

# PLAN THE FUTURE WITH US



The Council is drawing up a new framework to guide future growth and development in the District up to 2021. We need to plan for where people will live, work, play and how they'll get around.

We'd like to know what local residents think, so:  
**HAVE YOUR SAY ON:**



A planning strategy for our District (Pages 2-8)

Potential sites near you for new homes or business use (Page 9)

Better sports facilities in the Claro Road/Kingsley Drive area of Harrogate (Page 10)



A copy of this newspaper is being delivered to every household in Harrogate District.

People with land and property in and adjacent to the District's towns and villages: Page 9 of this newspaper may be of particular relevance.



Courtesy of North Yorkshire Sport



*Harrogate*  
BOROUGH COUNCIL

Tim Richards Dip T&RP, MRTPI,  
Head of Planning Services  
PLANNING DIVISION  
[www.harrogate.gov.uk/planning](http://www.harrogate.gov.uk/planning)

## FIND OUT MORE...

- Come to an Exhibition and Public Meeting (details on pages 10 & 12);
- Read the 'Core Strategy Preferred Options Consultation Report - Technical document', available from 9 June on our website at: [www.harrogate.gov.uk/localdevelopmentframework](http://www.harrogate.gov.uk/localdevelopmentframework) Read a hard copy at the Council Offices in Harrogate, Knaresborough and Ripon or any library in the District. Get a printed copy from: The Dept of Development Services, Knapping Mount, West Grove Road, Harrogate. HG1 2AE, telephone Julia Lamb on (01423) 556586 or email: [ldf@harrogate.gov.uk](mailto:ldf@harrogate.gov.uk)

Send your comments to Harrogate Borough Council by 21 July 2006.

Having read those parts of this newspaper of interest to you,  
**Have your say, and**

- Answer some or all of the tick box questions at the back of this newspaper, and
- Tear off the back page and send it in an envelope to:

**FREEPOST HG111, Department of Development Services, Harrogate Borough Council,  
West Grove Road, Harrogate HG1 2ZR. (you don't need a stamp)**

**Every single response helps the Council gauge local opinion**

**Find out more by reading the following reports:**

- **Core Strategy Preferred Options Consultation.**
- **Site Options for Future Homes and Jobs.**
- **Community Sport in the Claro Road/Kingsley Drive area, Harrogate.**

**These are available for viewing from 9 June at:**

- **[www.harrogate.gov.uk/planning/localdevelopmentframework](http://www.harrogate.gov.uk/planning/localdevelopmentframework)**
- **the Council's main offices and**
- **all the District's libraries.**

**A form is enclosed with this newspaper for you to make more detailed comments and send them to us via the same 'Freepost' address.**

