quantity of surface and ground water is vitally important to a wide range of uses and users, including domestic, industrial and agricultural. It is also of great importance to general amenity, as a source of drinking water, water based recreation, fisheries and nature conservation. Ground water resources, in particular, are susceptible to a wide range of threats from land use policies and, once contaminated, it is difficult, if not impossible, to rehabilitate them. The Environment Agency designate groundwater source protection zones (SPZs) where there are particular risks from polluting activities to a groundwater source, often around wells, boreholes and springs. It is, therefore, important that the location and design of development has regard to the presence of source protection zones. Detailed advice is provided by the Environment Agency in Groundwater Protection: Principles and Practice (GP3). Developers should be aware of the requirements in this document, or any subsequent revisions, and prepare hydro-geological risk assessments where necessary.
- 9.11** The council, in conjunction with the Environment Agency, will seek to resist development that threatens water quality and quantity, and will encourage initiatives that result in an improvement of water quality and the capacity of surface waters to support wildlife. The EU Water Framework Directive became part of UK law in 2003 with the primary objectives of achieving good ecological status in water bodies, and providing protection for drinking water sources and protected sites (Natura 200 sites and sites of special scientific interest). These requirements are reflected in the Environment Agency's river basin management plans, with the Humber River Basin Management Plan covering the Harrogate district.
- 9.12** Early engagement with the local planning authority, the Environment Agency and relevant water and sewerage companies can help to establish if water quality is likely to be a significant planning concern and, if so, to clarify what assessment will be needed to support the application. Where water quality has the potential to be a significant planning concern, an applicant should be able to explain how the proposed development would affect relevant water bodies in the river basin management plan and how they propose to mitigate the impacts. Applicants should provide sufficient information for the council to be able to identify the likely impacts on water quality. The information supplied should be proportionate to the

nature and scale of the development proposed and the level of concern about water quality. Where it is likely a proposal would have a significant adverse impact on water quality, then a more detailed assessment will be required in the form of an environmental statement.

- 9.13** Polluted surface water flows from areas like car parks or service yards should always have sufficient pollution prevention measures in place to ensure the protection of groundwater and watercourses from specific pollutants like petrol (hydrocarbons) and suspended solids. Developers should follow the appropriate pollution prevention guidance. Ideally, applicants should introduce more ‘surface’ or ‘green’ drainage solutions to aid improvements in water quality, such as swales along hardstanding boundaries, or a more advanced reed bed system for larger sites. These solutions are easier to access and maintain than engineered solutions like petrol and/or oil interceptors, which require regular maintenance to ensure they operate correctly.
- 9.14** Due to the rural nature of the district, the council is responsible for ensuring the quality and quantity of over 600 private water supplies. Development should recognise these drinking water sources and ensure that the quality and quantity is not compromised. Where a development includes a private water supply, developers should ensure that a wholesome supply is delivered.
- 9.15** Changes to scheme design and mitigation will often avoid harm to water bodies. In the few cases where a detailed assessment indicates that development will have a significant adverse impact on water quality, the proposed development will only be acceptable in terms of the Water Framework Directive in the circumstances set out in the Humber River Basin Management Plan.
- 9.16** The recorded history of the mineral springs in the town of Harrogate dates back over four hundred years. In 1571 the Tewit Well in High Harrogate was found to have medicinal qualities. This, along with other chalybeate (iron laden) springs found in the area, started to attract visitors to the town and Harrogate developed as a spa town. Ripon also established itself, on a more modest scale, as a health resort during the early twentieth century.
- 9.17** It is important to ensure that the high quality of the spring water in Harrogate is maintained as it provides employment opportunities and financial investment into the district in the form of the Harrogate Water Brands, an independent company that is based in Harrogate and produces many millions of bottles of spring water each year.
- 9.18** This policy, therefore, seeks to ensure that the spa water, as a natural resource and an important asset of the historic environment, is protected. Development should not prejudice the future use of the district's spa waters, its extraction and production.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy CC1: Flood Risk and Sustainable Development

Further information/guidance for applicants (see bibliography under Natural Environment for more details)

- Environment Agency: Humber River Basin Management Plan (2015)
- European Commission: EU Water Framework Directive (2000)
- European Commission: EU Habitats Directive (1992 amended 1997)
- The Private Water Supplies Regulations 2009
- HM Government: The Building Regulations 2010: Sanitation, Hot Water Safety and Water Efficiency: Approved Document G (2015 amended 2016)
- Environment Agency: Groundwater Protection: Principles and Practice (GP3) (2013)

Evidence that may be required from applicants to accompany a planning application

- Environmental statement
- Risk assessment

NE3: Protecting the Natural Environment

Policy NE3: Protecting the Natural Environment

Proposals that protect and enhance features of ecological and geological interest and provide net gains in biodiversity will be supported.

This will be achieved by:

- A. Considering proposals which would have a direct or indirect impact on a site protected under international or national legislation, including its features of interest or species, within the context of the statutory protection afforded to them;
- B. Permitting development that affects the interest features of local sites only where an appraisal has considered alternate sites and demonstrated that significant harm can be avoided, adequately mitigated, or, if either criteria cannot be achieved, compensated for;
- C. Permitting proposals which would impact on UK priority habitats and priority species or priority habitats, networks and species identified in the Harrogate Biodiversity Action Plan, or successive document, only where significant harm can be avoided or adequately mitigated for;
- D. Refusing planning permission for development resulting in the loss or deterioration of irreplaceable habitats, including historic wetlands and species-rich grasslands, ancient woodland, including ancient semi-natural woodland and plantations on ancient woodland, and aged or veteran trees, unless the need for and benefits of the development in that location clearly outweigh the loss;
- E. Requiring proposals for major developments to avoid any net loss of biodiversity and supporting schemes which achieve a net gain.⁽³⁴⁾
- F. Requiring proposals to increase connectivity of habitats by locating features which enlarge, connect or support existing green corridors and natural and semi-natural green spaces in line with policy NE5 Green and Blue Infrastructure and the Green Infrastructure Supplementary Planning Document (2014) (or successive document);
- G. Requiring proposals to make use of opportunities to restore and re-create priority habitats and other natural habitats within development schemes.

Justification

- 9.19** Biodiversity and geodiversity support the vital ecosystem services, such as fertile soil, clean air, and growing food, but also less obvious services such as protection from natural disasters, regulation of our climate, and purification of our water or pollination of our crops. Biodiversity also provides important cultural services, enriching our lives. Within Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services, the government set out their mission statement to halt overall biodiversity loss and by 2020 to have put in place measures so that biodiversity is maintained and enhanced. This policy seeks to action this mission statement by encouraging all development to include a net gain in biodiversity and avoid a net loss.

³⁴ For housing, major developments are those that consist of ten or more dwellings or, where the number of dwellings is not known, those developments of 0.5ha or more. For all other uses, major developments are those that consist of 1000 sq m of floor space or more, or where the site area is 1ha or more.

- 9.20** The district contains various sites and species which are protected as internationally, nationally and locally important. Statutorily protected biodiversity (generally under international or national designations) are afforded the highest level of protection. Developments outside but adjacent to statutory sites or within their catchments may have an adverse impact on them. Local designations identify important sources of environmental, social and economic benefit at the community level and contribute to functioning ecological networks.
- 9.21** In addition to conservation, it is important to enhance biodiversity and geodiversity wherever possible. This will involve restoring and increasing the total area of natural habitats and landscape features. The policy seeks to strengthen the resilience of the district's biodiversity by linking up areas of high value habitat to create ecological 'stepping stones' and wildlife corridors.
- 9.22** Biodiversity does not just occur on greenfield, undisturbed sites. Many brownfield sites can have biodiversity value, and many sites require management to retain their importance. Where possible, these areas will be enhanced and integrated into the functional network.
- 9.23** Applications for development likely to affect any of the aforementioned natural assets will be expected to include a suitable ecological survey and assessment carried out to BS42020 (or as updated) containing sufficient information to allow a proper evaluation to be made of the impact upon the site. All major applications will be required to submit a Preliminary Ecological Appraisal carried out to BS42020 (or as updated) using the standard approach, as encouraged by the Chartered Institute of Ecology and Environmental Management. For housing, major developments are those that consist of ten or more dwellings or, where the number of dwellings is not known, those developments of 0.5 hectares (ha) or more. For all other uses, major developments are those that consist of 1000 square metres (sq m) of floor space or more, or where the site area is 1 ha or more.
- 9.24** In accordance with the biodiversity section of the council's local validation criteria, planning applications will not be validated where the extent of the impact of the proposal on the natural asset cannot be properly evaluated. The council's local validation criteria explains which planning applications require an ecological assessment. The council may use planning conditions and/or legal agreements to secure protection and enhancement of a natural asset and positive mitigation including, as a last resort, compensation.
- 9.25** Planning permission should be refused for development that is likely to have an adverse effect, or result in the deterioration of a natural asset, unless the need for, and the benefits of, the development clearly outweighs the loss. Where the development could not be reasonably located on an alternative site, adequate mitigation measures, firstly to avoid and minimise the impact, and then to restore biodiversity on-site should be put in place before planning permission is granted. If it is not possible to fully restore biodiversity on-site then it may also be necessary to provide compensation off-site, for example through biodiversity offsetting.

International and National Sites

- 9.26** Within the Harrogate district there are two types of international designations: special areas of conservation (SACs), which are designated via the EU Habitats Directive (Directive 92/43/EEC) to protect natural habitats, wild fauna and flora; and special protection areas (SPAs), designated via the EU Birds Directive (Directive 2009/147/EC) to conserve wild birds, particularly migratory and endangered species. Across the district there are areas of national importance designated as sites of special scientific interest (SSSIs) under the Wildlife and Countryside Act 1981. These sites have been identified as being of special interest by reason of their flora, fauna or geological or physiographical features.

- 9.27** Development has the potential to impact on international and national sites either directly through land take from the designated site, or indirectly through the loss of foraging sites, urban edge disturbance and increasing recreational pressure. The Habitats Regulations Assessment undertaken for the Local Plan identifies that species for which the North Pennine Moors SPA and South Pennine Moors SPA are designated will travel outside of the designated area to feed. The assessment recommends assessing all proposals within 2.5 kilometres (km) of the North Pennine Moors SPA and South Pennine Moors SPA, and refusing proposals which impact on foraging and feeding grounds. Urban edge disturbance includes light and noise pollution and pets. Proposals which are within 400 metres (m) of the boundary of a SPA should include an assessment of urban edge disturbance. Disturbance caused by an increase of visitors can take various forms, including trampling and erosion of habitat or displacement of species avoiding areas frequented by people.
- 9.28** The Habitats Regulations Assessment identified that development within 7 km of a SAC or SPA could lead to negative recreational impacts on the designated site. Consequently, development within 7 km of the boundary of the North Pennine Moors SAC/SPA and South Pennine Moors SAC/SPA must provide either on-site provision or contribute towards the enhancement of alternative natural or semi-natural green space in line with policy HP7: New Sports, Open Space and Recreation Development. Where open space is provided on-site priority will be given where possible, to types of recreational green space which will mitigate recreational pressure on European designated habitats (for example circular dog walking routes with dog waste bins). Proposals should include an assessment for potential recreational impact and show how alternative natural or semi-natural green space will meet the recreational demand of new residents. Negative impacts on air quality also arise from the construction of development, increases in traffic and certain uses from agriculture and those involving combustion. Proposals will be subject to policy NE1: Air Quality, which protects international and national sites from these impacts. The council will provide a supplementary planning document to support this policy and provide further information on all these potential direct and indirect impacts on SACs and SPAs, and how they can be mitigated.

Regional and Local Sites

Local Nature Reserves

- 9.29** Local nature reserves (LNRs) are a statutory designation under the National Parks and Access to the Countryside Act 1949, and there are five such designations within the district. Section 21 of the Act gives principal local authorities the power to acquire, declare and manage nature reserves.

Sites of Importance for Nature Conservation (SINCs)

- 9.30** In North Yorkshire local wildlife sites are termed sites of importance for nature conservation (SINCs). This policy designates SINCs, as shown on the policies map. SINCs form part of a wider national network of non-statutory locally valued wildlife sites. The SINCs have been identified through a variety of work including the Phase 1 Habitat Survey Report (English Nature, 1995), the North Yorkshire SINC Panel Phase 2 Site Assessments, known as the 'Biodat Survey' (2000), the SINC Survey project conducted by Nidderdale AONB (2009) and the preparation for the current Local Plan.
- 9.31** All of the sites have been subject to an initial ecological survey, which has been assessed by the North Yorkshire SINC Panel against the Guidelines for Site Selection (North Yorkshire SINC Panel, 2002) (as amended); and have been ratified by the SINC Panel as qualifying for SINC status. The North Yorkshire SINC Panel is made up of North Yorkshire County Council (NYCC) and district council ecologists, Natural England, the Yorkshire Wildlife Trust and independent consultant ecological surveyors who are commissioned by the panel. When sites have been re-surveyed the new evidence has been reviewed by the SINC panel and

a decision made whether to provide or retain ratified status, or whether to denotify the sites or change the boundaries. Those sites which had ratified status in September 2017 have been designated as SINC on the policies map.

- 9.32** Additional sites could be identified throughout the plan period. New or amended SINC will be incorporated into the policies map through regular updates. The council will notify the landowner of any new, amended or de-selected SINC designation when the policies map is updated. The ecological data for each SINC site is held by the North and East Yorkshire Ecological Data Centre (NEYEDC). Requests to view the ecological data for specific SINC should be made to the NEYEDC. The guidelines for the selection of North Yorkshire SINC and an outline of the procedures for surveying and proposing new SINC can be viewed at the NEYEDC website (██████████).

Local Geological Sites

- 9.33** Five local geological sites (LGSs), formerly known as regionally important geological and geomorphological sites (RIGS), have been designated in the Harrogate district through the North Yorkshire Geodiversity Partnership, which now operates as the North Yorkshire Local Geological Sites Panel. The sites were assessed in accordance with the GeoConservation UK assessment system using scientific, geodiversity, educational and cultural criteria. It is anticipated that a number of other local geological sites will be put forward in the near future.
- 9.34** LGSs are the most important places for geology and geomorphology outside statutorily protected land such as Sites of Specific Scientific Interest (SSSIs). They are important as an educational, historical and recreational resource. Additional sites could be identified through the plan period. New or amended LGSs will be incorporated into the policies map through regular updates. The council will notify the landowner, where this can be ascertained, of any new, amended or de-selected LGS designations when the policies map is updated.

Habitat and Species Action Plans

- 9.35** The council is committed to the protection and enhancement of biodiversity. Biodiversity action plans identify or describe sites of habitat and species conservation. Habitats and species are listed as priorities in Biodiversity 2020 and in the Harrogate District Biodiversity Action Plan. National priority species and habitats are listed in Section 41 of the Natural Environment and Rural Communities Act 2006.
- 9.36** Regard should be had to Natural England's standing advice 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.

No Net Loss of Biodiversity

- 9.37** Biodiversity accounting is a mechanism that uses a standard formula or 'metric' to measure the losses and gains of biodiversity on site at a development. Under the accounting metric all land has, from the outset, an ecological value and, therefore, the impacts on the ecological value of that land can be measured. Likewise the impact of mitigation can be quantified in a clear and transparent approach. A standard metric was developed by Defra and Natural England to run a biodiversity offsetting pilot from 2012-2014. All major applications will be required to submit a Preliminary Ecological Appraisal carried out to BS42020 (or as updated) and a calculation of the biodiversity impact of the proposed development based on this standard metric.

