

CHAPTER 15

IMPLEMENTATION

- 15.1 The policies and proposals contained in the Local Plan must be realistic and capable of being implemented within the plan period to 2006. The effectiveness of implementation depends on the buoyancy of the local economy; the resources available to those bodies active in Harrogate District and their commitment to achievement of the Local Plan's objectives.
- 15.2 This chapter considers the bodies involved in the implementation of the Local Plan and the resources they have available for putting the plan into action. It goes on to put forward specific policies to assist in the work.

THE PRIVATE SECTOR

- 15.3 **Private individuals** - This group includes owner occupiers, small traders and private landlords and landowners. Taken individually, decisions made by this group tend to be small in scale. However, when considered collectively, decisions made by private individuals can markedly influence the overall economy and environment of the plan area.
- 15.4 **Private firms** - This group ranges from large industrialists and developers who can significantly affect the appearance and function of an area with a single scheme to smaller firms whose combined activities are likely to have the greatest effect on the District's social, economic and environmental well-being.

THE PUBLIC SECTOR

- 15.5 **Harrogate Borough Council** - As the local planning authority, the Council has wide ranging powers to regulate development. Most of the policies in this Local Plan will be implemented through the Council's use of these development control powers. The Council is also a significant landowner and investor due to the many services it provides. The extent to which the Council, itself, can implement development proposals is dependent on available resources. It is expected that local authority expenditure will be restrained for the foreseeable future. The Council also has powers which it may use to facilitate development in accordance with the Local Plan (e.g. Compulsory Purchase Orders).
- 15.6 **North Yorkshire County Council** - The strategic planning authority is also a significant developer and investor in its own right. The County Council also has significant land holdings in the plan area. Its future expenditure is likely to be restrained in the same way as that of the Council.
- 15.7 **Government and European Union** - The Government has recently reviewed its spending in the regions and decided to establish a "single regeneration budget". Bids may be submitted for grant aid from this budget to assist the implementation of some larger proposals in this Local Plan. Some rural areas of Harrogate District are included in a European Union "Objective 2" area, where grant aid is available to offset agricultural decline and to improve social and economic conditions. Grant aid may be available from the European Union for suitable projects.
- 15.8 **Other Public Agencies** - Public Agencies, such as the National Health Service, have substantial landholdings within the plan area. These agencies regularly review their land needs and may be significant developers and investors as they rationalise existing facilities and provide new ones, or release land to the market.

THE VOLUNTARY SECTOR

- 15.9 The main agency in the voluntary sector which may be involved in implementing the Local Plan is the housing association movement. Housing associations originally sought to provide rented accommodation, but their role has expanded in recent years into various other housing initiatives, such as low cost home ownership. Several housing associations are active in Harrogate District.
- 15.10 The voluntary sector is also active at the grassroots level in a range of environmental organisations. Their work has ranged from building restoration to the provision of new open spaces to countryside management projects and reflects the high degree of public interest and commitment to environmental improvement in Harrogate District.

ENVIRONMENTAL CONSIDERATIONS

- 15.11 This part of the Plan seeks to ensure that environmental considerations are given due weight in the implementation of Local Plan proposals. It includes policies for the preparation of development briefs to resolve planning issues on sensitive sites; to ensure adequate infrastructure provision in new development; and to encourage the provision of community benefits in appropriate cases. These policies should help to further the objective of sustainable development in Harrogate District.

LOTTERY FUNDING

- 15.12 Certain Local Plan proposals may be eligible for National Lottery Funding. These funds are distributed by five different agencies under the following headings:- Arts, Sport, Heritage, Millennium and Charities. Each lottery fund distributor has its own guidelines for funding applications, but normally evidence of significant local funding is required as a basis for an application.

IMPLEMENTATION OF POLICIES AND PROPOSALS

- 15.13 The Local Plan does not have a sum of money attached for implementation of its policies and proposals. Neither does it have the power to decide how and when money is spent.
- 15.14 Many of the policies of the Plan are intended to be implemented through the development control function of the Council. However, on some of the larger or more complex development sites proposed in the Local Plan, additional planning and design guidance may be necessary to achieve a satisfactory development.