**More forms are available from the addresses above or please contact Julia Lamb, telephone (01423) 556586.**

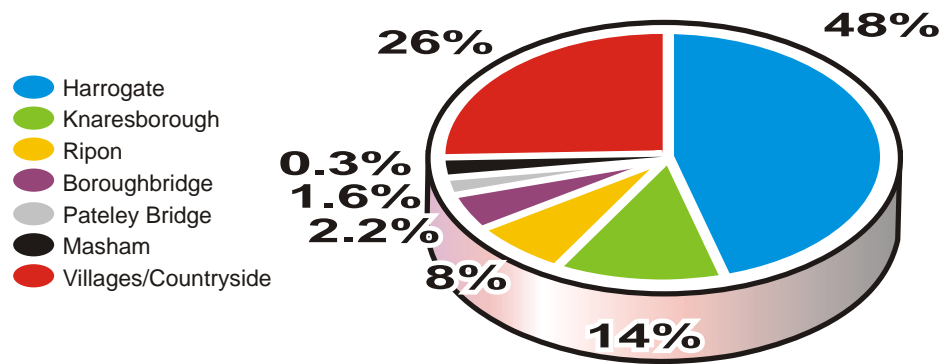
## Settlement Growth



### *The Housing "Cake"*

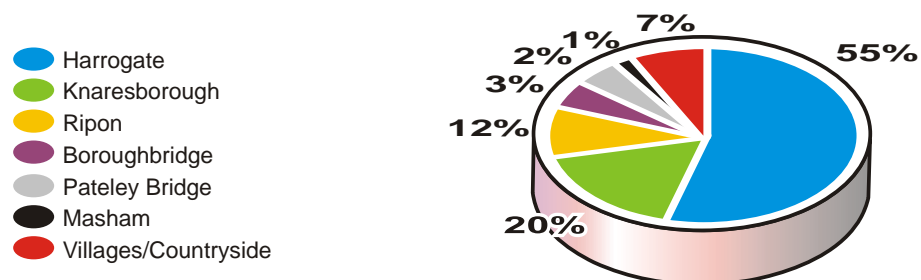
- Land is needed for about 400 dwellings to be built each year up to 2021.
- This is much less than the average yearly figure over the past 10 years (577 dwellings per year)
- Where should these houses be built?

The preferred option on where these houses should be built is to 'match growth with housing need', meaning:



- ✓ the number of new dwellings would be spread across the District on the basis of the need for affordable housing for local people;
- ✓ about 70% of the District's housing requirement would be found in Harrogate, Knarborough and Ripon;
- ✓ about 30% of the housing requirement would be found in Boroughbridge, Masham, Pateley Bridge and selected villages;
- ✓ each part of the District could make a proportionately equal contribution to its local affordable housing needs.

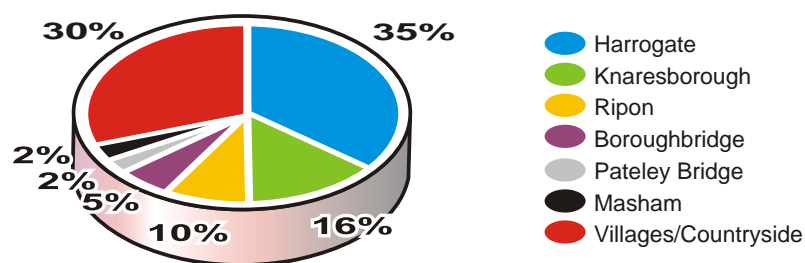
An alternative option is to build more houses in the larger towns



Compared with the preferred option, this would result in more houses, particularly, in Harrogate, Knarborough and Ripon, and:

- give more new households better access to public transport, footpaths and cycleways;
- enable the District's main urban areas to contribute better to their local housing need;
- reduce the contribution rural areas could make to their affordable housing needs.

Another option is to build more houses in the market towns and rural areas



This option, in comparison with the preferred option, would:

- provide more housing in the District's market towns and rural areas to maximise benefits to the rural economy.
- probably result in more travel by car
- allow the market towns and rural areas to contribute more to their local housing needs
- reduce the contribution Harrogate town could make to meeting its own affordable housing needs.

## Housing in Villages

The housing to be built in the District's villages up to 2021 will be:

- at a lower rate than the last 15 years;
- more focussed on providing for local needs.

The preferred option is to provide for some new homes in 44 of the District's 120 villages, generally through:

- ✓ making the most of land and buildings within villages without harming their character and amenity;
- ✓ minor rounding off/extensions of the existing built up area; and
- ✓ allocating land for small scale 100% affordable housing (up to 12 dwellings) for local people on sites within and adjacent to these villages.

Those villages where the policy will be applied are:

### Group B

<i>Birstwith</i>	<i>Burton Leonard</i>	<i>Follifoot</i>
<i>Green Hammerton</i>	<i>Killinghall</i>	<i>Kirk Hammerton</i>
<i>Kirkby Malzeard</i>	<i>Pannal</i>	<i>Ripley</i>
<i>Summerbridge</i>	<i>Tockwith</i>	

### Group C

<i>Aldbrough</i>	<i>Arkendale</i>	<i>Dacre</i>
<i>Copt Hewick</i>	<i>Dacre Banks</i>	<i>Darley</i>
<i>Dishforth</i>	<i>Glasshouses</i>	<i>Goldsborough</i>
<i>Grantley</i>	<i>Grewelthorpe</i>	<i>Kirk Deighton</i>
<i>Kirby Hill</i>	<i>Little Ouseburn</i>	<i>Long Marston</i>
<i>Melmerby</i>	<i>Middlesmoor</i>	<i>Minskip</i>
<i>North Stainley</i>	<i>Rainton</i>	<i>Ramsgill</i>
<i>Roecliffe</i>	<i>Scotton</i>	<i>Sharow</i>
<i>Staveley</i>	<i>Whixley</i>	<i>Bishop Monkton</i>
<i>Great Ouseburn</i>	<i>Hampsthwaite</i>	<i>Markington</i>
<i>Marton C Grafton</i>	<i>Skelton On Ure</i>	<i>Spofforth</i>

Group B villages have very good access to jobs, shops and services and the Council will discuss with these communities the potential for allocating land for new small scale housing and employment use, including 100% affordable housing for local people.

