

HARROGATE DISTRICT CORE STRATEGY

SCHEDULE 1

CHANGES REQUIRED TO MAKE THIS DPD SOUND

| CHANGE REFERENCE | PARAGRAPH / POLICY | CHANGE | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|------------------|-------------|----------------------|--|--------|--|---------------|--------------------|----------|--------------|-----------------------|--|--|---------------------------|--|---------------------|--|---------|----------------------|--|--|----------------------|---|---------------|
| A | Paragraph 1.6 | After the first sentence of paragraph 1.6 insert a new sentence to read: <i>“To enable the continuous delivery of housing for at least 15 years from the anticipated date of adoption, 2008, housing provision will cover the period to 2023.”</i> | | | | | | | | | | | | | | | | | | | | | | | | |
| B | Paragraph 1.8 | Insert a new paragraph after this paragraph to read: <i>‘In line with government guidance the Core Strategy will be kept under review and its time horizon rolled forward in subsequent reviews of this document. In particular the Core Strategy will be reviewed to allow it to look ahead to the longer term time horizon of 2026 in the adopted Regional Spatial Strategy for Yorkshire and the Humber.’</i> | | | | | | | | | | | | | | | | | | | | | | | | |
| C | Paragraph 2.4 | Strategic Objective 3 delete ‘ <i>and notwithstanding objective 7</i> ’ Strategic Objective 6 delete ‘ <i>maximise</i> ’ and replace with ‘ <i>prioritise</i> ’ Strategic Objective 7 delete this objective | | | | | | | | | | | | | | | | | | | | | | | | |
| D | New paragraph between paragraphs 2.8 and 2.9 | Add a new paragraph after paragraph 2.8 to read: <i>‘The Core Strategy policies provide the spatial planning framework to deliver the strategic vision. The table below indicates how the various aspects of the Core Strategy vision will be delivered through the implementation of the Core Strategy policies.’</i> <table border="1" data-bbox="544 1093 1469 1904"> <thead> <tr> <th>Strategic Vision</th> <th>Core Policy</th> </tr> </thead> <tbody> <tr> <td colspan="2">District wide</td> </tr> <tr> <td>Social</td> <td>SG1, SG2, HLP3, HLP4, TRA1, TRA2, TRA3, C1, C2</td> </tr> <tr> <td>Environmental</td> <td>SG3, SG4, EQ1, EQ2</td> </tr> <tr> <td>Economic</td> <td>JB1-JB4, EQ1</td> </tr> <tr> <td colspan="2">Harrogate town</td> </tr> <tr> <td>Harrogate to be the focus for new housing and commercial development. Greenfield land extending the built up area of the town will be needed for some of this housing.</td> <td>SG1, SG2, JB3, TRA1, TRA3</td> </tr> <tr> <td>The town will expand its conference facilities, its town centre retail, office and residential offer, as well as its digital and food industries</td> <td>JB1, JB2, JB4, TRA3</td> </tr> <tr> <td>The town will provide significantly improved sports facilities and public open space</td> <td>EQ2, C1</td> </tr> <tr> <td colspan="2">Knaresborough</td> </tr> <tr> <td>The high level of need for affordable housing will be significantly reduced through the building of many new homes for local people. Greenfield land extending the town’s built up area will be needed</td> <td>SG1, SG2, TRA1, TRA2</td> </tr> <tr> <td>New housing and an increased population will support the town’s renaissance, and complement the development of St James Business Park and further employment land for the town.</td> <td>SG1, SG2, JB3</td> </tr> </tbody> </table> | Strategic Vision | Core Policy | District wide | | Social | SG1, SG2, HLP3, HLP4, TRA1, TRA2, TRA3, C1, C2 | Environmental | SG3, SG4, EQ1, EQ2 | Economic | JB1-JB4, EQ1 | Harrogate town | | Harrogate to be the focus for new housing and commercial development. Greenfield land extending the built up area of the town will be needed for some of this housing. | SG1, SG2, JB3, TRA1, TRA3 | The town will expand its conference facilities, its town centre retail, office and residential offer, as well as its digital and food industries | JB1, JB2, JB4, TRA3 | The town will provide significantly improved sports facilities and public open space | EQ2, C1 | Knaresborough | | The high level of need for affordable housing will be significantly reduced through the building of many new homes for local people. Greenfield land extending the town’s built up area will be needed | SG1, SG2, TRA1, TRA2 | New housing and an increased population will support the town’s renaissance, and complement the development of St James Business Park and further employment land for the town. | SG1, SG2, JB3 |
| Strategic Vision | Core Policy | | | | | | | | | | | | | | | | | | | | | | | | | |
| District wide | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Social | SG1, SG2, HLP3, HLP4, TRA1, TRA2, TRA3, C1, C2 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Environmental | SG3, SG4, EQ1, EQ2 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Economic | JB1-JB4, EQ1 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Harrogate town | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Harrogate to be the focus for new housing and commercial development. Greenfield land extending the built up area of the town will be needed for some of this housing. | SG1, SG2, JB3, TRA1, TRA3 | | | | | | | | | | | | | | | | | | | | | | | | | |
| The town will expand its conference facilities, its town centre retail, office and residential offer, as well as its digital and food industries | JB1, JB2, JB4, TRA3 | | | | | | | | | | | | | | | | | | | | | | | | | |
| The town will provide significantly improved sports facilities and public open space | EQ2, C1 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Knaresborough | | | | | | | | | | | | | | | | | | | | | | | | | | |
| The high level of need for affordable housing will be significantly reduced through the building of many new homes for local people. Greenfield land extending the town’s built up area will be needed | SG1, SG2, TRA1, TRA2 | | | | | | | | | | | | | | | | | | | | | | | | | |
| New housing and an increased population will support the town’s renaissance, and complement the development of St James Business Park and further employment land for the town. | SG1, SG2, JB3 | | | | | | | | | | | | | | | | | | | | | | | | | |