POLICIES AND PROPOSALS

PREPARATION OF DEVELOPMENT BRIEFS

POLICY IMP1

~~WHERE NECESSARY, THE BOROUGH COUNCIL WILL PREPARE DEVELOPMENT BRIEFS TO PROVIDE DETAILED PLANNING, DESIGN OR LAND MANAGEMENT GUIDANCE ON SITES ALLOCATED FOR DEVELOPMENT IN THIS LOCAL PLAN.~~

Justification

- 15.15 ~~The housing and employment allocations in this Local Plan are qualified by a brief outline of the measures necessary to achieve a satisfactory development on each site. The more detailed guidance provided by development briefs may occasionally be necessary to resolve planning issues on some housing and employment sites. In addition, redevelopment of certain sensitive~~

sites in town centres may also require preparation of development briefs. Normally, development briefs will contain suggestions on access, servicing, open space, layout and design considerations and will be the subject of public consultation. It is intended that planning briefs be prepared for the following sites:

Former MOD offices and part of BT training centre, St George's Road, Harrogate;

Bus Station/Fisher Street/Chapel Street, Knaresborough and

West of Market Place, Ripon (review of existing brief).

PROVISION OF INFRASTRUCTURE NEEDS GENERATED BY DEVELOPMENT



POLICY IMP2

~~THE BOROUGH COUNCIL WILL EXPECT DEVELOPERS TO PROVIDE FOR ALL TRANSPORTATION, SEWERAGE, DRAINAGE, LANDSCAPING, PARKING, OPEN SPACE AND COMMUNITY FACILITY NEEDS GENERATED DIRECTLY BY THE DEVELOPMENT, EITHER ON SITE OR OFF SITE. NORMALLY, THESE REQUIREMENTS WILL BE IMPOSED THROUGH CONDITIONS ATTACHED TO THE GRANT OF PLANNING PERMISSION. ALTERNATIVELY, THE BOROUGH COUNCIL MAY SEEK A PLANNING OBLIGATION TO SECURE NECESSARY FACILITIES THROUGH EITHER DIRECT PROVISION AND/OR BY A FINANCIAL CONTRIBUTION TO BE MADE FOR THE PROVISION OF FACILITIES NEARBY. DEVELOPMENT WILL NOT BE PERMITTED WHERE MATERIAL HARM IS CAUSED BY A FAILURE OR INABILITY TO PROVIDE NECESSARY INFRASTRUCTURE.~~

Justification

- ~~15.16 Satisfactory development requires that provision of necessary physical and social infrastructure, the need for which is wholly or mainly generated by a development, is linked to the grant of planning permission and financed from the proceeds of that development. The Council intends to use its development control powers to achieve this end, so that new development areas are properly integrated with existing settlements and have adequate facilities in their own right.~~
- ~~15.17 Where a new development results in a need for new physical or social infrastructure, it is reasonable to expect the developer to provide these facilities so as not to place an undue burden on existing infrastructure. This policy follows the advice in DoE Circular 1/97 in placing an emphasis on planning conditions as the main mechanism for delivering facilities necessitated by new development. Where, exceptionally, it is more appropriate to establish a planning obligation in the form of a legal agreement attached to the planning permission, the Council will approach the matter on the basis of the advice in paragraphs B7 to B15 of Circular 1/97.~~
- ~~15.18 Specific advice on commuted payments for the provision of open space within housing developments is provided in Policy R4. Advice on provision of affordable housing within proposed housing allocations is provided in Policy H5.~~

AMELIORATION OF ADVERSE ENVIRONMENTAL IMPACT OF DEVELOPMENT

POLICY IMP3

~~WHERE ACCEPTABLE DEVELOPMENT WOULD RESULT IN THE LOSS OF, OR AN ADVERSE IMPACT ON, LOCAL ENVIRONMENTAL FEATURES, THE BOROUGH COUNCIL MAY SEEK A PLANNING OBLIGATION TO SECURE MITIGATION MEASURES WHICH WOULD MINIMISE THE POTENTIAL DAMAGE AND/OR COMPENSATION MEASURES WHICH MAY ENHANCE THE ENVIRONMENTAL FEATURES ON AN APPROPRIATE SITE NEARBY.~~