Group C villages have reasonably good access to jobs shops and services, and apart from allocations for 100% affordable housing, new housing will come forward through other planning permissions (windfall housing) within the main built up area.

With the help of these local communities, the Council wish to review the boundary (development limits) within which new housing in these villages may be acceptable. (see page 9)

The housing requirement and preferred distribution of the housing 'cake' (pages 2 & 3) suggests that sufficient housing can be found without the need for many, if any, significant changes to these development limits.

Within, or adjacent to, the District's other villages exceptionally very small scale new build affordable housing for local needs will be allowed. Otherwise only conversions of existing buildings would be allowed as indicated below.

Alternative options are to:

- increase or reduce the number of villages where the above policy would apply.

**?** Do you agree with the preferred options on this page? Please answer the tick box questions on the back pages.

Find out more about these and other options on:  
[www.harrogate.gov.uk/localdevelopmentframework](http://www.harrogate.gov.uk/localdevelopmentframework)





## Re-use of existing rural buildings

Reusing existing rural buildings provides new homes and businesses for the District and can give buildings a new lease of life. These buildings often are in relatively remote locations.

### The preferred option is:

- ✓ to continue to permit the re-use of rural buildings for market housing, but only where they provide social, environmental and economic benefits. e.g. affordable housing, visual improvements/improvements to biodiversity and places for businesses to flourish.

### Alternative options include:

- allowing re-use only for homes for local people or business use;
- allowing re-use only where buildings are accessible to public transport or close to jobs, shops and services; or
- allowing re-use for market housing and affordable housing.

## Urban extensions (Harrogate & Knaresborough)

Before the end of the plan period (2021) there may be a need for the built up area of both Harrogate and Knaresborough to be extended.

The role of this planning strategy is to determine, if necessary, broad locations where any larger scale urban extensions are to be built.

Three broad locations for larger scale development were put forward at last year's consultation. They were (see map):