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| E | New paragraph between paragraphs 2.8 and 2.9 <i>(continued)</i> | Harrogate and Knaresborough | |
| | | Harrogate and Knaresborough will benefit from a significant improvement to their bus and rail services | TRA2, TRA3 |
| | | An integrated land use and transport plan will have implemented measures to minimise car usage and traffic congestion. | |
| | | Ripon | |
| | | Continued regeneration and redevelopment for housing of underused/vacant land meaning that little or no greenfield land will be required | SG1, SG2, JB1, JB3, TRA1 |
| | | Boost its service centre role and tourism industry through completion of the city centre revitalisation | JB1, JB4 |
| | | Improvements to cycling/pedestrian environment and bus services | TRA2, TRA3 |
| | | Boroughbridge | |
| | | Enhance its service centre role for surrounding area and provide more affordable homes for local people | SG1, SG2, JB1, JB4 |
| | | Better access to and recreation facilities within the nearby riverside and countryside | C1, EQ2 |
| | | Additional employment land provided | JB3 |
| | | Pateley Bridge and Masham | |
| | | Provide for their surrounding areas' service needs, making the most of underused land | JB4 |
| | | Provide homes for local people and any necessary community facilities | SG1, SG2, HLP3, C1 |
| | Villages and countryside | | |
| | Accommodate homes for local people at affordable prices, focussing on those settlements with the best range of services and facilities | SG1, SG2, SG3, HLP3, HLP4 | |
| | A more diversified rural economy and maintain the character of the countryside | SG3, JB1, EQ2 | |
| | After paragraph 2.9 | Insert new section after paragraph 2.9 entitled " <i>Core Strategy Linkages</i> " | |
| | After paragraph 2.9 | <p>After paragraph 2.9 under the new heading "<i>Core Strategy linkages</i>" insert the following:</p> <p><i>"The Yorkshire and Humberside Plan (The Regional Spatial Strategy – RSS) (sub title)</i></p> <p><i>The RSS uses a sub area approach as the basis for spatial planning across the region. This provides a framework for responding to the issues facing different parts of the region. Harrogate District forms part of four regional sub areas and these are shown on the Key Diagram. The key spatial policy elements relevant for the District for these sub-areas are summarised as follows:</i></p> | |

After paragraph 2.9 (continued)