- 9.38** Biodiversity accounting will be used to support the mitigation hierarchy. Initially any potential harm must be avoided. If harm cannot be avoided, it must be reduced through mitigation. Biodiversity accounting can be used to confirm that all harm has been mitigated. If any residual harm still remains after avoidance and mitigation then compensation can be sought through biodiversity offsetting on-site or, if necessary, off-site.
- 9.39** Further guidance on biodiversity offsetting will be provided within a supplementary planning document to support this policy. In addition, there are now organisations that offer biodiversity accounting services and who will broker agreements for biodiversity offsetting.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy NE1: Air Quality
- Policy NE5: Green and Blue Infrastructure
- Policy NE7: Trees and Woodland
- Policy NE8: Protection of Agricultural Land

Further information/guidance for applicants (see bibliography Natural Environment for more details)

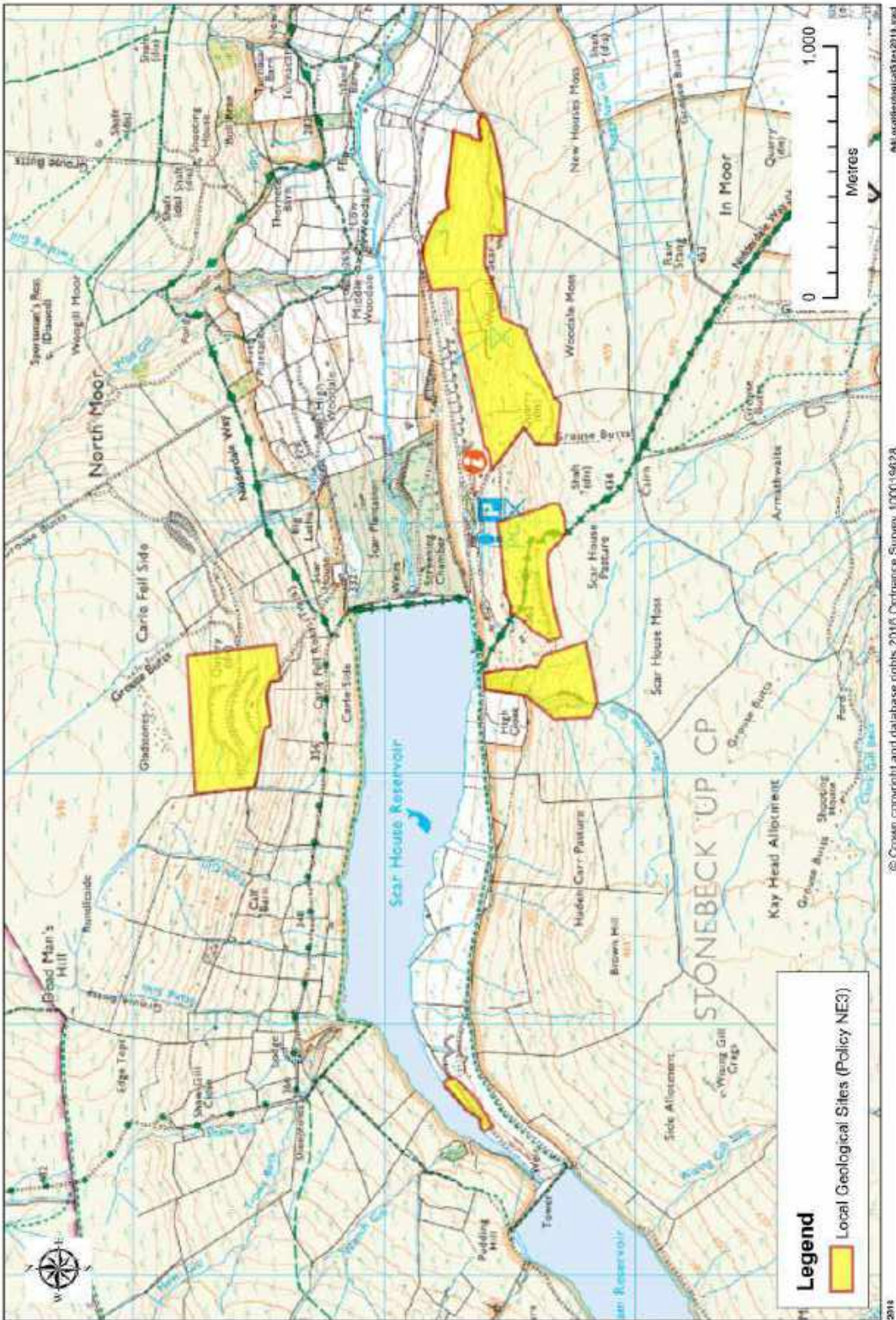
- European Commission: EU Birds Directive (2009)
- European Commission: EU Habitats Directive (1992 amended 1997)
- Wildlife and Countryside Act 1981
- The Conservation of Habitats and Species Regulations 2010
- Department for the Environment, Food and Rural Affairs (Defra): Local Sites: Guidance on their Identification, Selection and Management (2006)
- Department for the Environment, Food and Rural Affairs (Defra): Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (2011)
- Harrogate Borough Council: Green Infrastructure SPD (2014) (or successive document)
- Harrogate Borough Council: Harrogate District Biodiversity Action Plan (2012)
- MAGIC maps
- Natural Environment and Rural Communities Act 2006
- National Parks and Access to the Countryside Act 1949
- Natural England: SSSI Impact Risk Zone Maps
- North Yorkshire SINC Panel: Guidelines for Site Selection (2002) (as amended)

Evidence that may be required from applicants to accompany a planning application

- Ecological survey and assessment
- Preliminary Ecological Assessment
- Biodiversity impact calculator

Designations/boundaries shown on the policies map

- Special protection areas (SPAs)
- Special areas of conservation (SACs)
- Sites of special scientific interest (SSSIs)
- Sites of importance for nature conservation (SINCs)
- Local nature reserves (LNRs)
- Local geological sites (LGSs)



Map 9.1 Local Geological Sites

NE4: Landscape Character

Policy NE4: Landscape Character

Proposals that will protect, enhance or restore the landscape character of Harrogate district for its own intrinsic beauty and for its benefit to the economic, environmental and social well-being of the district will be supported.

This will be achieved by:

- A. Requiring that development has particular regard to maintaining the aesthetic and biodiversity qualities of the natural and man-made heritage within the landscape such as trees and woodland, hedgerows, walls, buildings, watercourses, ponds, reservoirs, lakes, ecological networks or other topographical features;
- B. Requiring that development proposals are informed by and are sympathetic to the distinctive landscape character areas as identified in the Harrogate District Landscape Character Assessment and that proposals respect the distribution and form of settlements and buildings in their landscape setting;
- C. Requiring that development proposals protect and/or enhance the character, appearance and local distinctiveness of the landscape and consider the ambience of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure;
- D. Requiring that visually sensitive skylines, hills and valley sides and visual amenity are protected and/or enhanced;
- E. Resisting development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement.

The council will work with landowners and statutory agencies to encourage land management practices that will protect and reinforce landscape character across the district, and proposals which seek to restore areas of degraded landscape or individual landscape elements will be supported.

Locally Valued Landscapes

The following areas, as shown on the policies map, are designated as special landscape areas (SLAs):

- a. Warren Top - Knox Hill, Oak Beck Valley to the north west of Harrogate;
- b. Nidd Gorge;
- c. Scriven Park and Coney Garth;
- d. Crimple Valley;
- e. Ridding Park;
- f. Pine Woods and Valley Gardens;
- g. Oak Beck Valley to the west of Harrogate including Birk Crag and Cardale Wood;
- h. Ure Valley, Ripon;
- i. Skell and Laver Valleys, Ripon.

The special landscape areas are valued locally for their high quality landscape and their importance to the settings of Harrogate, Knaresborough and Ripon. The designation reinforces the importance of these landscapes and their high sensitivity to inappropriate development which would adversely impact on the quality of the area designated. Development proposals within these areas are required to meet the following criteria:

- F. Avoid significant loss of key characteristics that contribute to the quality of the special landscape area and the setting of Harrogate, Knaresborough and Ripon.
- G. Ensure that development proposals that are not subject to policies HS6, HS7 and HS9 are linked to existing settlements and are designed to integrate the urban edge with the countryside and to enhance the appearance of the urban fringe.

Justification

- 9.40** Harrogate district's landscape is rich and varied, encompassing the apparent wilderness of the moors in the Nidderdale Area of Outstanding Natural Beauty and intensively cultivated farmland; the natural beauty of wood and water and carefully tended gardens and parks; town and country; small-scale details and large-scale planning; and new schemes and the legacy of the past, reflecting that the landscape is our living natural cultural heritage, be it ordinary or outstanding, urban or rural, on land or water as described by the European Landscape Convention.
- 9.41** The pressures of development and changing land management practices lead to constant change to the valued landscapes of the district. Planning aims to manage this change to make a positive contribution, where possible, and minimise any detrimental effects on landscape character, and is one of the key tools used to manage change to landscape character.
- 9.42** All landscapes are a unique combination of features that make a place distinct from its neighbours. The landscape is constantly changing and developing due to natural processes and human needs. The capacity of the landscape to accommodate change differs from place to place, and even small changes can often have a direct and immediately apparent effect on people's surroundings.
- 9.43** The majority of the district lies within three national character areas: the Yorkshire Dales, Pennine Dales Fringe and Southern Magnesian Limestone. For each character area Natural England have published a profile containing a description of the area and landscape, together with facts and information about the area and landscape, which are included in a statement of environmental opportunity offering suggestions of where action can be best targeted to conserve and improve the natural environment. The Harrogate District Landscape Character Assessment (HDLCA) divides the district into local character areas and identifies landscape guidelines to protect and improve their character and distinctive features.
- 9.44** Proposals for development should have regard to the HDLCA, Landscape Design Guide, and policy NE5: Green and Blue Infrastructure and associated Green Infrastructure Supplementary Planning Document (SPD) as a starting point to promote high quality design and, where possible, mitigation that respects the landscape character of the district.
- 9.45** A landscape assessment will normally be required as part of any planning application for all but the smallest applications. This should be proportionate to the scale and type of development proposal and contain the following information:
- The impact of the proposal on key natural and man-made features within the landscape;
 - The impact of the development on the wider landscape;
 - How the proposal will contribute towards enhancing the landscape character of the area, including measures to complement the priorities of the Green Infrastructure SPD and the Nidderdale AONB Management Plan, where appropriate;
 - A written justification for the development.

- 9.46** Larger developments which are likely to have a significant impact may require a landscape and visual impact assessment (LVIA). This would look at the potential landscape and visual impacts of a proposed development, including the effects of change that the development would be likely to have on the existing landscape, including its features and character, and on the existing visual amenity that people in and around the development would be likely to experience. Guidance on the preparation of LVIA's has been published by the Landscape Institute & Institute of Environmental Management.
- 9.47** Proposals for landscape enhancement should embrace the character and appearance of an area, contribute to creating a sense of local distinctiveness and create new features and areas of open space that reflect local landscape character.

Special Landscape Areas

- 9.48** In the Harrogate district, special landscape areas (SLAs) have played an important role in helping to protect locally important landscapes for many years. The SLAs listed above have been identified as being important for the landscape settings of Harrogate, Knaresborough and Ripon through an assessment of landscape analysis and evaluation. The methodology and findings of this assessment, including a summary of the key characteristics for each SLA, are presented within the Review of Local Landscape Designations: Special Landscape Areas 2011: Updated 2016.
- 9.49** While the use of local landscape designations, such as SLAs, is supported by the NPPF, national policy is clear that distinctions should be made between the hierarchy of international, national and locally designated sites so that protection is commensurate with their status. This policy therefore contains criteria by which development proposals will be judged to avoid significant adverse impact on the quality of the SLAs and settings of Harrogate, Knaresborough and Ripon.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy GS6: Nidderdale Area of Outstanding Beauty
- Policy NE5: Green and Blue Infrastructure
- Policy NE7: Trees and Woodland
- Policy HP3: Local Distinctiveness

Further information/guidance for applicants (see bibliography Natural Environment for more details)

- Harrogate Borough Council: Harrogate District Landscape Character Assessment (2004)
- Harrogate Borough Council: Review of Local Landscape Designations: Special Landscape Areas 2011 Updated (2016)
- Harrogate Borough Council: Landscape Design Guide
- Harrogate Borough Council: Green Infrastructure Supplementary Planning Document (SPD) (2014)
- Natural England: National Character Area Profiles (2014)
- European Landscape Convention (2000)
- Landscape Institute & Institute of Environmental Management: Guidelines for Landscape and Visual Impact Assessment (2013)

Evidence that may be required from applicants to accompany a planning application

- Landscape assessment

Designations/boundaries shown on the policies map

- Special landscape areas
- Nidderdale Area of Outstanding Natural Beauty

NE5: Green and Blue Infrastructure

Policy NE5: Green and Blue Infrastructure

Development proposals should:

- A. Protect and enhance the social, environmental and economic benefits of existing green infrastructure features and/or incorporate new green infrastructure features within their design;
- B. Capitalise on opportunities to enhance and/or create green links between green infrastructure features such as those listed in the green infrastructure checklist contained in Section 10, Green Infrastructure Supplementary Planning Document (2014);
- C. Avoid creating undifferentiated built-up areas within its overall boundaries and to prevent built-form coalescence;
- D. Where they are within or in close proximity to a green infrastructure corridor, enhance the functionality and connectivity of the corridor;
- E. Conserve and enhance the high quality and character of the district's towns, villages and rural environment by ensuring that all forms of new development are designed to a high standard and maintain and enhance the local vernacular and 'sense of place' of individual settlements;
- F. Safeguard the character of urban areas as manifest in the system of open spaces which link town and countryside; and
- G. Identify opportunities to work with partners at the local, district and sub-regional levels to deliver multiple key green infrastructure benefits.

Justification

9.50 Green and blue infrastructure refers to a multi-functional linked network of green and blue spaces that provide opportunities for biodiversity and recreation. It includes:

- Parks and gardens;
- Natural and semi-natural urban greenspaces including woodlands, scrub, grasslands, wetlands, open and running water, disused quarries and pits;
- Green corridors including river banks and rights of way;
- Outdoor sports facilities (with natural or artificial surfaces either publicly or privately owned) and cycleways;
- Amenity greenspace (most commonly, but not exclusively, in housing areas);
- Allotments and community gardens;
- Cemeteries and churchyards;
- Accessible countryside in urban fringe areas;
- River corridors;
- Green roofs and walls;
- Orchards.

9.51 Green and blue infrastructure is essential for meeting a wide range of social, economic and environmental needs. It also has multi-functional benefits helping to enhance biodiversity through improved connectivity and linking habitats, contributing to water management through storing and slowly releasing surface water run-off, creating a sense of place, providing

opportunities for active recreation, exercise and healthy living, mitigating climate change and creating places where people want to live and invest. In the district's towns green spaces perform an important function in terms of reducing flooding, noise and air pollution and providing urban cooling and shade. These benefits are all of value to the local economy and their monetary value can be calculated by considering the costs of rectifying damage if no mitigation were in place.

9.52 In order to maximise the multiple community and environmental benefits that can be delivered by green and blue infrastructure, it is considered important that the existing green and blue infrastructure network within the district is protected, enhanced and appropriately managed, where possible. It is important that development proposals consider the existing ecosystem services provided on a site, including the value these bring to the local economy. From this starting point, developments should be designed to ensure these functions are not lost and are enhanced. Opportunities need to be assessed for new or enhanced green blue infrastructure assets and how they can be delivered. It is also important to improve the connectivity of the existing green blue infrastructure network and increase its accessibility for the benefit of both residents and visitors.

9.53 The council is working with the North and East Yorkshire Ecological Data Centre to map an ecological network for the district. Once completed this work will feed into an update of the Green Infrastructure Supplementary Planning Document (SPD).

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character
- Policy NE6: Local Green Space
- Policy NE7: Trees and Woodland
- Policy CC1: Flood Risk and Sustainable Design
- Policy HP3: Local Distinctiveness

Further information/guidance for applicants (see bibliography under Natural Environment for more details)

- Harrogate Borough Council: Green Infrastructure Supplementary Planning Document (SPD) (2014)
- Natural England: Yorkshire and the Humber Green Infrastructure Mapping Project
- Leeds City Region Partnership: Leeds City Region Green Infrastructure Strategy (2010)

NE6: Local Green Space

Policy NE6: Local Green Space

The sites in table 9.1, and as identified on the policies map, are designated as Local Green Space:

Site Ref	Settlement	Name
LGS22	Harrogate	Beckwith Avenue Allotments
LGS25	Harrogate	Bachelor Fields
LGS28	Harrogate	The Pinewoods
LGS34	Harrogate	Grange Quarry Park
LGS101	Harrogate	Oatlands Allotments
LGS102	Harrogate	Pine Street Allotments
LGS103	Harrogate	Forest Avenue Allotments
LGS104	Harrogate	North Outfall Allotments
LGS106	Harrogate	Unity Allotments
LGS108	Harrogate	Stonefall Allotments
LGS109	Harrogate	Claro Allotments
LGS110	Harrogate	Panhandle Park and railway embankment
LGS111	Harrogate	Stonefall Park
LGS75	Knaresborough	Knaresborough House
LGS81	Knaresborough	Aspin Pond
LGS58	Scriven	Jacob Smith Park
LGS47	Masham	Masham Allotments
LGS9	Burnt Yates	Community Amenity Area
LGS14	Grantley	Playing Field
LGS35	Killinghall	Land at Cautley Drive
LGS48	North Deighton	The Green
LGS50	North Stainley	Community Garden
LGS51	North Stainley	Recreation Ground
LGS71	Spofforth	East Park Playground and Recreation Park
LGS73	Spofforth	Millennium Garden

Table 9.1 Local Green Space Designations

Development will not be permitted within a Local Green Space designated either within the Harrogate District Local Plan or an approved Neighbourhood Plan, unless there are very special circumstances where the public benefits of the development proposed would outweigh the harm that would be caused by development within the Local Green Space.