- Harrogate NW
- Harrogate NE, and
- Knaresborough East

### The preferred options are:

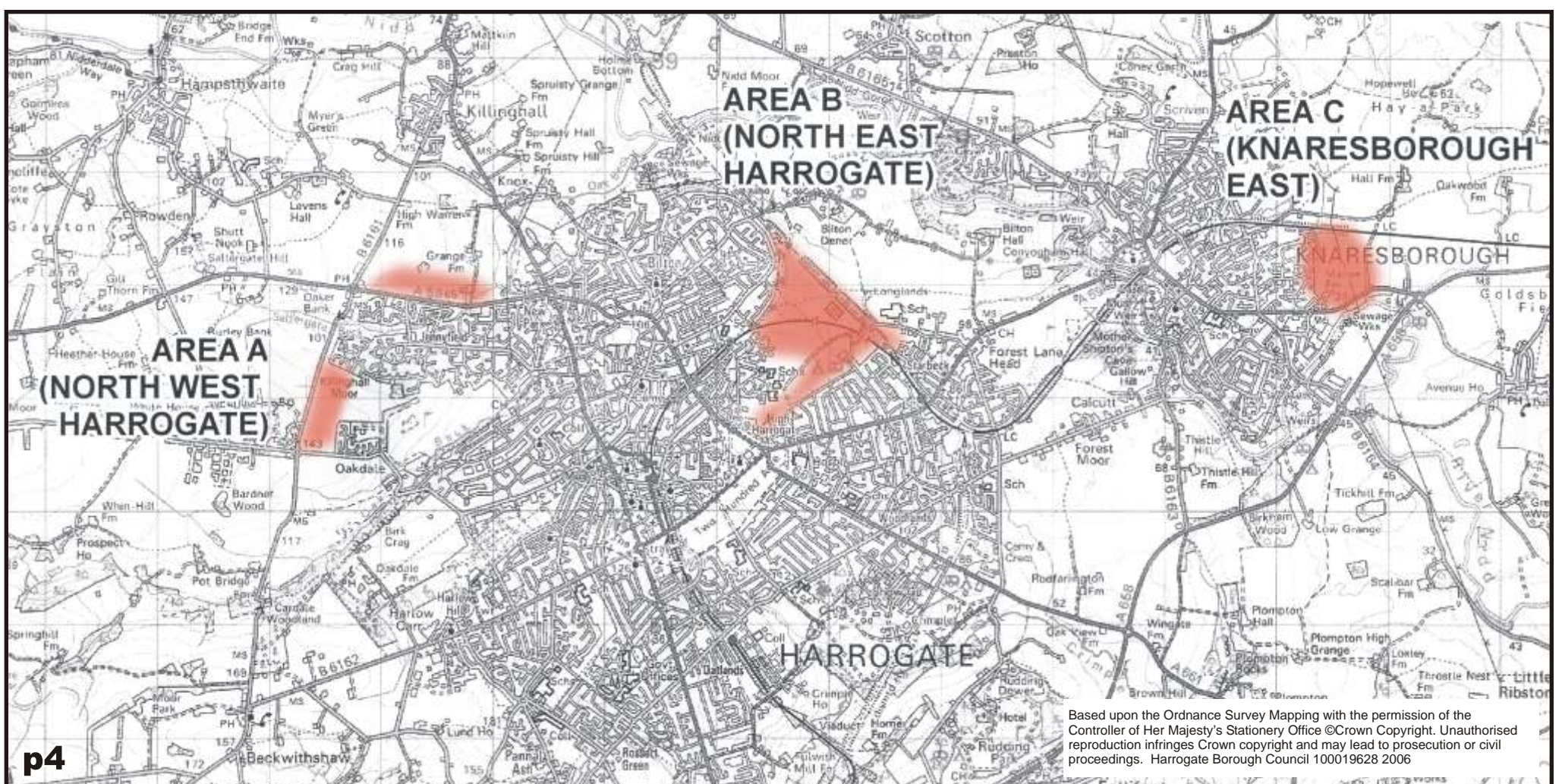
- ✓ not to pursue an urban extension at area B (NE Harrogate) - it is reliant upon a major road scheme which is unlikely to come forward before 2021.
- ✓ to keep the need for other urban extensions to both towns in the latter part of the plan period under review.

### Alternative options include:

- further consideration of Harrogate NE as a potential location for an urban extension;
- deciding in the Core Strategy where, in broad terms, larger scale urban extensions should be built around Harrogate and Knaresborough.