Justification

- ~~15.19 In some cases development - which otherwise on balance may be acceptable - would result in the loss of, or an adverse impact on, local environmental features (e.g. trees, ponds and other wildlife habitats) or other local amenities which are present prior to development. As part of the consideration of such proposals, the Council may seek a planning obligation to relocate or replace local environmental features on appropriate sites nearby if that could be satisfactorily achieved.~~

- 15.20 *DoE Circular 1/97 allows for the establishment of planning obligations in order to offset the loss of local environmental and amenity features in the way described in this policy. The Government's policies encourage developers and local planning authorities to work together to preserve the natural environment.*
- 15.21 *This policy will only be relevant where, on balance, a development is acceptable. It will not apply where any environmental harm arising from development is overriding in terms of the other policies of this Plan.*

~~POLICY IMP4 deleted~~**Programme for Implementation of Local Plan Proposals**

- 15.22 *In the main, the Local Plan will be implemented through the development control system applying its policies to applications for development. It is not possible to programme this element of the Local Plan with any certainty and the Council will need to monitor regularly whether these policies are effective in meeting the objectives of the Local Plan.*

TABLE 1. IMPLEMENTATION OF LOCAL PLAN PROPOSALS
(including new highway and road improvement schemes)

Local Plan Ref.	Proposal	Likely Implementing Body	Probable Start Date
R3	Additional Recreation Open Space		
a	East of Knaresborough Road, Bishop Monkton	Private	2000
b	Bachelor Road, Harrogate	HBC	2003
c	Hookstone Beck, Harrogate	HBC	2005
d	Kingsley Road, Harrogate	HBC	2005
e	Stonefall Tip, Harrogate	HBC	Post 2004
f	Glebe Land, Killinghall	HBC	2001
g	Halfpenny Lane, Knaresborough	Private	2001
h	Hay-a-Park Lane, Knaresborough	HBC	2001
i	West of The Oaks, Masham	HBC	2001
j	Melmerby Green Lane, Melmerby	Private	Not Known
k	South of Low Green, North Stainley	Private	Not Known
l	Millfield Street, Pateley Bridge	Private	2000
m	Berrygate Lane, Sharow	HBC	2005
n	Berrygate Lane (north), Sharow	HBC	2005
o	East Park Road, Spofforth	HBC	2005
R9	Golf Club Extension		
	Land north of Follifoot Road, Pannal	Private	Not Known
H4	New Housing Allocations		
a	Rugby Ground, Claro Road, Harrogate	Private	Not Known
b	St. George's Road, Harrogate	Private	2001
c	Westholme Road, Masham	Private	2001
d	Melmerby Green Lane, Melmerby	Private	2000
e	Millfield Street, Pateley Bridge	Housing Association	2001
E4	New Industrial/Business Allocations		
a	Beckwith Head Road, Harrogate	Private	Not Known
b	St James Park (Phase II), Knaresborough	Private	Not Known
c	Fearby Road, Masham	Private	Not Known

KEY: HBC: Harrogate Borough Council KTC: Knaresborough Town Council HA: Highways Agency
PC: Parish Council NYCC: North Yorkshire County Council VS: Voluntary Sector