Justification

- 9.54** The National Planning Policy Framework (NPPF) allows local communities to identify green areas of particular local significance for designation as Local Green Space. Local Green Space can be designated through a Local Plan or through Neighbourhood Plans. Once designated, Local Green Space will be subject to the same planning policy safeguards as land designated as Green Belt. The Local Green Space designation will provide special protection and only allow new development in very special circumstances.⁽³⁵⁾
- 9.55** Development should not be permitted within a Local Green Space, except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Local Green Space is clearly outweighed by other considerations. The development of new buildings within a Local Green Space is unlikely to be appropriate, however, other forms of development may not be inappropriate provided that they preserve the attributes which distinguish the Local Green Space as being suitable for designation.
- 9.56** In order to be designated as Local Green Space, a green area needs to meet the criteria set out in paragraph 77 of NPPF. The sites designated within the Local Plan were put forward by the community and assessed against a robust methodology to determine their suitability for designation.⁽³⁶⁾
- 9.57** The NPPF states that identifying land as Local Green Space should be consistent with the local planning of sustainable development and should complement investment in sufficient homes, jobs and other essential services. National planning guidance, set out in the Planning Practice Guidance (NPPG), also states that Local Green Space designations should not be used in a way that undermines the aims of plan making. As such, the decision to designate Local Green Space has been taken alongside decisions to allocate land for development (e.g. for housing, employment or other commercial needs) within the Local Plan. The decision to designate areas as Local Green Space requires a balanced approach, considering all relevant criteria and needs within the district.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

Further information/guidance for applicants (see bibliography under Natural Environment for more details)

- Harrogate Borough Council: Local Green Space Assessment (2016)
- Harrogate Borough Council: Local Green Space Assessment Update Report (2017)

Evidence that may be required from applicants to accompany a planning application

- Evidence showing the very special circumstances where the public benefits of the development proposed would outweigh the harm that would be caused by development within the Local Green Space.

Designations/boundaries shown on the policies map

- Local green space designations

35 Relevant green spaces, including areas not designated as Local Green Space, are subject to the provisions of policy HP6 Protection of Existing Sport, Open Space and Recreation Facilities.

36 For further information see: Local Green Space Assessment October 2016.

Local Green Space Designations: Harrogate

Site LGS22

LGS22: Beckwith Avenue allotments, Harrogate

Site Ref	LGS22
Settlement	Harrogate
Site Name	Beckwith Avenue allotments
Designation	Local Green Space



Picture 9.1 Site LGS22

Site LGS22

Site LGS25

LGS25: Bachelor Fields, Harrogate

Site Ref	LGS25
Settlement	Harrogate
Site Name	Bachelor Fields
Designation	Local Green Space



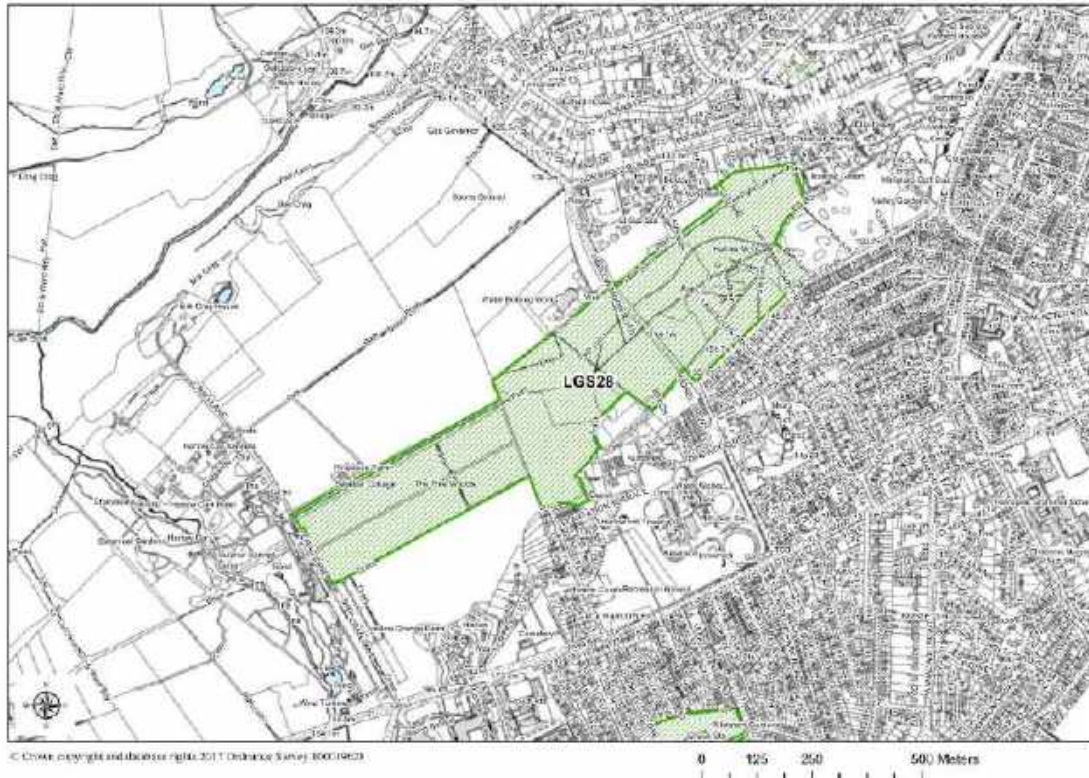
Picture 9.2 Site LGS25

Site LGS25

Site LGS28

LGS28: The Pinewoods, Harrogate

Site Ref	LGS28
Settlement	Harrogate
Site Name	The Pinewoods
Designation	Local Green Space



Picture 9.3 Site LGS28

Site LGS28

Site LGS34

LGS34: Grange Quarry Park, Harrogate

Site Ref	LGS34
Settlement	Harrogate
Site Name	Grange Quarry Park, Harrogate
Designation	Local Green Space



Picture 9.4 Site LGS34

Site LGS34

Site LGS101

LGS101: Oatlands Allotments

Site Ref	LGS101
Settlement	Harrogate
Site Name	Oatlands Allotments
Designation	Local Green Space



Picture 9.5 Site LGS101

Site LGS101

Site LGS102

LGS102: Pine Street allotments, Harrogate

Site Ref	LGS102
Settlement	Harrogate
Site Name	Pine Street allotments
Designation	Local Green Space



Picture 9.6 Site LGS102

Site LGS102

Site LGS103

LGS103: Forest Avenue allotments, Harrogate

Site Ref	LGS103
Settlement	Harrogate
Site Name	Forest Avenue allotments
Designation	Local Green Space



Picture 9.7 Site LGS103

Site LGS103

Site LGS104

LGS104: North Outfall allotments, Harrogate

Site Ref	LGS104
Settlement	Harrogate
Site Name	North Outfall allotments
Designation	Local Green Space



Picture 9.8 Site LGS104

Site LGS104

Site LGS106

LGS106: Unity allotments, Harrogate

Site Ref	LGS106
Settlement	Harrogate
Site Name	Unity allotments, Harrogate
Designation	Local Green Space



Picture 9.9 Site LGS106

Site LGS106

Site LGS108

LGS108: Stonefall allotments, Harrogate

Site Ref	LGS108
Settlement	Harrogate
Site Name	Stonefall allotments
Designation	Local Green Space



Picture 9.10 Site LGS108

Site LGS108

Site LGS109

LGS109: Claro allotments, Harrogate

Site Ref	LGS109
Settlement	Harrogate
Site Name	Claro allotments
Designation	Local Green Space



Picture 9.11 Site LGS109

Site LGS109

Site LGS110

LGS110: Panhandle Park and railway embankment

Site Ref	LGS110
Settlement	Harrogate
Site Name	Panhandle Park and railway embankment
Designation	Local Green Space



Picture 9.12 Site LGS110

Site LGS110

Site LGS111

LGS111: Stonefall Park, Harrogate

Site Ref	LGS111
Settlement	Harrogate
Site Name	Stonefall Park
Designation	Local Green Space



Picture 9.13 Site LGS111

Site LGS111

Local Green Space Designations: Knaresborough

Site LGS75

LGS75: Knaresborough House, Knaresborough

Site Ref	LGS75
Settlement	Knaresborough
Site Name	Knaresborough House
Designation	Local Green Space



Picture 9.14 Site LGS75

Site LGS75

Site LGS81

LGS81: Aspin Pond, Knaresborough

Site Ref	LGS81
Settlement	Knaresborough
Site Name	Aspin Pond
Designation	Local Green Space



Picture 9.15 Site LGS81

Site LGS81

Site LGS58

LGS58: Jacob Smith Park, Scriven, Knaresborough

Site Ref	LGS58
Settlement	Scriven, Knaresborough
Site Name	Jacob Smith Park
Designation	Local Green Space



Picture 9.16 Site LGS58

Site LGS58

Local Green Space Designations: Masham

Site LGS47

LGS47: Masham Allotments

Site Ref	LGS47
Settlement	Masham
Site Name	Masham Allotments
Designation	Local Green Space



Picture 9.17 Site LGS47

Site LGS47

Local Green Space Designations: Burnt Yates

Site LGS9

LGS9: Community Amenity Area, Burnt Yates

Site Ref	LGS9
Settlement	Burnt Yates
Site Name	Community Amenity Area
Designation	Local Green Space



Picture 9.18 Site LGS9

Site LGS9

Local Green Space Designations: Killinghall

Site LGS35

LGS35: Island at Cautley Drive, Killinghall

Site Ref	LGS35
Settlement	Killinghall
Site Name	Island at Cautley Drive
Designation	Local Green Space



Picture 9.20 Site LGS35

Site LGS35

Local Green Space Designations: North Stainley

Site LGS50

LGS50: Community Garden, North Stainley

Site Ref	LGS50
Settlement	North Stainley
Site Name	Community Garden
Designation	Local Green Space



Picture 9.22 Site LGS50

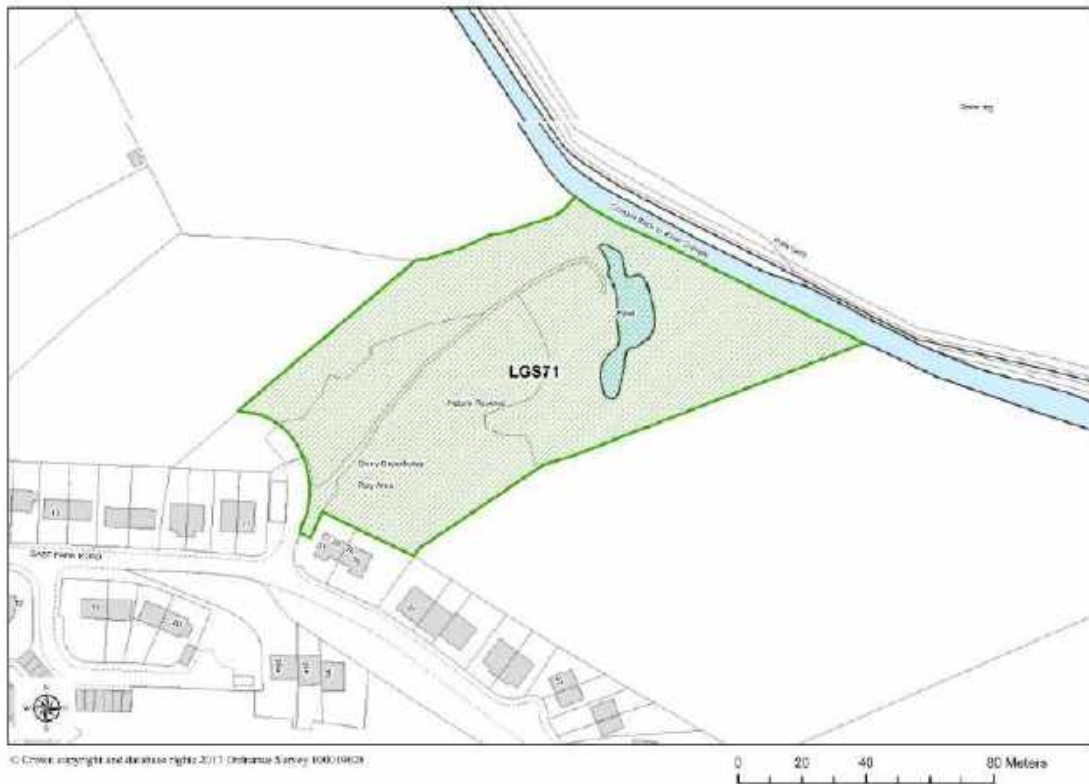
Site LGS50

Local Green Space Designations: Spofforth

Site LGS71

LGS71: East Park Playground and Recreation Park, Spofforth

Site Ref	LGS71
Settlement	Spofforth
Site Name	East Park Playground and Recreation Park
Designation	Local Green Space



Picture 9.24 Site LGS71

Site LGS71

Site LGS73

LGS73: Millennium Garden, Spofforth

Site Ref	LGS73
Settlement	Spofforth
Site Name	Millennium Garden
Designation	Local Green Space



Picture 9.25 Site LGS73

Site LGS73

NE7: Trees and Woodland

Policy NE7: Trees and Woodland

Development should protect and enhance existing trees that have wildlife, landscape, historic, amenity, productive or cultural value or contribute to the character and/or setting of a settlement, unless there are clear and demonstrable reasons why removal would aid delivery of a better development.

Proposals that would result in the loss of, or damage to ancient or veteran trees or trees that are subject to a tree preservation order (TPO) will not be permitted unless:

- A. There is an overriding need for the development that outweighs the loss or harm; and
- B. Development is location specific and there is no preferable alternative location.

Development that results in the loss of, or damage to trees will be required to provide replacement trees on-site or, if this is not possible, compensatory planting off-site that is equivalent to the public value of the trees to be removed.

New development should be designed to ensure a satisfactory relationship between buildings and new and existing trees, which both safeguards the future health of the trees and avoids unacceptable impacts on residential amenity.

Justification

- 9.58** Trees and woodlands provide a significant contribution to the landscape character, local distinctiveness and biodiversity of the district, therefore, it is important to prevent their loss. This will be done when such trees are considered to be under threat, by the confirmation of a tree preservation order (TPO) or by conditions attached to a planning permission, and this protection will be maintained and extended as appropriate. There are, however, many trees of value without existing protection and, therefore, careful consideration should be given before their removal. In order to prevent the loss of trees it is also important to protect them in an appropriate manner during development. Conditions will be attached to planning permissions to ensure this takes place.
- 9.59** New development should not be located too close to existing trees and new trees should not be planted too close to existing development to ensure the trees can reach maturity and be retained in the longer-term whilst preventing negative impacts on residential amenity.
- 9.60** It should be noted that the law allows for the felling of dead or dangerous trees even when protected by a TPO or planning conditions, in accordance with the Wildlife and Countryside Act. In the event of this, the local planning authority should be notified before these works take place, or the onus is on the person carrying out the works to the tree(s) to show that they are necessary to address the immediate risk.
- 9.61** If a tree is home to a protected species that species may be protected under the Wildlife and Countryside Act 1981 or Habitats Regulations and, therefore, to move or disturb such species may also require prior granting of a license from Natural England.
- 9.62** Some mature trees are of great antiquity and make a particular contribution to landscape character, local distinctiveness and biodiversity, and they are often valued cultural features with historical associations. Veteran trees are in the latter stage of their life and are the richest in terms of ecology, landscape and culture. Veteran trees can be found anywhere, including along old hedgerows, road junctions, river corridors and in parkland.

