

Find out more

- Visit www.harrogate.gov.uk/ldfconsult to view full policy wording
- Talk to a planner on 01423 556586
- **Visit one of the council's main offices** or any library in the district

Tell us what you think

If you would like to submit comments on the draft policies, you can do so by:

- Downloading the POLICIES QUESTIONNAIRE at www.harrogate.gov.uk/ldfconsult
- Returning it via email to LDF@harrogate.gov.uk or
- Printing out and posting it to the following FREEPOST address:

FREEPOST HG11
Department of Development Services
Harrogate Borough Council
West Grove Road,
Harrogate HG1 2ZR
(no stamp needed)



Growth for Harrogate, Knaresborough and Ripon

As part of this consultation the council is also asking for views on preferred sites for new homes and jobs in the main urban areas of Harrogate, Knaresborough and Ripon. If you would like to find out more please visit the council's website:
www.harrogate.gov.uk/ldfconsult

Thank you very much for taking the time to respond

The closing date for comments
is Friday 4 November 2011 (4.30pm)

Working for you

PLAN THE WITH FUTURE US



Sites & Policies Development Plan Document (DPD)

district-wide policies for managing new development



In 2010 we asked for views on suggested sites for new homes and jobs in the rural areas of the district - thank you to those of you who responded. You can view a summary of the responses by visiting: www.harrogate.gov.uk/Pages/harrogate-6695.aspx. We are currently considering the responses before we recommend sites to be included in the Draft Plan in 2012.

Now we
would like
to hear your
views on draft
policies for
managing
development.

This leaflet provides an overview of the policies and their purpose. When approved, the policies will be applied to planning applications submitted to the council at least until 2021.

To read full policy wording, view the Proposals Map and to download a Response Form to send us your comments, please visit www.harrogate.gov.uk/ldfconsult



TELL US WHAT YOU THINK

district-wide policies for managing new development

These two pages list the draft policies and summarise their content - you can find them set out in full, along with explanatory text and a draft Proposals Map, at:

www.harrogate.gov.uk/ldfconsult

We would also appreciate your comments on two draft Supplementary Planning Documents (SPDs) that give applicants more guidance on homes for local people policies and on proposals for renewable and low carbon energy. These can also be viewed on the web page above.



Homes for Local People*

Policy No.	What is the purpose of the policy?
Policy HLP6: Rural Exception Sites	To identify sites for 100% affordable housing to meet the need of small rural communities.
Policy HLP7: Affordable Housing	To make clear how all new housing developments will contribute towards meeting the affordable housing needs of the district.

* Draft guidance on how these policies would operate is also the subject of this public consultation.



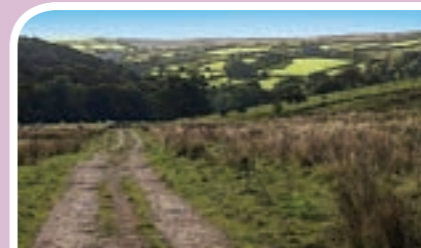
Jobs and Business

Policy No.	What is the purpose of the policy?
Policy JB5: Sites for New Jobs	To identify sites for new employment in Harrogate, Knaresborough, and Boroughbridge.
Policy JB6: Protection and Enhancement of Existing Employment Areas	To make sure that the district's key employment sites remain in employment use. Also sets out our approach to allowing alternative uses on other employment sites.
Policy JB7: Town and Local Centres	To protect the vitality and viability of our towns and local centres and encourage new shopping development in appropriate locations.
Policy JB8: Protection of Tourist Facilities	To protect hotels with 25 or more bedrooms and to prevent the loss of viable tourist attractions.
Policy JB9: Sustainable Holiday Tourism	To make clear how proposals for new tourist and leisure attractions or visitor accommodation will be considered.



Travel

Policy No.	What is the purpose of the policy?
Policy TRA4: Air Quality	To require all proposals likely to cause a significant rise in traffic to consider how air quality will be affected and, where appropriate, identify ways to reduce impact.
Policy TRA5: Parking Provision	To ensure an appropriate amount of parking spaces, but also providing other transport facilities to encourage the use of non-car modes of travel.



Environment and Quality of Life*

Policy No.	What is the purpose of the policy?
Policy EQ3: Development within the Green Belt	To protect the Green Belt from inappropriate development and set out our approach to major developed sites in the Green Belt.
Policy EQ4: Designated Assets	To ensure the protection and where possible the enhancement of designated heritage assets within the district e.g. conservation areas, historic parks and gardens.
Policy EQ5: Local Distinctiveness	To encourage development that retains, enhances or reinforces the local distinctiveness of the district's historic environment.
Policy EQ6: Area Based Natural Assets	To protect sites and areas of biodiversity and geodiversity interest.
Policy EQ7: Landscape Protection	To protect existing landscape character generally, and in particular protect the landscape value of the Nidderdale Area of Outstanding Natural Beauty and Special Landscape Areas around the towns of Harrogate, Knaresborough and Ripon.

* Draft Supplementary Planning Document (DPD) on Renewable and Low Carbon Energy (Core Strategy Policy EQ1) is also the subject of this public consultation.



Communities

Policy No.	What is the purpose of the policy?
Policy C4: Sites for New Sports, Open Space, and Recreation Facilities	To identify sites for new open space, sport and recreation, and to allow for these facilities, when needed, to be provided in appropriate locations.
Policy C5: Protection of Existing Sport, Open Space and Recreation Facilities	To prevent the loss of outdoor sport, open space and recreational facilities to other land uses.
Policy C6: Protection and Enhancement of Community Facilities	To prevent the loss of community facilities and, subject to an acceptable impact, allow their improvement.
Policy C7: Provision of New Community Facilities	To guide the provision of new community facilities within the district to appropriate locations.



Settlement Growth

Policy No.	What is the purpose of the policy?
Policy SG6: Sites for Settlement Growth	To identify the sites that will meet the need for 7,800 new homes up to 2023/24 and indicate when they might be developed.
Policy SG7: Type, Mix and Density of New Market Homes	To ensure a mix of housing to support a wide range of households of different sizes, ages and incomes. This policy also sets a minimum number of homes to be built on each hectare of land.
Policy SG8: Development Limits and Replacement Dwellings	To identify boundaries around 56 settlements in the district within which new development may be acceptable if other policies in the plan are met. This policy also sets out the council's approach to replacing homes in the countryside.
Policy SG9: Flood Risk and Sustainable Drainage	To make clear our approach to minimising the risk of flooding and ensuring that sustainable drainage is used wherever possible.
Policy SG10: Unstable Land	To ensure that adequate account of unstable land and mitigation has been made prior to planning approval and construction.



Infrastructure

Policy No.	What is the purpose of the policy?
Policy IN1: Infrastructure Delivery	To ensure the provision of adequate infrastructure to support the growth and development of the district.
Policy IN2: Green Infrastructure	To protect important green assets and improve their quality and connectivity throughout the district.
Policy IN3: Protection of Sites and Routes for Transport Infrastructure	To protect sites and routes needed to provide a wide choice of transport for the future.
Policy IN4: Central Areas	To set out packages of land use and transport measures in the central areas of Harrogate, Knaresborough and Ripon necessary to secure their continued vitality and viability.