**?** Do you agree with the preferred options on this page?  
Please answer the tick box questions on the back pages.

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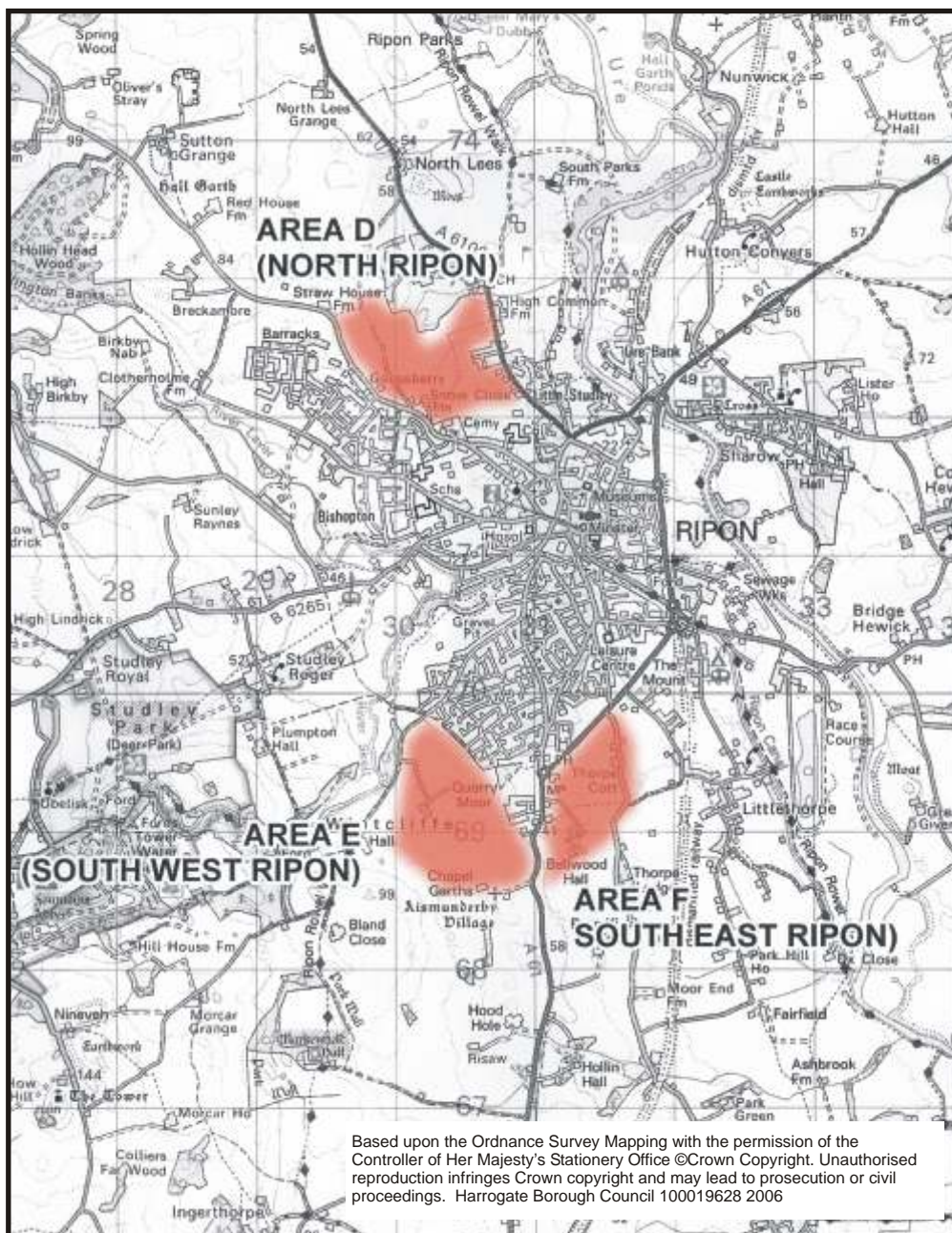
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## Urban extensions (Ripon)

Three broad locations for larger scale urban extensions were put forward for consultation last year. They were (see map):

- N of Ripon, ● SE of Ripon, and ● SW of Ripon.



### The preferred option is:

- ✓ not to pursue any of these options (*They are not required to meet with Government policy, nor the preferred option for settlement growth*).

### Other options include:

- refer to urban extensions in Ripon being kept under review;
- refer, in broad terms, to locations where urban extensions are appropriate.

## When & where should housing be built?

Important factors to consider in deciding an approach to releasing land for new housing include:

- the approach to sharing out the housing cake (see page 3);
- protection of the District's high quality environment;
- regeneration of market town economies;
- coordination with measures to reduce traffic congestion;
- the buoyant housing market; and
- the need to build 400 dwellings a year.

### The preferred option for the release of housing land in the first 5 years of the plan is to:

- ✓ make the most of existing and new planning permissions coming forward on previously developed land within the built-up areas of:
  - Harrogate, Knaresborough, Ripon, Boroughbrige, Masham and Pateley Bridge and
  - the 44 villages identified on page 3.
- ✓ and to bring forward:
  - priority 'regeneration' sites allocated for housing on previously developed land in all the above towns, and
  - allocated land for 100% affordable housing in the small market towns and selected villages.

After this, the Council would:

- ✓ encourage, as necessary, the release of housing on previously developed land through allocations and planning permissions generally, and
- ✓ if needed, release greenfield land around Harrogate and Knaresborough.

### Alternative options include:

- giving priority to housing allocations which provides the most affordable housing;
- giving priority solely to housing allocations in the District's market towns to benefit their economy.

**?** Do you agree with the preferred options on this page? Please answer the tick box questions on the back pages.

Find out more about these and other options on: [www.harrogate.gov.uk/localdevelopmentframework](http://www.harrogate.gov.uk/localdevelopmentframework)



# Homes for Local People



courtesy of Development Team

The District's residents and community organisations have identified the building of more homes for local people at affordable prices for rent and sale as a key issue for this strategy to address.