- 9.63** The purpose of compensatory planting is to secure, through new woodland or tree planting on appropriate sites elsewhere, to at least the equivalent tree/woodland-related net public benefit embodied in the trees/woodland to be removed. The council will determine the need for compensatory planting, its type and extent and the most appropriate way of securing its delivery. This will be detailed in a planning condition or a planning agreement. As ancient woodland and veteran trees are irreplaceable, discussions on compensation should not form part of the assessment of the merits of the development proposal. Compensation measures are always a last resort and these measures can only partially compensate for damage. Compensation measures could include planting new native trees and/or woodland, restoring or managing other ancient trees/woodland, management of aged or veteran trees or replacing lost veteran trees.
- 9.64** The submission of a tree survey as part of the application may be required. Ecological surveys may also be required in line with the council's validation criteria. Regard should be had to Natural England's standing advice for protected species, which includes advice about ancient woodlands and veteran trees. Protected species surveys, for example, for bats or nesting birds may be required in line with the council's validation criteria biodiversity proforma.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy HP2: Heritage Assets
- Policy HP3: Local Distinctiveness
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character

Further information/guidance for applicants (see bibliography under Natural Environment for more details)

- Forestry Commission website
- Natural England: Standing Advice for Protected Species
- Wildlife and Countryside Act 1981
- Micro guide to BS8596: surveying for bats in trees and woodland
- BS5837: 2012: Trees in relation to design, demolition and construction - Recommendations

Evidence that may be required from applicants to accompany a planning application

- Tree survey
- Validation criteria biodiversity proforma
- Protected species survey

NE8: Protection of Agricultural Land

Policy NE8: Protection of Agricultural Land

The best and most versatile agricultural land (grades 1, 2 and 3a) will be protected from development not associated with agriculture or forestry except where it can be demonstrated to be necessary.

Sites of over five hectares which may affect the best and most versatile agricultural land should produce an agricultural land classification survey to determine the quality, quantity and accurate location of agricultural land in grades 1, 2 and 3a. Planning permission for development affecting such land will only be granted exceptionally if there is an overriding need for the development and either:

- A. Sufficient land of a lower grade (grades 3b, 4 and 5) is unavailable or available lower grade land has an environmental value recognised by a statutory wildlife, historic, landscape or archaeological designation and outweighs the agricultural considerations; or
- B. The benefits of the development justify the loss of high quality agricultural land.

If best and most versatile land needs to be developed and there is a choice between sites in different grades, land of the lowest grade available must be used except where other sustainability considerations outweigh land quality issues.

Proposals for development should demonstrate that soil resources have been protected and used sustainably in line with best practice.

Justification

- 9.65** Soil fulfils a number of functions and services for society which are central to social, economic and environmental sustainability, including food and fibre production, as a store for carbon and water, and as a buffer against pollution. The quality of agricultural land is graded according to its versatility and suitability for growing crops, with grades 1, 2 and 3a considered to be the 'best and most versatile' (BMV). One hectare of topsoil, the most productive soil layer, can contain up to 5 tonnes of living organisms and because it can take more than 500 years to form a 2cm thickness, it is in practical terms non-renewable. Paragraphs 109 and 112 of the National Planning Policy Framework (NPPF) stresses the need for the planning system to protect and enhance soils, and requires a local planning authority to take into account the economic and other benefits of BMV agricultural land, and minimise its loss to development.
- 9.66** The Harrogate district contains a substantial amount of agricultural land, much of which is of high quality and provides an important role in food and other resource production. The district has a total area of 130,500 hectares, nearly 20% of which comprises grades 1 and 2 agricultural land. A further 32% is grade 3 but it is not possible to differentiate the amount of grade 3a land as a comprehensive survey of grade 3 land is not available.
- 9.67** Some of the highest quality land is in close proximity to settlements where the pressure for development is greatest. This policy seeks to conserve and protect the BMV land and sets out the circumstances when development of BMV will be permitted. If there is a choice between sites of different grades, the lowest grade should be used. However, there may be cases where lower grade land should be retained in preference to higher grade land, for example where the lower grade land has greater biodiversity value.

- 9.68** In circumstances when higher grade land has to be used, an agricultural land classification survey can inform site layout to reduce the loss of BMV land and can feed into a soil resource plan. Identification of clean soil resources is necessary to plan for effective reuse of soils.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

Further information/guidance for applicants (see bibliography under Natural Environment for more details)

- Department for the Environment, Food and Rural Affairs (Defra): Construction Code of Practice for the Sustainable Use of Soil on Development Sites (2009)

Evidence that may be required from applicants to accompany a planning application

- Agricultural land classification survey
- Justification for loss of Grade 1, 2 and 3a land

NE9: Unstable and Contaminated Land

Policy NE9: Unstable and Contaminated Land

Unstable Land

Where development is proposed on potentially unstable land the developer will need to demonstrate that appropriate measures can be put in place to ensure that the development can be safely undertaken and that there are no significant risks of instability over the lifetime of the development. With specific regard to subsidence due to gypsum dissolution in the Ripon area, significant building development in areas which are suspected as being potentially susceptible to the problem will be subject to development control procedures, based on the development guidance categories in the section below titled 'Gypsum Related Subsidence in the Ripon Area', and as shown on the policies map. The accompanying advice on 'Gypsum Related Subsidence in the Ripon Area', including the requirements for ground stability assessment reports and declaration forms in certain areas, should be followed for all applications for development.

Contaminated Land

Proposals for the redevelopment or re-use of land known or suspected to be contaminated, and development or activities that pose a significant new risk of land contamination will be considered having regard to:

- A. The findings of a preliminary land contamination risk assessment;
- B. The compatibility of the intended use with the condition of the land; and
- C. The environmental sensitivity of the site.

Proposals that fail to demonstrate that the intended use would be compatible with the condition of the land or which fail to exploit appropriate opportunities for decontamination will be resisted.

Justification

General Instability

9.69 Potential ground instability is an important issue which will, where appropriate, be a material consideration in the determination of applications for development.

9.70 In certain parts of the plan area difficulties may be experienced in developing land due to instability of the ground, and in these areas it will normally be necessary to take full account of the ground conditions prior to the determination of planning applications and/or the commencement of development. Within the plan area, the causes of such instability may include:

- The effects of subsidence associated with natural underground cavities caused by dissolution of gypsum deposits within the underlying strata;
- The legacy of past coal mining activity, particularly in parts of Nidderdale, including mine entries and subsidence associated with shallow underground mine workings;
- The effects of settlement associated with ground compression due to human activities (landfill, made ground) or natural origins (peat, soft silts, shrinkable clays); and
- The effects of slope failure on natural or man-made slopes.

- 9.71** The effects of ground instability vary considerably in their nature, scale and extent. Most commonly they are of a minor nature and occur very infrequently, only rarely causing damage to buildings. However, in the most extreme circumstances they may threaten health and safety or cause severe damage to unprotected buildings and structures. In many instances the proposed development may itself exacerbate any existing or potential instability, for example, by increased loading, excavation or changes to local groundwater conditions.
- 9.72** When planning permission is applied for it is the developer and/or landowner who is responsible for ensuring that the land is physically suitable for development, or can be made so. Therefore, in appropriate cases the council may require planning applications to be supported by a ground stability report describing and analysing the issues relevant to ground instability and indicating how any foreseeable problems would be overcome.
- 9.73** The nature of potential land instability is that, in most instances, it should be possible to overcome any difficulties, or at least reduce them to an acceptable level, through appropriate investigation and mitigation measures and/or through the careful design and placing of development.

Unstable Land

- 9.74** The specific issue of subsidence due to gypsum dissolution in the Ripon area was investigated by consultants in a two-year research programme commissioned by the then Department of the Environment with a contribution from the Harrogate Borough Council. From the results of that study the council adopted a development management policy designed to:
- Minimise the risks and effects of land instability on property, infrastructure and the public;
 - Ensure that various types of development should not be placed in unstable locations without appropriate precautions;
 - Bring unstable land, wherever possible, back into productive use;
 - Assist in safeguarding public and private investment by a proper appreciation of site conditions and necessary precautionary measures.
- 9.75** The study and objectives remain valid and the policy's requirements include the need for many planning applications in affected areas to be supported by a ground stability report prepared by a suitable experienced competent person.
- 9.76** The ground stability report is required to assess whether or not any ground instability can reasonably be foreseen for the site in question, and where necessary, to provide detailed recommendations on the mitigation measures which may be needed in order to reduce the potential effects of any foreseen instability to an acceptable level. Such recommendations, if acceptable to the planning officer, would form the basis of conditional planning consent and would need to be implemented on site.
- 9.77** Detailed development management requirements are set out in the section following this policy titled 'Gypsum Related Subsidence in the Ripon Area'. Discussion with the council's development management team is recommended at an early stage.

Contaminated Land

- 9.78** Land may be affected by contamination if substances present in, on or under the land are actually or potentially hazardous to people or the environment. The presence of contamination does not necessarily present an unacceptable risk. Risk exists when a source (a contaminant) and a receptor (e.g. people, groundwater, wildlife) both exist at a site with a pathway linking the two. Contamination may be present in various forms, including chemical, biological or radioactive. Land affected by the presence of invasive species such as Japanese Knotweed, Giant Hogweed and Himalayan balsam can also be classed as contaminated and, therefore,

will be covered under this policy. Current and former landfill sites are also classed as contaminated land. Development can create risk by introducing new pathways and also by introducing new receptors.

- 9.79** The role of the planning process is to ensure that land is made suitable for its proposed future use. The NPPF aims to encourage sustainable development and the reuse of previously developed land but also states that the effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse affects from pollution, should be taken into account. It also requires that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.
- 9.80** Technical guidance for developers, landowners and consultants has been produced by the Yorkshire and Humberside Pollution Advisory Council and has been adopted as guidance by 34 local authorities in Yorkshire, Lincolnshire and the North East, including Harrogate Borough Council. This document is intended to assist developers, landowners and consultants who intend to introduce a vulnerable end use (e.g. residential) to land or wish to re-develop or significantly change the use of buildings or of land which could potentially be contaminated.
- 9.81** Applicants will also be expected to clearly set out the method of providing mitigation on-site to avoid contamination of other land within the site, or of accidentally spreading contamination into nearby watercourses.
- 9.82** Unlike many of the larger urban and metropolitan areas, Harrogate district does not have a history of heavy industrial activity. Therefore, there are few derelict, abandoned or current industrial sites that are heavily contaminated. The district does, however, contain a number of specific local features that may have significant implications for the incidence of contaminated land, including the concentration of naturally occurring springs and spas, the problem of gypsum dissolution and various former and current Ministry of Defence sites.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

Further information/guidance for applicants (see bibliography under Natural Environment for more details)

- Gypsum Related Subsidence in the Ripon Area (see below)
- Assessment of Subsidence Activity Arising from Gypsum Dissolution (with particular reference to Ripon): Technical Report (Symonds Travers Morgan)
- The Coal Authority website
- Yorkshire and Humberside Pollution Advisory Council: Development on Land Affected by Contaminated Land: Technical Guidance for Developers, Landowners and Consultants (2016)
- Part IIA of the Environmental Protection Act 1990

Evidence that may be required from applicants to accompany a planning application

- Ground stability report
- Land contamination risk assessment
- Statement showing the method of providing mitigation on site

Designations/boundaries shown on the policies map

- Potential subsidence arising from gypsum dissolution: areas A, B and C

Gypsum Related Subsidence in the Ripon Area

- 9.83** This section provides accompanying advice to policy NE9: Unstable and contaminated land and covers the following:
- Procedural requirements set out in the policy;
 - A development guidance map defining three areas relating to the presence of gypsum and the gypsum related subsidence hazard associated with each area, together with suggested development management procedures;
 - Definition of a 'competent person' when undertaking a ground stability report.

Background

- 9.84** Gypsum occurs at a relatively shallow depth in the rocks beneath the Ripon area. In some areas it is susceptible to dissolution by percolating groundwater leading to the localised development of natural, underground cavities. These cavities can become unstable and collapse, leading to their upward migration and ultimately to subsidence of the ground surface.
- 9.85** The frequency of subsidence events in the Ripon area is low (about one event per year). Most incidents take place in the open countryside without causing damage to buildings. Whilst the probability of subsidence occurring at a particular location is generally very low, the effects can be significant and the consequences could be serious if an occupied building were to be affected. It is therefore essential that the problem should be taken into account in planning new development in Ripon.
- 9.86** Although paragraphs 120 and 121 of the National Planning Policy Framework (NPPF) note that responsibility for the safe development of unstable land rests with the developer and/or landowner, planning policies and decisions are nevertheless required to ensure that sites are suitable for a proposed use, taking account of ground conditions and land instability, including that associated with natural hazards. They are also required to ensure that adequate site investigation information prepared by a competent person is presented.
- 9.87** In order to establish an appropriate planning response for Ripon, a detailed investigation was carried out in 1996. The study identified a gravel-filled buried valley beneath the River Ure as a key factor influencing groundwater flows through the layers of gypsum beneath the city, enabling an understanding to be gained of the associated patterns of dissolution and subsidence. That in turn led to the preparation of a development guidance map, a simplified version of which is presented below. The map identifies three different zones in which gypsum is thought to be: absent (zone A); present at depth (zone B) or present at relatively shallow depth and potentially susceptible to dissolution by flowing groundwater (zone C). Natural underground cavities relating to gypsum dissolution are also likely to be present within zone C.

Policy Requirements

- 9.88** Informed by the recommendations of the 1996 study, and by the NPPF requirements noted above, a range of detailed policies and procedures for forward planning and development management have been developed for each of the three zones. These requirements, set out in the table below, provide a framework for the monitoring and control of development, which should help to ensure that potential future problems arising from gypsum related subsidence (particularly within zone C) are adequately addressed. The procedures recognise that mitigation solutions to address the risk of subsidence at individual locations can only be determined on a site-specific basis following appropriate ground investigations. The policy requires that such investigations are undertaken and mitigation designs prepared on behalf of the developer by a suitably qualified and experienced competent person, as defined below.

9.89 For the purposes of policy NE9 and implementation of the requirements set out in table 9.1, a 'Competent Person' shall be a registered ground engineering advisor, as defined by the UK Register of Ground Engineering Professionals (RoGEP), or with an equivalent qualification, and with specific, demonstrable experience and expertise in dealing with issues relating to subsidence arising from gypsum dissolution within the Ripon area.

9.90 Where a declaration form is required (i.e for proposals within zone C), it will not be acceptable for this to be subject to any caveats or disclaimers of responsibility. Declarations which include such disclaimers will not be relied upon by the council as a demonstration that there is either no foreseeable instability, or that the effects of such instability can reasonably be overcome. In those circumstances the corresponding application would fail to meet the requirements of policy NE9. Those who commission ground stability reports should, therefore, ensure that the appointed engineer is both competent and willing to accept full responsibility for their assessments and designs.