Local Plan Ref.	Proposal	Likely Implementing Body	Probable Start Date
d	Melmerby Industrial Estate, Near Melmerby	Private	Not Known
e	Boroughbridge Road, Ripon	Private	Not Known
f	Harrogate Road, Ripon	Private	Not Known
g	Hutton Bank, Ripon	Private	Not Known
h	Lingham Lane, Dishforth	Private	Not Known
i	Royal Baths, Harrogate	Private/HBC	Not Known
j	Fisher Street/ Chapel Street, Knaresborough	Private/HBC	Not Known
k	New York Mills, Summerbridge	Private/HBC/NYCC	2000
S6	New Shopping Sites in the Main Settlements		
a	Royal Baths, Harrogate	HBC/Private	2001
b	Station Parade, Harrogate	HBC/Private	Not Known
c	Union Street Car Park/Kings Road, Harrogate	HBC/Private	2001
d	Bus Station/Fisher Street/ Chapel Street, Knaresborough	Private	2000
e	East of Market Place, Ripon	Private	2000
f	West of Market Place, Ripon	Private	2002
S8	Retail Warehousing		
	Hutton Bank, Ripon	Private	Not Known
T5	New Highways		
a	A1 Motorway (North of Wetherby to Walshford)	HA	2002/2003
b	West of Market Place Link Road, Ripon	NYCC/Private	Not Known
T6	Highway Improvement Schemes		
a	A61 Spacey Houses, Harrogate	HBC/NYCC	Not Known
b	A61 Leeds Road/Hookstone Road, Harrogate	HBC/NYCC	Not Known
c	A61 Leeds Road (St George's Roundabout), Harrogate	HBC/NYCC	Not Known
d	A661 Wetherby Road, Harrogate	HBC/NYCC	Not Known
e	A59 York Road, Knaresborough	HBC/NYCC	Not Known
f	A661 Wetherby Road/Forest Lane/ Rudding Lane (Freemans Corner), Harrogate	HBC/NYCC	Not Known
g	B6164 Wetherby Road, Knaresborough	HBC/NYCC	Not Known
h	A61/A6108 (Clock Tower), Ripon	NYCC/Private	2001
i	Coltsgate Hill, Ripon	NYCC	Not Known
j	Firby Lane/ High Street, Ripon	NYCC	Not Known
k	C238 Leathley Bridge/B6161 Junction	NYCC	Not Known
T10	New Car Parks		
a	Mill Lane, Boroughbridge	PC	Not Known
b	Lounge Hall (Royal Baths), Harrogate	HBC/Private	Not Known
c	Union Street, Harrogate	HBC	2002
d	Fisher Street/Chapel Street, Knaresborough	HBC/Private	Not Known
e	East of Market Place, Ripon	HBC/Private	2000/2001
f	West of Market Place, Ripon	HBC/Private	Not Known
T11	Park & Ride		
a	Railway Road/Wetherby Road (A661), Harrogate	HBC	2001/2 - 2002/3
b	City Centre Link Road, Ripon	HBC/ NYCC	Not Known
T12	Coach Parking		
	East of Market Place, Ripon	Private	2000/2001

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Local Plan Ref.	Proposal	Likely Implementing Body	Probable Start Date
T18 Railway Stations			
a	Bilton, Harrogate	HBC/NYCC/Railtrack	Not Known
b	Halfpenny Lane, Knaresborough	HBC/NYCC/Railtrack	Not Known
T19 Bus Stations			
	Harrogate	HBC/Private	Not Known
	Knaresborough	Private	2001
	Ripon	Private	2000
T23 Pedestrian Priority			
	Harrogate (Montpellier Street, James Street, Princes Street)	HBC	Not Known
	Knaresborough Market Place	HBC	2000-2002
	Ripon Market Place	NYCC	2001
TR5 New/Improved Conference/Exhibition Facilities			
	Harrogate International Centre Site, Kings Rd, Harrogate	Private	Not Known
CF1 New Primary Schools			
a	East of Home Farm, Kirby Hill	NYCC	Not Known
b	Ailey Hill, Ripon	NYCC	Not Known
c	New Road, Scotton	NYCC	Not Known
CF2 New Community Centres/Village Halls			
a	Knaresborough Road, Bishop Monkton	Private/PC	Not Known
b	Back Lane, Boroughbridge	Private/PC	Not Known
c	Barrowby Lane, Kirkby Overblow	PC	Not Known
d	Millfield Street, Pateley Bridge	PC/VS	2000
e	Berrygate Lane, Sharow	PC	Not Known
f	Tockwith Lane, Tockwith	PC/Private	Not Known
CF3 New Public Toilets			
a	Pier Head, West Park, Harrogate	HBC	Not Known
b	Royal Baths, Montpellier Road, Harrogate	Private	Not Known
c	Station Parade, Harrogate	Private	Not Known
d	Bus Station, Fisher Street, Knaresborough	Private	2000
e	Low Bridge, Knaresborough	HBC	Not Known
f	East of Market Place, Ripon	Private	2000
g	West of Market Place, Ripon	Private	2002
CF4 New Public Library			
	East of Market Place, Ripon	NYCC	2000
CF5 Cemetery Extensions			
a	Wetherby Road, Knaresborough	HBC	Not Known
b	Kirkby Road, Ripon	HBC	Not Known

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