## *The usual way to build homes for local people*

Through government policy, the majority of this type of housing is built as part of private housing schemes.

### The preferred options here are for:

- ✓ private housing developments of two or more dwellings to provide, on site, half the total number of houses as affordable houses (a 50% negotiating target);
- ✓ developers of all single dwelling proposals to make a financial contribution towards affordable homes elsewhere in the locality.

### Alternative options include:

- to set a site size threshold higher than two dwellings for on site provision;
- to choose a different negotiating target for affordable housing;
- not to negotiate a financial contribution on single dwelling proposals.

## *Other ways of building homes for local people*

### The preferred options are:

- ✓ to identify land in and adjacent to Boroughbridge, Masham, Pateley Bridge and Group B & C villages (see page 3) where only small scale rural affordable housing can be built (up to 12 dwellings);
- ✓ exceptionally, to allow very limited new build affordable homes for local people adjacent to rural building conversions, and within villages other than those listed on page 3.
- ✓ restricting re-use of farm workers' dwellings and holiday homes for local people;

### Other options include:

- allowing affordable housing on business sites;
- restricting market houses in rural areas to locals only.

# Jobs & Business

## *Protection of existing business land*

### The preferred options are to:

- ✓ protect the best business sites against any loss to other uses;
- ✓ protect other business land taking into account whether:
  - there is a sufficient supply of lower grade land in the area;
  - the site can continue to operate as a viable concern;
  - there are any businesses interested in moving to the site;
  - the business use on the site can be satisfactorily controlled to avoid being a nuisance to neighbours.

### An alternative option would be to continue with:

- a more strict policy of protecting the loss of existing business sites to other uses.

## *Allocation of new land for business*

### The preferred option is to:

- ✓ identify a need for new business land adjacent to the built-up areas of Harrogate, Knaresborough and Boroughbridge.

### Another option is to:

- not identify a need for this type of new business land in these settlements.



**?** Do you agree with the preferred options on this page? Please answer the tick box questions at the back of this newspaper.

To find out about all the options visit our website at: [www.harrogate.gov.uk/localdevelopmentframework](http://www.harrogate.gov.uk/localdevelopmentframework)



# Key aspects of the local economy

## The preferred options are to:

- ✓ maintain and enhance conference, business and holiday tourism;
- ✓ develop the potential of Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge as 'rural capitals/service centres';
- ✓ support the potential of the digital and food industries;
- ✓ secure benefits arising from the Leeds/Bradford economies.

## The alternative options are:

- not to promote one or more of the above economic themes;
- to promote other economic themes as a higher priority.



# Retailing & Harrogate town centre

## The preferred options are to:

- ✓ make the most of all potential retail opportunities in Harrogate town centre to maintain its role as a sub-regional shopping centre;
- ✓ maintain and enhance the vitality and viability of all the town and local shopping centres in the District.

## Alternative options include:

- not to enhance shopping in Harrogate Town Centre;
- not to maintain and enhance one or more of the District's town and local shopping centres.

For the following topics "Travel, Environment, Residents and Communities" only the *preferred options* are summarised. These tend not to have been chosen in the same way as the others in this newspaper. If you wish to see the background to how they have been identified, please read the main consultation report on: [www.harrogate.gov.uk/localdevelopmentframework](http://www.harrogate.gov.uk/localdevelopmentframework), or at your local library or the main Council offices.

# Travel



# Infrastructure and Management


## The preferred options are to:

- ✓ work with North Yorkshire County Council to implement a package of measures to reduce traffic congestion;
- ✓ give priority to implementing these measures in Harrogate and Knaresborough.
- ✓ urge the County Council to continue to protect the routes for the construction of the Harrogate & Knaresborough Northern Relief Road and the Killinghall Bypass.

# Accessibility

## The preferred options are to:

- ✓ improve the sustainability and accessibility of development proposals by:
  - ensuring travel plans are prepared and implemented;
  - locating most new rural housing in settlements served by a good bus or rail service and where pedestrian access to jobs and services is available;
  - locating new housing in the District's towns based on easy access to:
    - a good bus or rail service
    - primary schools
    - a range of employment
    - doctors' surgeries
    - a food supermarket or local shopping centre, and
    - cycle networks where appropriate.

 Do you agree with the preferred options on this page? Please answer the tick box questions at the back of this newspaper.