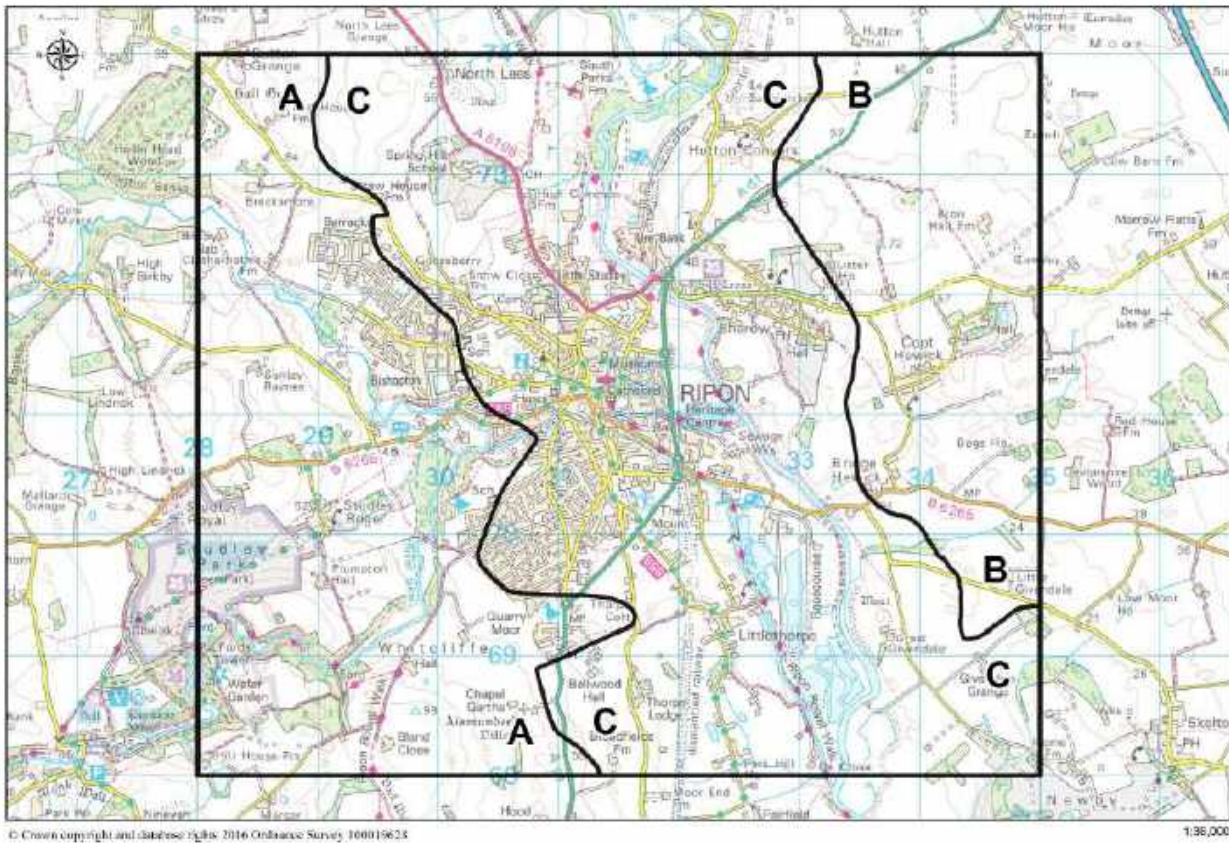
9.91 A simplified version of the development guidance map forms part of this section. More detailed information of the areas is given on the policies map.

Development Guidance Zone	Gypsum-related subsidence hazard	Forward planning implications	Development Management Requirements
A	No gypsum present according to current geological maps.	Area suitable for development in accordance with the Local Plan. Gypsum problems impose no constraints on Local Plan development proposals.	No requirements with respect to gypsum at planning stage. Building control measures may be needed if isolated outliers of gypsum are discovered during routine site investigations or construction work.
B	Slight subsidence hazard associated with very localised, existing near-surface cavities, formed originally by the slow, localised dissolution of deep-seated gypsum deposits.	Areas that are generally suitable for development in accordance with the Local Plan. Gypsum related subsidence hazard may impose minor, localised constraints, which should be identified and taken account of in Local Plan development proposals.	A ground stability report prepared by a Competent Person ⁽¹⁾ will normally ⁽²⁾ be required before planning applications for new building development in this area can be determined. In most cases it is likely that the report would need to be based only upon a geotechnical desk study and site appraisal, although site investigation to identify existing cavities may be required if problems are identified by the initial desk study. In recognition of the very limited degree of risk involved in this area, these requirements may often be imposed in the form of conditional planning permission.
C	Areas which may be potentially subject to localised subsidence hazard, associated with both existing cavities and with the on-going dissolution of gypsum deposits in areas affected by groundwater moving towards the Ure Valley.	Areas which are potentially subject to significant constraints on development. Local Plan development proposals should identify and take account of these constraints, making use of the detailed hazard assessment contained within Symonds Travers Morgan's Technical Report.	A ground stability report and declaration form signed by a Competent Person will normally be required before planning applications for new buildings, or those related to changes of use involving increased exposure of the public to a known risk of subsidence, can be determined. In most cases the report would need to be based on a geotechnical desk study and site appraisal followed up by a programme of ground investigation designed to provide information needed for detailed foundation design, unless adequate information from previous

Development Guidance Zone	Gypsum-related subsidence hazard	Forward planning implications	Development Management Requirements
			boreholes on the same site is available. Where planning permission is given, this may be conditional upon the implementation of approved foundation or other mitigation measures, designed to minimise the impact of any further subsidence activity.

Table 9.2 Development Guidance Categories and Policy Requirements, with respect to Gypsum Related Subsidence Hazard in Ripon

- For the purposes of these requirements, a 'Competent Person' shall be a Registered Ground Engineering Advisor, as defined by the UK Register of Ground Engineering Professionals (RoGEP), or with an equivalent qualification, and with specific, demonstrable experience and expertise in dealing with issues relating to subsidence arising from gypsum dissolution within the Ripon area. Where a declaration form is required it will not be acceptable for this to be subject to any caveats or disclaimers of responsibility. Those who commission ground stability reports should therefore ensure that the appointed engineer is both competent and willing to accept full responsibility for their assessments and designs.
- Permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 and other minor developments, including most householder applications such as modest extensions, will not normally be subject to the development control requirements set out above. In the case of householder applications, the council will issue an advice note, drawing the applicant's attention to the potential risk of subsidence but it reserves the right to request ground stability reports in situations where there are particular reasons for greater concern, for example, in locations which are close to sites of recent subsidence activity.



Map 9.2 Ripon Gypsum Map

Development Guidance Zones	
A	No known gypsum present.
B	Some gypsum may be present at depth.
C	Gypsum likely to be present and susceptible to active dissolution. Underground cavities relating to gypsum dissolution may be present.

Table 9.3 Legend: Ripon Gypsum Map

Geographical details represented on this map are based upon an interpretation of data partly obtained from existing publications of the British Geological Survey and partly from other sources as described in the Symonds Travers Morgan technical report to the Department of the Environment: 'Assessment of Subsidence Activity Arising from Gypsum Dissolution (with particular reference to Ripon)'. The map above is intended to be used as a general guide and should not be relied upon to provide detailed information at specific sites.

Appendices

Monitoring Framework

Appendix 1 Monitoring Framework

Monitoring Framework							
Policy	Policy description	Indicator	Target	Monitoring Frequency	Delivery Partners	Trigger	Action and Contingencies
GS1	Providing New Homes and Jobs	Number of net additional housing completions	Delivery of housing per annum in line with housing trajectory	Annually	Developers, landowners, HBC	Inability to demonstrate through housing trajectory delivery of housing requirement over plan period	Identify problems and barriers to development via discussions with interested parties
		Progress against housing target for plan period	Cumulative housing requirement met	Cumulatively over plan period			
		Number of years housing supply	At least a 5 year supply of housing land (plus relevant buffer)	Annually			
		Amount of new employment land permitted and completed	Maintain employment land supply to deliver 40 hectares over plan period	Annually and cumulatively over plan period		No increase in employment floorspace on allocated sites over 5 year rolling period	
GS2	Growth Strategy to 2035	Number of gypsy and traveller pitches delivered	4 pitches from 2014 to 2022 6 pitches from 2014 to 2032			Inability to demonstrate that requirement will be met	
		Net additional dwellings and employment floorspace completed within each tier/settlement of district hierarchy	Direct most development to most sustainable settlements in accordance with development strategy	Annually and cumulatively over plan period	Developers, landowners, HBC	No specific trigger- will inform plan review	No specific action
GS3	Development Limits	Amount and type of development permitted outside of settlement development limits	No development permitted unless in accordance with policy criteria	Annually and cumulatively over plan period	Developers, landowners, HBC	No specific trigger- will inform plan review	No specific action
GS4	Green Belt	Amount (hectares) of Green Belt lost to inappropriate development	No inappropriate development in the Green Belt (other than allowed for in the plan)	Annually	Developers, landowners, HBC	One or more inappropriate developments permitted unless very special circumstances demonstrated	Review reasons for decisions and take appropriate action
GS5	Supporting the District's Economy	Number of jobs created in key employment sectors	Net increase in jobs over 5 year rolling period	Annually	Developers, landowners, businesses, HBC	No specific trigger- will inform plan review	No specific action

Monitoring Framework							
Policy	Policy description	Indicator	Target	Monitoring Frequency	Delivery Partners	Trigger	Action and Contingencies
		Amount of Use Class B1 office floorspace lost to non-employment uses	To limit the amount of Use Class B1 office floorspace lost to non-employment uses	Annually and cumulatively over plan period			
GS6	Nidderdale Area of Outstanding Natural Beauty (AONB)	Percentage of appeals allowed for major development in the AONB	No more than 20% of refused applications are allowed on appeal over a 5 year period	Annually	Developers, landowners, HBC	More than 20% of appeals are allowed	Review reasons for decisions and take appropriate action
EC1	Protection and Enhancement of Existing Employment Areas	Amount of employment land/floorspace lost to non-employment uses on: a) identified key employment sites b) other employment sites	Minimise loss of Use Classes B1, B2 and B8 employment land	Annually	Developers, landowners, existing businesses, HBC	Net loss of employment land/floorspace on identified key employment sites to non-employment uses after 5 years	Review reasons for decisions and take appropriate action
EC2	Expansion of Existing Businesses in Open Countryside and Outside Established Employment Areas	Number of permissions for expansion of existing businesses	Net increase in employment floorspace	Annually	Existing businesses, HBC	No specific trigger- will inform plan review	No specific action
EC3	New Employment Development in the Countryside	Amount of new build employment floorspace permitted and completed (by use class) outside of settlement development limits Number of building conversions permitted and completed to employment uses Business count	Net increase in floorspace Number of new businesses	Annually	Developers, landowners, HBC	No specific trigger- will inform plan review	No specific action
EC4	Farm Diversification	Number of applications (by use proposed) received and approved	Support diversification and local employment opportunities	Annually	Developers, landowners, HBC	Less than 50% of applications approved over rolling 5 year period	Identify problems/barriers to securing planning permission via assessment and/or discussion with interested parties
EC5	Town and Local Centre Management	Percentage of vacant units in town and district centres	Vacancy rate not to rise above level recorded in 2015 town centre monitoring	Bi-annually	Developers, businesses, HBC	Rise in vacancy rate above that recorded in 2015	Review reasons for triggers being met and take appropriate action

Monitoring Framework							
Policy	Policy description	Indicator	Target	Monitoring Frequency	Delivery Partners	Trigger	Action and Contingencies
EC6 EC7	Protection of Tourist Facilities Sustainable Rural Tourism	Amount of new retail floorspace permitted and completed in: a) primary shopping areas / town centres (as appropriate) b) district centres c) other locations	To direct majority of retail development to primary shopping areas, town centres and district centres (as appropriate)	Annually	Developers, businesses, HBC	More than 20% of retail floorspace located outside of primary shopping areas / town centres (as appropriate) and district centres	No specific action
			Minimum of 80% of ground floor street frontage in Use Class A1 use	Bi-annually		More than 20% of ground floor street frontage lost to non use Class A1 use in rolling 3 year period	
			To support evening economy of town centres	Annually		No net increase after 5 years	
HS1	Housing Mix and Density	Size and type of housing approved: a) across the district b) in the 5 sub-areas identified in the HEDNA (2017)	No net loss in visitor accommodation bed spaces over plan period Net increase in developments supporting the visitor economy over plan period	Annually and cumulatively over plan period	Developers, HBC	No specific trigger- will inform plan review	Review reasons for triggers being met and take appropriate action
			Delivery of planning permissions for housing provides mix of housing that accords with the HEDNA	Annually and cumulatively over plan period		Permitted development does not reflect housing mix	
		Density of new development	Average density of housing developments of at least 30 dwellings per hectare or higher		Developers	Average net density of 25 dwellings per hectare or less on completed developments	

Monitoring Framework							
Policy	Policy description	Indicator	Target	Monitoring Frequency	Delivery Partners	Trigger	Action and Contingencies
HS2	Affordable Housing	Percentage of residential units permitted and completed that are accessible and adaptable	At least 25% of residential units on sites over 10 units to meet prescribed requirement	Annually and cumulatively over plan period	Developers, HBC	Less than required percentage on eligible developments	Review reasons for triggers being met and take appropriate action
		Number of affordable housing completions	Developments that meet site thresholds provide required affordable housing percentage				
		Amount paid in financial contributions for the provision of affordable housing	No target				
		Percentage of affordable units permitted and completed that are accessible and adaptable	100% of affordable units to meet prescribed requirements				
HS3	Self and Custom Build Housing	Percentage of affordable units permitted and completed that are wheelchair accessible	10% of affordable units to meet prescribed requirements	Annually and cumulatively over plan period	Developers, HBC	One or more developments not providing required number of plots	Review reasons for triggers being met and take appropriate action
		Number of plots provided on strategic sites	Minimum of 100 plots provided over plan period Reduction in number of registrations on self build register				
HS4	Older People's Specialist Housing	Number of specialist housing units permitted and completed	No specific target	Annually	Developers, Registered Providers, HBC	No specific trigger- will inform plan review	No specific action
HS5	Space Standards	Percentage of developments permitted that meet residential space standards	100% of eligible developments meeting the residential space standards	Annually	Developers, Registered Providers, HBC	20% of applications permitted without meeting space standard	Review reasons for triggers being met and take appropriate action
HS6	Conversion of Rural Buildings for Housing	Number of units permitted and completed through conversion of buildings	No specific target	Annually	Developers, landowners, HBC	No specific trigger- will inform plan review	No specific action
HS7	Replacement Dwellings in the Countryside	Number of replacement dwellings permitted and completed	No specific target	Annually	Developers, landowners, HBC	No specific trigger- will inform plan review	No specific action

Monitoring Framework									
Policy	Policy description	Indicator	Target	Monitoring Frequency	Delivery Partners	Trigger	Action and Contingencies		
HS8	Extensions to Dwellings	Number of planning applications refused on basis of policy allowed on appeal	No more than 20% of refused applications are allowed on appeal over a 5 year period	Annually	Developers, landowners, HBC	More than 20% of appeals are allowed	Review reasons for decisions and take appropriate action		
HS9	Rural Worker's Dwelling	Number of units permitted and completed	No specific target	Annually	Developers, landowners, HBC	No specific trigger- will inform plan review	No specific action		
HS10	Providing for the Needs of Gypsies and Travellers	Number of pitches provided (as set out in policy)	No net loss of Gypsy and Traveller pitches	Annually and cumulatively over plan period	Landowners, HBC	Inability to demonstrate that requirement will be met	Identify problems/barriers to developments via discussions with interested parties.		
		5 year supply (rolling over plan period)	To maintain a 5 year supply of pitches			Inability to demonstrate 5 year supply of pitches			
TI1	Sustainable Transport	Walking, cycling, bus and rail modal share for travel to work journey (expressed as a percentage of all trips)	Increase in modal share over 10 year period	Plan period	Developers, businesses, public transport providers, NYCC, HBC	No specific trigger- will inform plan review	No specific action		
		Number of electric charging points provided in association with new development	No specific target			Annually			
		Number of permissions granted with approved transport assessment or travel plan	100% of eligible developments						
TI2	Protection of Transport Routes and Sites	Completion of Strategic Transport Priorities Study	Completion of study by 2019		HBC, NYCC	No progress on study by summer 2018	Identify problems and barriers to delivery of Study and take appropriate action		
		Safeguarding of transport sites and routes	No development permitted that would prejudice implementation of identified site or route for transport infrastructure			Annually		Developers, landowners, HBC	No specific trigger- will inform plan review
TI3	Parking Provision	Number of new developments providing measures to reduce use of private cars	100% of eligible developments to provide measures	Annually	Developers, landowners, NYCC, HBC	No specific trigger- will inform plan review	No specific action		