Leeds City Region

- *Develop enhanced and complementary roles for the Sub Regional Cities and Towns and focus most development in these settlements*
- *Develop complementary conference roles for Harrogate and Leeds*
- *Strengthen the service centre roles of the Principal Towns by promoting development where necessary for regeneration or to provide more affordable housing*
- *Spread the benefits of the Leeds economy, particularly to the Sub Regional Cities and Towns and Principal Towns*
- *Improve public transport in the Leeds-Harrogate-York Corridors*
- *Implement stronger (transport) demand management in Leeds and Sub Regional Cities and Towns and in relation to the strategic road network*
- *Manage growth across the north of the city region with a greater emphasis on delivering affordable housing*
- *Managing the release of land for housing in a manner which will support interventions to address both fragile and failing housing markets and affordability*
- *Work with Sub Regional Housing Partnerships and the initiatives they are supporting including the Golden Triangle*
- *Protect and enhance the Nidderdale AONB*
- *Protect the integrity of internationally important biodiversity sites*
- *Enhance the historic value of the City Region's historic towns*

York

- *Spread the benefits of York's economic success to other parts of the sub area and ensure that all members of the community have access to employment opportunities*
- *Improve public transport links between Local Service Centres and other rural communities and York and the sub area's Principal Towns*
- *Outside York focus on meeting local housing needs and economic diversification*

Vale and Tees Links

- *Develop the complementary roles of Northallerton, Thirsk, Ripon and Richmond as Principal Towns to ensure their effectiveness and sustainability*
- *Diversify the sub area economy to lessen dependency on the agricultural sector and reduce out-commuting*
- *Improve the public transport connections between Principal Towns, smaller settlements and rural areas*
- *Protect and enhance the historic character of the sub area's Principal Towns, Local Service Centres and countryside*
- *Reduce the risk of flooding in settlements adjacent to the sub areas rivers and control development in 'at risk' areas*
- *Provide in Principal Towns and Local Service Centres an appropriate scale of housing and employment opportunities to meet local needs (focusing development in the principal towns)*
- *Ensure an appropriate level of housing provision within the sub area to support regeneration and growth in the Leeds and Tees Valley Regions and reduce long distance commuting*

After paragraph 2.9 (continued)

Remoter Rural

- Retain local services and maintain the role of Local Service Centres with an appropriate level of market and affordable housing and job opportunities
- Encourage creative, diverse and low impact enterprises which provide employment opportunities and contribute to meeting local needs
- Encourage economic diversification, including tourist-related development whilst not compromising the environmental, landscape and heritage interests of the sub area
- Protect and enhance the unique character, heritage and biodiversity of the sub area's natural and built environments
- Retain and improve public transport
- Encourage appropriate planting and management measures in the sub area to ameliorate downstream flood risk

This Core Strategy is in general conformity with the RSS.

Taken together, the Yorkshire and Humber Plan (RSS) and the DPDs in the Harrogate District LDF will form the main transport and land use provisions of the Development Plan for the District of Harrogate. They should be read in conjunction with each other. Appropriate cross references are made in the Core Strategy to relevant policies of the RSS.

North Yorkshire County Council is responsible for the production of the Minerals and Waste Development Framework, which also forms part of the development plan for this District.

The Community Plans (sub heading)

(See Appendix 2)

Realising the Potential: A Strategic Plan for Harrogate Borough Council 2005 – 2008 (sub heading)

'In developing the Core Strategy account has been taken of the Council's Strategic Plan "Realising the Potential": A Strategic Plan for Harrogate Borough Council 2005-2008. The Strategic Plan identifies seven Corporate Priorities:

- *Caring for the Environment - ensuring the enhancement and protection of the natural and built environment District-wide (Top corporate priority)*
- *Affordable Housing - ensuring people have access to housing opportunities throughout the District.*
- *Traffic and Transport - ensuring the provision of a transport network that will provide access to public transport in all areas and provide integrated facilities including car parks.*
- *Keeping the District Safe - ensuring communities across the District are safe and secure and that they feel safer.*
- *Supporting our Local Economy - ensuring a robust and varied economy that benefits local people and creates employment opportunities in rural areas and the market towns across the District.*
- *First Class Public Services - ensuring that the services delivered throughout the District meet the needs of customers, are accessible and of a high quality.*
- *Organisational Improvement – a commitment to invest in improving the organisation by being a good employer and building its organisational capacity to deliver first-class services and increase its service performance*

The Strategic Plan identifies the preparation of the LDF (and the implementation of its policies and proposals) as a strategic priority action to deliver these Corporate Priorities.