To find out about all the options visit our website at: [www.harrogate.gov.uk/localdevelopmentframework](http://www.harrogate.gov.uk/localdevelopmentframework)



# Environment



## The preferred options are to:

- ✓ reduce greenhouse gas emissions through the location and design of development requiring planning permission;
- ✓ require larger scale development to provide a percentage of its energy supply from renewable sources;
- ✓ protect areas of flood risk from built development;
- ✓ require all developments to be designed to maximise opportunities for good waste management e.g. recycling;
- ✓ strictly control development in the countryside, but with exceptions for local need and of environmental benefit;
- ✓ make no changes to the District's Green Belt boundaries or policy;
- ✓ protect and enhance the existing built and natural heritage designations throughout the District;
- ✓ prepare a Local Landscape and Open Space Designation Development Plan Document and thereby review the boundaries of the following local plan designations:
  - Special Landscape Areas;
  - Green Wedges;
  - Amenity Open Spaces.
- ✓ encourage good, energy efficient design and design for safer places.



# Residents & Communities



## The preferred options are to:

- ✓ promote better sports facilities in the Claro Road area of Harrogate (see page 10),
- ✓ give special attention to meeting the needs of:
  - the young, especially in terms of housing, higher education/training, sport, leisure and entertainment,
  - the elderly, especially in terms of housing, health, leisure and recreation,
  - the rural population and those with poor mobility,
  - gypsies and travellers, especially in terms of site provision.
- ✓ reduce the fear of crime and incidence of anti-social behaviour, and
- ✓ maintain accessible community facilities and local services.

AONB



**?** Do you agree with the preferred options on this page? Please answer the tick box questions at the back of this newspaper.

To find out about all the options visit our website at: [www.harrogate.gov.uk/localdevelopmentframework](http://www.harrogate.gov.uk/localdevelopmentframework)



# Land near you for new homes or business use?



- About 400 new dwellings will need to be built in the District each year up to 2021;
- Some additional business premises in the District will help the local economy;
- A large number of sites have been suggested to us for development in the plan period (*at this stage they are just options which may or may not be acceptable for new development*).

## Residents & landowners in Boroughbridge, Masham, Pateley Bridge and selected villages (see list of villages on page 3)

- The Borough Council is working with the parish councils to review development limits, areas for protection and to identify small parcels of land which might be suitable for affordable housing for local people.
- If you can suggest land which may be suitable for this purpose, or wish to get involved in the work with parish councils, then:
  - ✓ contact your parish council for further details, and/or
  - ✓ respond directly to the Borough Council as part of this consultation.

### We want to know...



- What you think about these sites (see yellow box below)
- Whether you think there are others which the Council should consider

*(please note: many more sites have been suggested by landowners than the Council will need to grant planning permission for in the plan period.)*

Read about site options in your area from 9 June, on: [www.harrogate.gov.uk/localdevelopmentframework](http://www.harrogate.gov.uk/localdevelopmentframework) at your local library and the Council's main offices. Or you can ring Julia Lamb, telephone (01423) 556586.

Your comments on these site options and any other sites you wish to put forward should be with the Council by 4.30pm on 21 July 2006. You can either:

**write to: FREEPOST HG111,  
Department of Development Services,  
Harrogate Borough Council,  
West Grove Road,  
Harrogate HG1 2ZR.**

**or email: [ldf@harrogate.gov.uk](mailto:ldf@harrogate.gov.uk)**



# A Sporting Chance



photos courtesy of North Yorkshire Sport

There are a number of sporting facilities in the Claro Road/ Kingsley Drive area of Harrogate. These are:

- Harrogate Rugby Union Football Club
- Harrogate Hockey Club
- Harrogate High School (Sports College)

Harrogate Town Football Club, currently based at Wetherby Road, is interested in moving to this area. This area is also one of the options being considered by Harrogate Racquets Club, Harrogate Spa Lawn Tennis Club and Yorkshire Real Tennis Club for a multi-racquets sports facility