Monitoring Framework									
Policy	Policy description	Indicator	Target	Monitoring Frequency	Delivery Partners	Trigger	Action and Contingencies		
T14	Delivery of New Infrastructure	Number of infrastructure related obligations within S106 agreements delivered	100% of obligations delivered to agreed timescales	Annually	Developers, landowners, utility and other infrastructure providers, NYCC, HBC	No specific trigger- will inform plan review	No specific action		
		Progress on delivery of key infrastructure	Delivery of key infrastructure in accordance with timescales identified in Infrastructure Delivery Schedule			No progress on delivery of infrastructure in line with identified timescales	Discussion with infrastructure stakeholders and other partners to identify issues around delivery Investigate mechanisms to accelerate delivery		
T15	Telecommunications	Number of new developments providing prescribed broadband connectivity	100% of developments	Annually	Developers, broadband providers, HBC	No specific trigger- will inform plan review	No specific action		
T16	Provision of Educational Facilities	Progress on delivery of educational facilities	Delivery in accordance with policy	Every 3 years	NYCC, developers	No progress on delivery of educational facilities after 3 years	Discussion with NYCC and relevant developers/landowners to identify problems and barrier to delivery		
CC1	Flood Risk and Sustainable Development	Number of planning applications permitted where Environment Agency objected on flood grounds	No applications permitted contrary to advice of Environment Agency without appropriate condition	Annually	Developers, landowners, HBC, Environment Agency	One or more developments permitted without appropriate condition	Review reasons for trigger being met and take appropriate action		
		Number of developments providing buffer zones	All eligible developments provide buffer	Annually		One or more developments permitted without appropriate provision	Review reasons for trigger being met and take appropriate action		
CC2	Rivers	Environmental quality of district's rivers	Increasing quality. No worsening of position as a minimum	Over plan period	Developers, landowners, HBC, Environment Agency	No specific trigger- will inform plan review	No specific action		
		District per capita reduction in CO ² emissions	Reduction over 5 and 10 years	At 5 and 10 years		No specific trigger- will inform plan review	No specific action		
CC3	Renewable and Low Carbon Energy	Amount of renewable energy capacity installed through the planning system	To increase generation of renewable energy in district	Annually	Individuals, renewable energy businesses, HBC				
		Number of wind turbines approved	No specific target						

Monitoring Framework									
Policy	Policy description	Indicator	Target	Monitoring Frequency	Delivery Partners	Trigger	Action and Contingencies		
		Review of Renewable and Low Carbon Energy SPD	Adoption of SPD by 2019		HBC	No progress in delivery	Review reasons for delay and take appropriate action		
CC4	Sustainable Design	District per capita reduction in CO ₂ emissions	Reduction over 5 and 10 years	At 5 and 10 years	Developers, individuals, businesses	No specific trigger- will inform plan review	No specific action		
		Number of approved residential developments incorporating energy reduction technologies/design	All developments incorporating energy reduction features	Annually					
		Proportion of non-residential developments meeting BREEAM excellent standard	100% of eligible buildings constructed to prescribed standard						
HP1	Harrogate Town Centre Improvements	Development of transport hub at Station Parade	Planning application for development submitted by 2021	Annually	Developers, businesses, NYCC, HBC	No planning application submitted by 2021	Review reasons for delay and take appropriate action		
		Amount of Use Class B1 floorspace permitted and complete in town centre	Net increase in Use Class B1 floorspace in Harrogate town centre					No specific trigger- will inform plan review	
		Amount of Use Classes A3/A4/D1 floorspace permitted and completed	Increase in permitted and completed floorspace					No net increase after 5 years	
HP2	Heritage Assets	Review and implementation of car parking management strategy	Review complete by 2019	Annually	Developers, HBC	No progress on review by summer 2018	Review reasons for delay and take appropriate action		
		Number of developments permitted on appeal that were refused for not protecting or enhancing the significance of designated or non-designated heritage assets	No more than 20% of refused applications are allowed on appeal over 5 year period					More than 20% of appeals are allowed	
		Number of heritage assets on the Heritage at Risk Register	Reduction in number of heritage assets at risk					No specific trigger- will inform plan review	
HP3	Local Distinctiveness	Number of developments permitted at appeal that were refused on design grounds	No more than 20% of refused applications are allowed on appeal over a 5 year period	Annually	Developers, HBC	More than 20% of appeals are allowed	Review reasons for decisions and take appropriate action		
HP4	Protecting Amenity	Number of developments permitted on appeal refused on amenity grounds	No more than 20% of refused applications are allowed on appeal over a 5 year period	Annually	Developers, HBC	More than 20% of appeals are allowed	Review reasons for decisions and take appropriate action		

Monitoring Framework							
Policy	Policy description	Indicator	Target	Monitoring Frequency	Delivery Partners	Trigger	Action and Contingencies
HP5	Public Rights of Way (PRoW)	Number of developments permitted incorporating enhancement of PRoW network	All developments affecting PRoW network	Annually	Developers	No specific trigger- will inform plan review	No specific action
HP6	Protection of Existing Sport, Open Space and Recreational Facilities	Number of applications involving loss of existing open space or recreational facilities not meeting policy criteria	No net loss of existing open space or facilities by type	Annually	Developers, landowners	No specific trigger- will inform plan review	No specific action
HP7	New Sports, Open Space and Recreational Facilities	Amount of open space included within approved housing developments per annum	Open space provision to reflect local standards	Annually	Developers, landowners, HBC	Less than 80% of new housing schemes provide open space (or financial contribution in lieu of on-site provision)	Review reasons for decisions and take appropriate action
		Amount of open space contributions provided for through S106 contributions	No specific target			Contributions not made in line with S106 trigger	Enforce against non-compliance with S106 requirements
HP8 HP9	Protection and Enhancement of Community Facilities Provision of New Community Facilities	Adoption of Open Space in New Housing SPD	Adoption of SPD by 2018	Annually	HBC	No progress in delivery	Review reasons for delay and take appropriate action
		Number of planning applications involving community facilities	No net loss of community facilities across the district over the plan period			No specific trigger- will inform plan review	No specific action
NE1	Air Quality	Level of CO ₂ emissions in AQMAs	Reduction in CO ₂ levels over plan period	Annually	Developers, HBC	No specific trigger- will inform plan review	No specific action
		Number of planning applications approved requiring mitigation measures related to air quality	100% of relevant developments incorporate appropriate measures			One or more developments permitted without appropriate mitigation	Review reasons for trigger being met and take action as appropriate
NE2	Water Quality	Number of planning applications permitted where Environment Agency objected on grounds of water quality	No applications permitted contrary to advice of Environment Agency without appropriate mitigation	Annually	Developers, landowners, HBC, Environment Agency	One or more developments permitted without appropriate condition	Review reasons for trigger being met and take action as appropriate
		Change in areas of biodiversity importance	No net loss of area of biodiversity importance without mitigation being provided			One or more developments permitted resulting in loss of biodiversity importance	Review reasons for trigger being met and take action as appropriate
NE3	Protecting the Natural Environment	Change in areas of biodiversity importance	No net loss of area of biodiversity importance without mitigation being provided	Annually	Developers, HBC	One or more developments permitted resulting in loss of biodiversity importance	Review reasons for trigger being met and take action as appropriate

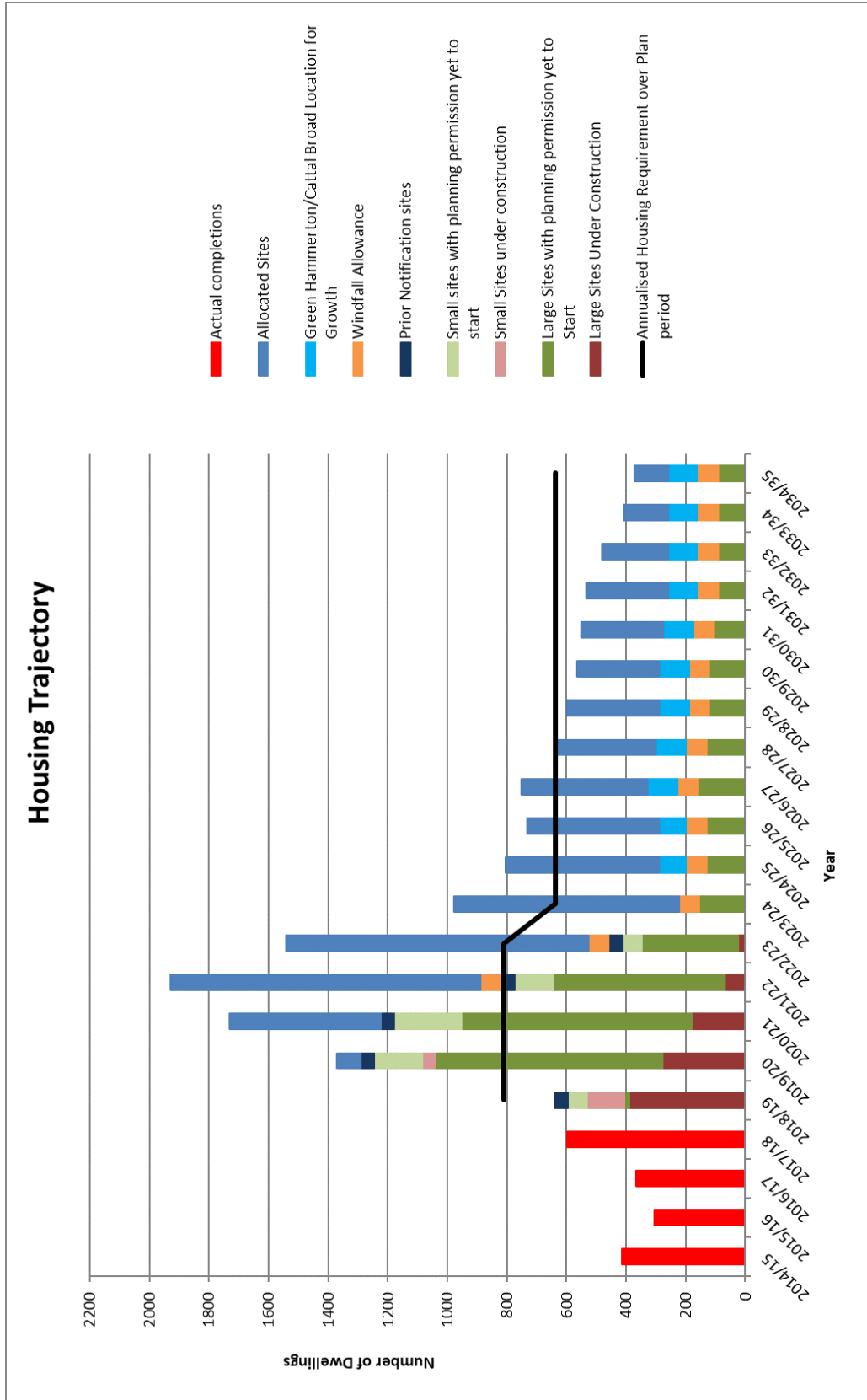
Monitoring Framework									
Policy	Policy description	Indicator	Target	Monitoring Frequency	Delivery Partners	Trigger	Action and Contingencies		
NE4	Landscape Character	Number of developments permitted at appeal that were refused on landscape grounds	No more than 20% of refused applications are allowed on appeal over a 5 year period	Annually	HBC	without mitigation being provided	Review reasons for decisions and take appropriate action		
NE5	Green and Blue Infrastructure	Review Green Infrastructure SPD	Adoption of SPD by 2019	Annually	HBC	No progress in delivery	Review reasons for delay and take appropriate action		
		Amount of Green Infrastructure created or lost through development	Ne increase in area of Green Infrastructure				No specific trigger- will inform plan review	No specific action	
NE6	Local Green Space (LGS)	Number of applications made affecting LGS	No development permitted unless in accordance with policy	Annually	Landowners	One or more developments completed that would impact on character or local significance of designated LGS	Review reasons for trigger being met and take action as appropriate		
		Amount of development completed within areas designated as LGS which would impact on character and local significance							
NE7	Trees and Woodland	Number of protected trees lost as result of development	No trees lost unless in accordance with policy	Annually	Developers, HBC	No specific trigger- will inform plan review	No specific action		
NE8	Protection of Agricultural Land	Amount of best and most versatile agricultural land for which permissions are granted for other uses	No loss of best and most versatile land unless in accordance with policy	Annually	Developers, HBC	No specific trigger- will inform plan review	No specific action		
		Number of applications accompanied by soil assessment	100% of eligible developments						
NE9	Unstable and Contaminated Land	Number of developments involving unstable or contaminated land	No developments permitted without appropriate conditions	Annually	Developers, HBC	No specific trigger- will inform plan review	No specific action		
DM1	Housing Allocations	Number of completions on allocated sites	Development in line with housing trajectory phasing	Annually	HBC, developers, landowners	No planning application received at least 18 months prior to first completions in housing trajectory	Identify problems and barriers to development via discussions with interested parties	Work with key partners, developers and landowners to identify mechanisms to facilitate and accelerate delivery	

Monitoring Framework							
Policy	Policy description	Indicator	Target	Monitoring Frequency	Delivery Partners	Trigger	Action and Contingencies
DM2	Employment Allocations	Amount of floorspace completed on allocated sites	Delivery of additional employment floorspace each year on allocated sites	Annually	Developers, landowners	No planning application received within 3 years of Plan adoption	Identify problems and barriers to development via discussions with interested parties Work with key partners, developers and landowners to identify mechanisms to facilitate and accelerate delivery
DM3	Mixed Use Allocations	Number of completions on allocated sites	Development in line with housing trajectory phasing	Annually	HBC, developers, landowners	No planning application received at least 18 months prior to first completions in housing trajectory	Identify problems and barriers to development via discussions with interested parties Work with key partners, developers and landowners to identify mechanisms to facilitate and accelerate delivery
		Amount of floorspace completed on allocated sites	Delivery of additional employment floorspace each year on allocated sites				
DM4	Green Hamerton/Cattal Broad Location for Growth	Adoption of New Settlement DPD	Adoption of DPD by 2020	Annually	HBC, developers, landowners, NYCC	Lack of progress in preparation in comparison to approved LDS	Review circumstances for delay and then take action

Table 1.1 Monitoring Framework

Housing Trajectory

Appendix 2 Housing Trajectory



Picture 2.1 Housing trajectory for the Local Plan

						Five Years																								
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	Total Estimated Completions 2017/18 - 2034/35	Five Year Supply 2017/18 - 2021/22	Comments	
Site Name	Settlement	Site Reference	Site Capacity	Number Dwellings Built	Outstanding Dwellings	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35				
Small sites - started			198		198				149	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	198	198	Assumes all units under construction will be built out	
Small sites - not started			697		536				54	134	188	107	54	0	0	0	0	0	0	0	0	0	0	0	0	0	536	536	Includes non-implementation discount	
Prior Notification sites			140		126				25	25	25	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	126	126	Includes 10% discount for non-implementation	
Windfall Allowance												97	97	97	97	97	97	97	97	97	97	97	97	97	97	97	1455	194		
Large site - under construction																														
Harlow Hill Depot Site	Harrogate	13/00437	46	45	1				1																			1	1	
Spacey Houses Farm, Princess Royal Way	Harrogate	13/01297	17	12	5				5																			5	5	
Irongate Bridge Reservoir, Harlow Moor Road	Harrogate	13/04943	50	28	22					22																		22	22	
Former Police Station, North Park Road	Harrogate	14/02269	25	21	4				4																			4	4	
35-39 Cheltenham Crescent	Harrogate	14/02523	13	0	13				13																			13	13	
Harrogate Rugby Club, Claro Road	Harrogate	14/03251	126	34	92				30	30	32																	92	92	
Land at Boroughbridge Road	Knaresborough	14/04929	164	14	150				25	25	30	30	30	10														150	140	
Ashdown Park, Minskip Road	Boroughbridge	15/04424	26	11	15				15																			15	15	
Picking Croft Lane	Killinghall	14/04837	78	23	55				30	25																		55	55	
Land off St Johns Walk	Kirby Hill	91/02718	16	12	4				4																			4	4	
Land to rear of Haregill	Melmerby	14/03384	14	0	14				14																			14	14	
Sub Total									141	102	62	30	30	10	0	0	0	0	0	0	0	0	0	0	0	0	375	365		
Large site - with permission not started																														
Spa Lawn Tennis Club, Kent Road	Harrogate	12/02099	13	0	13					13																		13	13	
Bluecoat Park	Harrogate	15/00798	450	0	450					30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	450	90		
Land at Crag Lane	Harrogate	16/04107	119	0	119					30	30	30	29															119	119	
Kingsley Farm	Harrogate	14/00128	61	0	61					31	30																	61	61	
Land at Penny Pot Lane	Harrogate	14/02737	600	0	600					10	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	490	100		
Land off Skipton Road	Harrogate	14/00854	210	0	210					20	30	30	30	30	30	30	10										210	80		
Land at Otley Road	Harrogate	14/02944	135	0	135												30	30	30	30	15						135	0		
Skipton Road	Harrogate	14/03119	170	0	170				10	40	40	40	40														170	170		
25-27 West Park and land to rear	Harrogate	14/03510	23	0	23						23																23	23		

						Five Years																							
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	Total Estimated Completions 2017/18 - 2034/35	Five Year Supply 2017/18 - 2021/22	Comments
Site Name	Settlement	Site Reference	Site Capacity	Number Dwellings Built	Outstanding Dwellings	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total Estimated Completions 2017/18 - 2034/35	Five Year Supply 2017/18 - 2021/22	Comments
4 South Park Road	Harrogate	14/02179	7	0	7						7																7	7	
Highways Depot, Station View	Harrogate	14/01253	45	0	45					15	30																45	45	
Little Wonder Hotel	Harrogate	15/00429	14	0	14				14																		14	14	
Land at Otley Road	Harrogate	15/01999	125	0	125						31	31	31	32													125	93	
Back Dragon Parade	Harrogate	15/03116	14	0	14					14																	14	14	
BT Training Centre, St George's Drive	Harrogate	15/05478	88	0	88							30	30	28													88	60	
Former Balmoral Hotel, Franklin Mount	Harrogate	16/00920	14	0	14					14																	14	14	
Pineheath, 80 Cornwall Road	Harrogate	16/02766	12	0	12					12																	12	12	
Land at Kingsley Road	Harrogate	16/05175	91	0	91					30	30	31															91	91	
Manse Farm	Knaresborough	13/00535	600	0	600					30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	510	120	
Land at Orchard Close	Knaresborough	14/03849	74	0	74						30	30	14														74	74	
Land south of Bar Lane and east of Boroughbridge Road	Knaresborough	15/01691	78	0	78						30	30	18														78	78	
Unit 1 & 2 Hambleton Grove	Knaresborough	16/04215	14	0	14						14																14	14	
Red House, Palace Road	Ripon	14/03634	55	0	55					25	30																55	55	
Former Doublegates Quarry	Ripon	16/04497	131	0	131					40	40	40	11														131	131	
Finkle Street and Allhallowgate	Ripon	15/03080	17	0	17					17																	17	17	
Former Ripon Cathedral Choir School	Ripon	15/04168	117	0	117					27	30	30	30														117	117	
Rear of Advanced Technology site	Boroughbridge	16/01127	88	0	88				10	30	30	18															88	88	
Riverside Sawmills	Boroughbridge	14/04315	85	0	85					25	30	30															85	85	
Land east of Milby Lane	Boroughbridge	15/04164	145	0	145							30	30	30	30	25											145	60	
Land at Leeming Lane	Boroughbridge	15/05451	176	0	176				15	35	35	36	39	16													176	160	
Land at Westholme Road	Masham	17/01057	60	0	60						30	30															60	60	
West House Farm	Birstwith	14/04648	27	0	27					13	14																27	27	
Land at Knaresborough Road	Bishop Monkton	14/05219	18	0	18					18																	18	18	
Abbots Garage	Dacre Banks	15/03868	22	0	22						22																22	22	
Cabin Lane	Dacre Banks	15/05687	13	0	13					13																	13	13	

						Five Years																								
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	Total Estimated Completions 2017/18 - 2034/35	Five Year Supply 2017/18 - 2021/22	Comments	
Site Name	Settlement	Site Reference	Site Capacity	Number Dwellings Built	Outstanding Dwellings	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total Estimated Completions 2017/18 - 2034/35	Five Year Supply 2017/18 - 2021/22	Comments	
Land at North End	Dishforth	16/04981	72	0	72						12	30	30														72	72		
Glasshouses Mill	Glasshouses	07/05275	40	0	40								5	9	9	9	8										40	5		
Land between Branton Lane and Carr Side Road	Great Ouseburn	15/01020	39	0	39						9	30															39	39		
Lane to the west of Bernard Lane	Green Hammerton	15/02624	86	0	86					26	30	30															86	86		
Land to the east of Bernard Lane	Green Hammerton	15/04468	20	0	20							20															20	20		
Land west of Brookfield	Hampsthwaite	14/02612	56	0	56					26	30																56	56		
Land off Brookfield Garth	Hampsthwaite	17/01597	39	0	39						10	29															39	39		
Land at Hunsingore	Hunsingore	15/02881	10	0	10					10																	10	10		
Land between Cricket Ground and Crag Lane	Killinghall	15/04476	62	0	62					31	31																62	62		
Former Cricket Club and adjoining land	Killinghall	16/00545	73	0	73						30	30	13														73	73		
Nidd House Farm	Killinghall	16/00582	75	0	75					10	30	35															75	75		
Land off Ripon Road	Killinghall	16/01240	43	0	43						13	30															43	43		
South of Home Farm, Church Lane	Kirby Hill	16/02152	34	0	34							34															34	34		
Kirk Hammerton Business Park	Kirk Hammerton	15/03051	25	0	25						25																25	25		
Land north of Station Road	Kirk Hammerton	15/04469	18	0	18					18																	18	18		
Pannal Business Park	Pannal	14/02804	120	0	120							15	30	38	37												120	45		
Land adjacent Summerbridge Methodist Church	Summerbridge	15/01382	13	0	13					13																	13	13		
Land to the north of Southfield Road	Tockwith	15/01484	126	0	126				10	30	30	30	26														126	126		
Southfield Lane	Tockwith	15/02228	80	0	80					20	30	30															80	80		
Sub Total									59	635	937	900	496	273	196	154	128	130	120	120	120	105	90	90	90	60	4703	3027		
Allocations																														
Land north of Knox Lane	Harrogate	H2	52	0	52								22	30													52	22		
Greenfield Court, 42 Wetherby Road	Harrogate	H18	25	0	25								25														25	25		
Land at Kingsley Farm	Harrogate	H21/48	173	0	173								23	30	30	30	30	30									173	23		
Land at Granby Farm	Harrogate	H22	90	0	90							30	30	30													90	60		
Land north of Kinglsey Farm	Harrogate	H23	140	0	140								30	30	30	30	20										140	30		

						Five Years																							
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21			
Site Name	Settlement	Site Reference	Site Capacity	Number Dwellings Built	Outstanding Dwellings	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total Estimated Completions 2017/18 - 2034/35	Five Year Supply 2017/18 - 2021/22	Comments
Former Police Training Centre, Yew Tree Lane	Harrogate	H36	163	0	163					30	30	30	30	30	13												163	120	
Land at Station Parade	Harrogate	H37	50	0	50						20	30														50	50	Allocated for mixed use. Residential yield indicative and dependent on final mix	
Windmill Farm, Otley Road	Harrogate	H49	776	0	776							30	45	60	60	60	60	60	60	60	60	60	60	60	60	41	776	30	
Land east of Lady Lane	Harrogate	H51	690	0	690							30	45	60	60	60	60	60	60	60	60	60	60	15		690	75		
Land to the north of Cow Dyke Farm	Harrogate	H56	139	0	139						30	30	30	30	19											139	90		
Dragon Road car park	Harrogate	H63	38	0	38												19	19								38	0	Allocated for mixed use. Residential yield indicative and dependent on final mix	
Harlow Nurseries	Harrogate	H65	40	0	40												10	30								40	0		
Land to east of Knox Hill	Harrogate	H69	73	0	73								13	30	30											73	13		
Land at Castlehill Farm	Harrogate	H70	230	0	230						20	30	30	30	30	30	30									230	80		
Former Cattle Market	Knaresborough	K17	12	0	12								12													12	12	Allocated for mixed use. Residential yield indicative and dependent on final mix	
Land north of Bar Lane and east of Boroughbridge Road	Knaresborough	K23	18	0	18								18													18	18		
Land at Halfpenny Lane and south of Water Lane	Knaresborough	K24	148	0	148									28	30	30	30	30								148	0		
Land at Highfield Farm	Knaresborough	K25	402	0	402							30	30	35	35	35	35	35	35	35	35	35	27			402	60		
Land at Boroughbridge Road	Knaresborough	K37	146	0	146								26	30	30	30	30									146	26		
Land adjacent 62 Bondgate	Ripon	R1	10	0	10								10													10	10		
Land north of King's Mead	Ripon	R5	53	0	53									23	30											53	0		
Land at Springfield Close Farm	Ripon	R6	20	0	20							20														20	20		
Land at West Lane	Ripon	R8	390	0	390						30	30	30	30	30	30	30	30	30	30	30	30	30			390	90		
Deverell Barracks	Ripon	R24	196	0	196								30	30	30	30	30	16								196	30		
Claro Barracks	Ripon	R25	540	0	540								30	30	30	30	30	30	30	30	30	30	30	30	30	420	30		
Laver Banks, Clothholme Road	Ripon	R27	63	0	63									31	32											63	0		
Land west of Leeming Lane	Boroughbridge	B2	52	0	52						22	30														52	52		
Land north of Aldborough Gate	Boroughbridge	B4	171	0	171					15	31	31	31	31	32											171	108		
Old Hall Caravan Park, Langthorpe	Boroughbridge	B10	67	0	67							7	30	30												67	37		

						Five Years																								
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21				
Site Name	Settlement	Site Reference	Site Capacity	Number Dwellings Built	Outstanding Dwellings	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total Estimated Completions 2017/18 - 2034/35	Five Year Supply 2017/18 - 2021/22	Comments	
Land at the Bungalow	Boroughbridge	B11	10	0	10								10															10	10	
Land at Stumps Cross	Boroughbridge	B12	397	0	397									30	30	31	31	31	31	31	31	31	30	30	30	30		397	0	
Old Poultry Farm, Leeming Lane	Boroughbridge	B18	28	0	28										28													28	0	
Land north of Swinton Lane	Masham	M8	49	0	49								19	30														49	19	
Former Highways Depot	Pateley Bridge	P7	13	0	13								13															13	13	
Land to the south of Clint Bank	Birstwith	BW9	22	0	22					11	11																	22	22	
Land south of Wreaks Road	Birstwith	BW10	27	0	27								27															27	27	
Former Alloments off Knaresborough Road	Bishop Monkton	BM2	48	0	48						18	30																48	48	
Land at Church Farm	Bishop Monkton	BM3	32	0	32						32																	32	32	
Land at Knaresborough Road	Bishop Monkton	BM4	46	0	46								16	30														46	16	
Alfred Hymas Site	Burton Leonard	BL9	41	0	41								11	30														41	11	
Land at Stumps Lane	Darley	DR1	9	0	9								9															9	9	
Land north east of Thornfield Avenue	Dishforth	DF4	51	0	51						21	30																51	51	
Land adjacent cricket ground	Goldsborough	GB4	36	0	36									16	20													36	0	
Land at New Lane	Green Hammerton	GH2	55	0	55								25	30														55	25	
Land adjoining Grainbank Manor	Killinghall	KL2	45	0	45								15	30														45	15	
Land at Manor Farm	Killinghall	KL6	77	0	77									17	30	30												77	17	
Land at Station Road	Kirk Hammerton	KH11	30	0	30								30															30	30	
Wensleydale Dairy Products Ltd	Kirkby Malzeard	KM1	16	0	16									16														16	0	
Land at Richmond Garth	Kirkby Malzeard	KM4/5	31	0	31								15	16														31	15	
Land to south of High Mill Farm	Markington	MK8	46	0	46									16	30													46	0	
Land north of Braimber Lane	Marion Cum Grafton	MG7	12	0	12								12															12	12	
Yew Tree Farm	Marion Cum Grafton	MG8	32	0	32									32														32	0	
Land to west of Cockpit Green	North Stanley	NS3	160	0	160								30	30	30	30	30	10										160	30	

						Five Years																							
						1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21			
Site Name	Settlement	Site Reference	Site Capacity	Number Dwellings Built	Outstanding Dwellings	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	Total Estimated Completions 2017/18 - 2034/35	Five Year Supply 2017/18 - 2021/22	Comments
Land south of A6108 and Shop Wood	North Stainley	NS6	65	0	65														32	33						65	0		
Land at New Road	Sharrow	SH1	62	0	62							30	32													62	30		
Land at Castle Farm	Spofforth	SP4	26	0	26							26														26	26		
Land at Massey Garth	Spofforth	SP6	97	0	97					30	30	30	7													97	90		
Land between Minkship Road and Low Field Lane	Staveley	SV1	72	0	72							12	30	30												72	12		
Land at Braisty Woods	Summerbridge	SB5	24	0	24							24														24	24		
Church Farm	Tockwith	TW3	53	0	53								23	30												53	0		
Sub Total									0	92	363	507	1039	1014	755	517	445	425	338	309	276	276	275	222	150	112	6741	2641	
Broad Location for Growth																													
Green Hammerton/Cattal			3000	0	3000											90	90	100	100	100	100	100	100	100	100	1080	0		
Sub Total									0	0	0	0	0	0	0	90	90	100	100	100	100	100	100	100	100	1080	0		
Grand Total									427	1038	1575	1676	1785	1624	1219	918	851	813	672	657	563	548	524	422	407	358	14624		

Strategic Infrastructure Delivery

Appendix 3 Strategic Infrastructure Delivery

- 3.1** Key strategic infrastructure is identified in the Infrastructure Capacity Study and the Infrastructure Delivery Plan. This is an iterative document and the latest version can be found on the Council's website at <https://www.harrogate.gov.uk>.

Schedule of Replaced Policies

Appendix 4 Schedule of Replaced Policies

4.1 The table below sets out the 'saved' policies of the Harrogate District Local Plan (2001) and its Selective Alteration (2004), and the Core Strategy (2009) that are to be replaced by the new Harrogate District Local Plan. These policies will no longer be part of the development plan for Harrogate district once the Local Plan is adopted.

Existing Policy Reference	Existing Policy Title Harrogate District Local Plan (2001) and Selective Alteration (2004)	Replacement Policy Reference	Replacement Policy Title
Policy C1	Conservation of the Nidderdale Area of Outstanding Natural Beauty (AONB)	Policy GS8	Nidderdale Area of Outstanding Natural Beauty
Policy C2	Landscape character	Policy NE4	Landscape character
Policy C9	Special Landscape Areas	Policy NE4	Landscape character
Policy C10	Green wedges in Harrogate	Policy NE4	Landscape character
Policy C16	The re-use and adaptation of rural buildings	Policy EC3 Policy HS6	Employment development in the countryside Conversion of rural buildings for housing
Policy C18	Extension of curtilages into the countryside	No replacement	-
Policy NC3	Local wildlife sites	Policy NE3	Protecting the natural environment
Policy NC4	Semi-natural habitats	Policy NE3	Protecting the natural environment
Policy GB1	Extent of the Green Belt	Policy GS4	Green Belt
Policy GB7	Major developed sites in the Green Belt	No replacement	-
Policy HD3	Control of development in Conservation Areas	Policy HP2	Heritage assets
Policy HD6	Historic battlefield sites	Policy HP2	Heritage assets
Policy HD7	World Heritage Site	Policy HP2	Heritage assets
Policy HD7a	Parks and Gardens of Historic Interest	Policy HP2	Heritage assets
Policy HD8	Spa waters of the district	Policy NE2	Water quality
Policy HD9	Building Protection - Harrogate	No replacement	-
Policy HD10	Stray Frontage - Harrogate	No replacement	-
Policy HD11	Townscape and environmental improvement	Policy HP1 (partial replacement - Station Parade) Policy DM3	Harrogate town centre improvements Mixed use allocations

Existing Policy Reference	Existing Policy Title Harrogate District Local Plan (2001) and Selective Alteration (2004)	Replacement Policy Reference	Replacement Policy Title
Policy HD12	Amenity open space	Policy HP6 Policy NE6	Protection of existing sport, open space and recreation facilities Local Green Space
Policy HD13	Trees and Woodland	Policy NE7	Trees and woodland
Policy HD20	Design of new development and redevelopment	Policy HP3 Policy HP4 Policy CC4	Local distinctiveness Protecting amenity Sustainable design
Policy HD21	Shopfronts	No replacement	-
Policy HD22	Advertisement control	No replacement	-
Policy 1	Existing recreation open space	Policy HP6	Protection of existing sport, open space and recreation facilities
Policy R2	Existing recreational facilities	Policy HP6	Protection of existing sport, open space and recreation facilities
Proposal R3	Additional recreation open space	No replacement for specific sites. Policy HP7 for provision generally	New sports, open space and recreation development
Policy R5	New sports and recreational facilities	Policy HP7	New sports, open space and recreation development
Proposal R9	Golf club extension	No replacement	-
Policy R10	River Ure and Ouse Navigation	Policy CC2	Rivers
Policy R11	Rights of Way	Policy HP5	Public Rights of Way
Policy R12	Sport and recreation development in the countryside	Policy HP7	New sports, open space and recreation development
Policy A7	Unstable land	Policy NE9	Unstable and contaminated land
Policy H2	Retention of housing	No replacement	-
Proposal H4	New housing allocations	Policy DM1 Policy DM3	Housing allocations Mixed use allocations
Policy H5	Affordable housing	Policy HS2	Affordable housing
Policy H15	Extensions to dwellings	Policy HS8	Extensions to dwellings