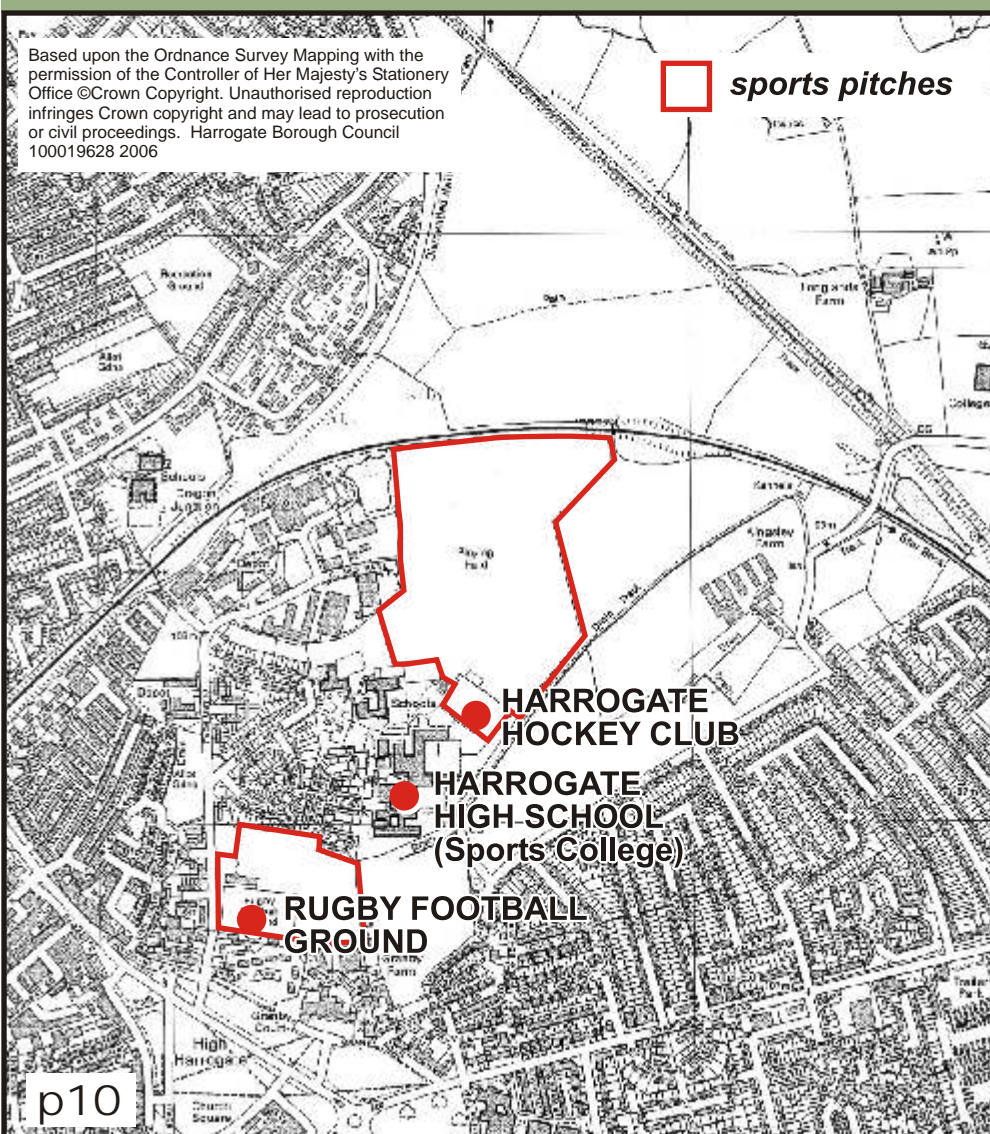
The potential of this area to extend and improve its sports facilities and provide a sporting centre of excellence is worthy of further investigation.

This map shows the sports facilities in the area.



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□ sports pitches



Are you interested in the future of this area? 

Then contact the Council by 21 July 2006 and you will be placed on our list of people to consult about its future.

Visit our website and respond to the Consultation Report.

email: [ldf@harrogate.gov.uk](mailto:ldf@harrogate.gov.uk)

write to: FREEPOST HG111,  
Department of Development Services,  
Harrogate Borough Council,  
West Grove Road,  
Harrogate HG1 2ZR.

Contact Julia Lamb, telephone: (01423) 556586.

Find out more

Come to a:

public workshop (5.00pm 'til 6.30pm) and  
public meeting (7.00 'til 9.00pm on Monday 19 June 2006  
at the Harrogate Hockey Club, Claro Road, Harrogate.