Existing Policy Reference	Existing Policy Title Harrogate District Local Plan (2001) and Selective Alteration (2004)	Replacement Policy Reference	Replacement Policy Title
Policy H20	Replacement dwellings in the countryside	Policy HS7	Replacement dwellings in the countryside
Policy E2	Retention of industrial/business land and premises	Policy EC1	Protection and enhancement of existing employment areas
Proposal E4	New industrial/business allocations	Policy DM2 Policy DM3	Employment allocations Mixed use allocations
Policy E6	Redevelopment and extension of industrial and business development	Policy EC2	Expansion of existing businesses
Policy E8	New industrial and business development in the countryside	Policy EC3	Employment development in the countryside
Policy S2	Shopping centres	Policy EC5	Town and local centre management
Policy S4	Shopping in the countryside	Policy EC5	Town and local centre management
Policy S5	Non-shopping uses in the main centres	Policy EC5	Town and local centre management
Policy S6	New shopping sites in the main centres	Policy EC5	Town and local centre management
Policy S9	Car showrooms, builders merchants and trade warehouses	No replacement	-
Policy S10	Garden centres	No replacement	-
Policy T5	New highways	Policy TI2	Protection of transport sites and routes
Policy T7	Motorway Service Areas (MSAs)	No replacement	-
Proposal T10	New car parks	No replacement	-
Proposal T11	Park and ride	Policy TI1	Sustainable transport
Proposal T12	Coach parking	No replacement	-
Policy T13	Lorry parking	No replacement	-
Policy T15	Control of private non-residential car parking in the central area of Harrogate within the area defined as the 'Harrogate core area of constrained private parking'	No replacement	-
Policy T15a	Control of private non-residential parking G - 'Harrogate area of commuter parking restraint'	No replacement	-

Existing Policy Reference	Existing Policy Title Harrogate Core Strategy (2009)	Replacement Policy Reference	Replacement Policy Title
Policy SG3	Settlement growth: conservation of the countryside including Green Belt	Policy GS3 Policy EC3 Policy EC4 Policy EC7 Policy HS2 Policy HS6 Policy CC3	Development limits Employment development in the countryside Farm diversification Sustainable rural tourism Affordable housing Conversion of rural buildings or housing Renewable and low carbon energy
Policy SG4	Settlement growth: design and impact	Policy HS1 Policy HP3 Policy HP4 Policy TI1	Housing and mix density Local distinctiveness Protecting amenity Sustainable transport
Policy SG5	Settlement growth: managed release of housing	No replacement	-
Policy HLP3	Affordable housing provision: rural exception sites	No replacement	-
Policy HLP4	Affordable housing provision: new build associated with rural conversion schemes	Policy HS2	Affordable housing
Policy JB1	Supporting the Harrogate District economy	Policy GS5 Policy EC2 Policy EC3 Policy EC4 Policy EC7	Supporting the district's economy Expansion of existing businesses Employment development in the countryside Farm diversification Sustainable rural tourism
Policy JB2	Conference and business tourism	Policy HP1	Harrogate town centre improvements
Policy JB3	Land for jobs and business	Policy GS1 Policy EC1 Policy DM2	Providing new homes and jobs Protection and enhancement of existing employment areas Employment allocations

Existing Policy Reference	Existing Policy Title Harrogate Core Strategy (2009)	Replacement Policy Reference	Replacement Policy Title
		Policy DM3	Mixed use allocations
Policy JB4	Retail and town centre development	Policy EC5	Town and local centre management
Policy TRA1	Accessibility	Policy TI1	Sustainable transport
Policy TRA2	Transport infrastructure	Policy TI2 Policy HP1	Protection of transport sites and routes Harrogate town centre improvements
Policy TRA3	Travel management	Policy TI1 Policy TI2 Policy TI3 Policy HP1	Sustainable transport Protection of transport sites and routes Parking provision Harrogate town centre improvements
Policy EQ1	Reducing risks to the environment	Policy TI1 Policy CC1 Policy CC3 Policy CC4	Sustainable transport Flood risk and sustainable development Renewable and low carbon energy Sustainable design
Policy EQ2	The natural and built environment and green belt	Policy GS4 Policy GS8 Policy NE3 Policy NE4 Policy NE6 Policy HP2 Policy HP3	Green Belt Nidderdale Area of Outstanding Natural Beauty Protecting the natural environment Landscape character Local Green Space Heritage assets Local distinctiveness
Policy C1	Inclusive communities	Policy HS2 Policy HS4 Policy TI4 Policy HP8 Policy HP9	Affordable housing Older people's specialist housing Delivery of new infrastructure Protection and enhancement of existing community facilities Provision of new community facilities

Existing Policy Reference	Existing Policy Title Harrogate Core Strategy (2009)	Replacement Policy Reference	Replacement Policy Title
Policy C2	Gypsies and Travellers	Policy H10	Providing for the needs of Gypsies and Travellers

Table 4.2 Schedule of Replaced Policies: Core Strategy (2009)

Glossary and Bibliography

Glossary of Terms

i Glossary of Terms

Some of the terms used in the Local Plan are technical and legal out of necessity. This glossary aims to explain these terms in plain English. It does not cover every eventuality, but provides definitions of the most common phrases and terminology.

Glossary

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Aged or veteran tree(s): A tree that is of interest biologically, culturally or aesthetically because of its age, size or condition.

Air quality management areas (AQMA): Areas designated by Local Authorities because they are not likely to achieve national air quality objectives by the relevant deadlines. There is a requirement to draw up an action plan for each AQMA.

Allocation: A site identified in the Local Plan as being appropriate for a specific land use(s) in advance of any planning permission.

Ancient woodland: Any wooded area that has been wooded continuously since at least 1600 AD.

Appropriate assessment: Assessment of any plan, strategy or development proposal that is likely to have a significant adverse effect on the integrity of a Natura 2000 site (e.g. an SPA or SAC).

Article 4 Direction: An Article 4 Direction is made by the local planning authority. It restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area. Where an Article 4 Direction is in effect, a planning application may be required for development that would otherwise have been permitted development. Article 4 Directions are used to control works that could threaten the character of an area or acknowledged importance, such as a conservation area.

Authority Monitoring Report (AMR): This report assesses the implementation of the Local Plan and the extent to which policies are being successfully implemented.

Best and most versatile agricultural land: This is land in grades 1, 2, and 3a of the Agricultural Land Classification. The Agricultural Land Classification divides land into five grades based on how productive, flexible, and efficient in response to inputs the land is. Essentially the classification identifies land that can best deliver future crops for food and non-food uses such as biomass, fibres and pharmaceuticals.

Biodiversity: A general term for the extent of variety of life on Earth or any given part of it. The variety is considered in terms of species of plants, animals and microorganisms, and the ecosystems of which they are part.

Biodiversity offsetting: Biodiversity offsetting is a process by which conservation activities designed to deliver biodiversity benefits in compensation for losses are delivered. Using this approach means that a developer employs a standardised formula to calculate the number of 'biodiversity units' to be lost as a result of development, based on the habitat(s) affected, the condition and extent. The developer then provides an offset (whether themselves or through payment to a third party offset provider) to deliver an equivalent number of biodiversity units on land elsewhere.

Biodiversity Action Plan (BAP): UK's initiative to maintain and enhance Biodiversity generally prepared by local authorities.

Brownfield land: See previously developed land.

Buildings at risk: The Buildings At Risk Register is a list compiled by Historic England of listed buildings and scheduled monuments believed to be at risk due to neglect or decay. It covers buildings that are grade I or grade II* listed.

Conservation area: An area designated by a local planning authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act defines conservation areas as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Development management: Development management is the process of regulating new development by granting or refusing applications for planning permission, and of controlling unauthorised development.

Discretionary Rate Relief: Discretionary Rate Relief (DRR) is granted by local authorities to charities and non-profit making organisations in order to reduce the business rate liabilities for the buildings which they occupy.

Duty to Co-operate: Local councils now have a duty to co-operate with their neighbouring councils and a set of prescribed bodies, as defined by the Localism Act 2011, on planning issues that cross administrative boundaries, particularly those which relate to strategic priorities.

Ecosystems services: The functions of ecosystems that are vital to support human health and well-being, such as food and drinking water production, climate and disease control, including floodwater storage, enabling nutrient cycling and crop pollination, and opportunities for recreation.

Employment Land Review (ELR): Study commissioned by the council to inform the Local Plan. The main stages of the study provide a review of Harrogate district's employment site portfolio, a picture of future requirements, and recommendations to ensure an appropriate portfolio of sites.

Environment Agency: Executive non-departmental public body that is sponsored by the Department for Environment, Food and Rural Affairs and has responsibility for protecting and improving the environment.

Geodiversity: The variety of rocks, minerals, fossils, soils and landforms.

Green Belt: A designated area of largely open land, which surrounds or separates large urban areas. It is the aim of planning policy to keep such land open in character, through strict and longstanding controls over development in order to prevent urban sprawl.

Green blue infrastructure: A network of multifunctional greenspace, urban and rural, capable of delivering a wide range of environmental and quality of life benefits for local communities. It includes parks, open spaces, playing fields, woodland, street trees, allotments and gardens, as well as rivers, canal and other water bodies.

Greenfield land: Land which is undeveloped and has never been built upon. It is generally located outside the existing built up area and usually in agricultural use.

Gypsy and travellers: As defined by the Planning Policy for Traveller sites (Aug 2015), gypsies and travellers are "*persons of nomadic habit of life whatever their race or origin, including such persons who on the grounds only of their own or their family's dependents' educational or health needs or old age have ceased to travel temporarily but excluding members of an organised group of travelling showpeople or circus people travelling together as such*".

Heritage asset: Parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. They include designated heritage assets (such as listed buildings and conservation areas) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

Highways England: Executive agency of the Department for Transport who manage and maintain the motorway and trunk road network in England.

Historic England: Executive non-departmental public body sponsored by the Department for Culture, Media and Sport that looks after England's historic environment.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Housing and Economic Development Needs Assessment (HEDNA): An assessment undertaken to establish the objectively assessed housing figures for the district taking account of a number of factors that influence housing need. It also considers the level of affordable homes needed per annum and provides information about the type and size of homes that will be needed. The HEDNA also makes an assessment about the amount of employment needed for the plan period.

Housing Market Area (HMA): A housing market area is a geographical area defined by household demand and preferences for all types of housing reflecting the key functional linkages between places where people live and work.

Key Bus Service Corridor: Having an hourly or better bus service with good peak time access to urban areas.

Leeds City Region: The Leeds City Region comprises the districts of Bradford, Calderdale, Kirklees, Leeds and Wakefield in West Yorkshire, the whole of Barnsley in South Yorkshire, the unitary authority of York and in North Yorkshire, Selby and the southern parts of Craven and Harrogate districts. The cities and towns form a functional city region with strong links between places. The Leeds City Region is likely to remain the most significant economic driver of the Yorkshire and Humber economy.

Listed buildings: A building included in a statutory list compiled by the Department for Culture, Media and Sport as a consequence of its architectural or historic interest, group value or historic association with nationally important people or events. These are placed in one of three grades to give an indication of their relative importance, (Grades I, II* and II in descending order), with almost 95% of listed buildings falling within the lowest grade. Most works to, or affecting, listed buildings require listed building consent.

Local Development Scheme (LDS): Sets out the programme for preparing the Local Plan and other Development Plan Documents.

Local Enterprise Partnership (LEP): Local Enterprise Partnerships are locally-owned partnerships between local authorities and businesses and play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs.

Natural England: Executive non-departmental public body sponsored by the Department for Environment, Food and Rural Affairs who act as the government's advisor for the natural environment in England, helping to protect England's nature and landscapes for people to enjoy and for the services they provide.

National Planning Policy Framework (NPPF): The NPPF forms the national planning policies that Local Planning Authorities need to take into account when drawing up their Local Plan and other documents and making decisions on planning policies. The NPPF is published by the Department of Communities and Local Government.

National Planning Practice Guidance (NPPG): Online guidance that should be read in conjunction with the National Planning Policy Framework.

Neighbourhood Plans: Plans produced by a parish level councils (or neighbourhood forums in areas where a parish level council does not exist) for a particular neighbourhood area.

Nidderdale Area of Outstanding Natural Beauty (AONB): A nationally designated area of attractive and distinctive character. The primary purpose of AONB designation is to conserve and enhance the natural beauty of the landscape.

Objectively Assessed Housing Need (OAHN): The National Planning Policy Framework requires that local planning authorities identify objectively assessed housing need (the OAHN), and that Local Plans translate those needs into land allocations that will meet the demand of the OAHN.

Open countryside: The area outside of defined settlement development limits.

Oxford Economics (OE): A organisation that provides economic forecasting and modelling to UK companies and financial institutions.

Previously developed land: Brownfield land. This can include both land and premises and refers to a site that has previously been used or developed and is not currently fully in use, although it may be partially occupied or utilised. It may also be vacant, derelict or contaminated. Previously-developed land excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use and cannot be regarded as requiring development.

Regional Econometric Model (REM): The Regional Econometric Model produced by Experian Business Strategies provides economic and labour market estimates and forecasts.

Registered battlefields: Battlefields of national importance are listed in the Register of Historic Battlefields in England, which is compiled and maintained by Historic England.

Registered parks and gardens: Parks and gardens of national importance are listed in the Register of Parks and Gardens of Special Historic Interest in England, which is compiled by Historic England. Other parks and gardens that are considered to provide a significant contribution to the landscape of the district have been identified by Harrogate Borough Council.

Scheduled monument: A scheduled monument is defined by the Ancient Monuments and Archaeological Areas Act 1979 as any structure, or site of a structure, above or below ground that is considered by the Secretary of State to be of public interest by reason of its historic, architectural, traditional, artistic or archaeological importance.

Sequential approach: A systematic approach which aims to focus new economic growth and the development of main Town Centre uses within existing centres in the interests of vitality and viability. This is defined in greater detail in national guidance.

Site of special scientific interest (SSSI): A SSSI is identified by Natural England as requiring protection from damaging development on account of its flora, fauna, geological and/or physiological features.

Source protection zones: These zones are designated around public water supply abstractions and signal there are particular risks to the groundwater source they protect. They are based on an estimate of the time it would take for a pollutant which enters the saturated zone of an aquifer to reach the source abstraction or discharge point.

Strategic Housing and Economic Land Availability Assessment (SHELAA): An assessment of land availability to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing and employment over the plan period.

Strategic Housing Market Assessment (SHMA): An assessment undertaken by local, regional or sub-regional authorities of how local housing markets function.

Strategic Flood Risk Assessment (SFRA): Assessment of the risk of flooding within a defined area for forward planning or development management purposes.

Supplementary planning document (SPD): Elaborates on policies or proposals in Local Plans and gives additional planning guidance.

Sustainability Appraisal (SA): A tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for Local Plan documents.

Sustainable drainage systems (SuDS): Sustainable drainage is an environmentally friendly way of dealing with surface water run-off, which avoids the problems associated with conventional drainage practice.

Abbreviations

AMR: Annual Monitoring Report

AONB: Area of Outstanding Natural Beauty

AQMA: Air Quality Management Area

BAP: Biodiversity Action Plan

ELR: Employment Land Review

HMA: Housing Market Area

HEDNA: Housing and Economic Development Needs Assessment

LDS: Local Development Scheme

LEP: Local Enterprise Partnership

LGS: Local Green Space

NPPF: National Planning Policy Framework

NPPG: National Planning Practice Guidance

OAHN: Objective Assessed Housing Need

OE: Oxford Economics

REM: Regional Econometric Model

SA: Sustainability Appraisal

SCI: Statement of Community Involvement

SEP: Strategic Economic Plan

SHELAA: Strategic Housing and Economic Land Availability Assessment

SHMA: Strategic Housing Market Assessment

SFRA: Strategic Flood Risk Assessment

SPD: Supplementary Planning Document

SSSI: Site of Special Scientific Interest

SuDS: Sustainable Drainage System

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