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| | <p>After paragraph 2.9 (continued)</p> | <p>Emerging Development Plan Documents (DPDs) (sub heading)</p> <p><i>The Core Strategy, the Regional Spatial Strategy, and the Minerals and Waste Core Strategy will together form the strategic framework of the Development Plan for Harrogate District. A number of other DPDs are in the process of being prepared and their purpose will be to deliver the strategic framework through the implementation of appropriate planning policies and proposals.</i></p> <p><i>The Site Allocations (Homes and Jobs) DPD will be prepared within the strategic framework provided by Policies SG1 to 5 of the Core Strategy which identifies broadly where and how much land should be allocated for new homes in those settlements in the District with the best access to jobs shops and services. The identification of specific sites within the Site Allocations (Homes and Jobs) DPD will be guided by Core Strategy Policies SG4, HLP3, TRA1, and EQ2; having regard to an assessment of their relative sustainability and other material considerations. The release and phasing of allocated housing land will also be determined in the Site Allocations (Homes and Jobs) DPD taking its lead from Policies SG1, SG4 and SG5. The framework for the provision of accommodation for gypsies and travellers through the allocation of land in this DPD is given in Policy C2.</i></p> <p><i>Core Strategy Policies SG4 and JB3 provide the main LDF strategic framework for the Site Allocations (Homes and Jobs) DPD to identify appropriate new land for employment in the District.</i></p> <p><i>The Core Strategy framework provided in Policies SG2 to 4, HLP4, JB1 to JB4, TRA2, EQ2, and C1 will guide the preparation of the Development Control Policies DPD.</i></p> <p><i>Core Strategy Policies SG4, JB1, JB2, JB4, TRA1 to TRA3, EQ1 and 2, and C1 provide the main LDF strategic framework for the preparation of the Harrogate and Knaresborough Area Plan DPD. This DPD will draw upon and develop these Core Strategy Policies and use the latest relevant evidence base available to:</i></p> <ul style="list-style-type: none"> ▪ <i>Ensure transport and other appropriate infrastructure, including public transport provision are integrated with the areas growth and development, with particular attention to any larger urban extensions requiring master planning.</i> ▪ <i>Allocate or safeguard land for</i> <ul style="list-style-type: none"> ○ <i>New retail development</i> ○ <i>Mixed use town centre developments</i> ○ <i>Conference centre expansion</i> ○ <i>A transport interchange at Station Parade, Harrogate</i> ○ <i>Other transport infrastructure, including town centre and out of town centre requirements e.g. park and ride provision, pedestrian priority areas</i> ○ <i>Local land use requirements such as open space and community facilities</i> ▪ <i>Make provision for environmental improvements throughout the two towns, but with particular emphasis on town and local shopping centres.</i> ▪ <i>Make provision for improvements transport modes particularly for walking, cycling and public transport</i> ▪ <i>Ensure the above measures and allocations are integrated with the policies and proposals of the North Yorkshire Local Transport Plan, the proposed District wide parking strategy and the strategies of neighbouring planning and transport authorities.</i> <p><i>All the above emerging DPDs are to be prepared by the Borough Council with its partners. In addition to the above, North Yorkshire County Council is preparing the Minerals and Waste Site Allocations DPDs.”</i></p> |
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| <p>F</p> | <p>Page 9</p> | <p>Add the following to the Key Diagram:</p> <ul style="list-style-type: none"> ▪ Symbol to represent Transport Interchange site at Station Parade, Harrogate ▪ Make reference to the names of all Group A and B settlements <p>Remove the following from the Key Diagram</p> <ul style="list-style-type: none"> ▪ Areas of Search for Growth |
| <p>G</p> | <p>Page 11</p> | <p>Core Strategy Objective 3 delete ‘and notwithstanding objective 7’</p> <p>Core Strategy Objective 6 delete ‘maximise’ and replace with ‘prioritise’</p> <p>Core Strategy Objective 7 delete the row containing this objective and the link to policy SG1</p> |

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| H | Policy SG1 | First sentence replace <i>“400 new homes per annum (gross annual average)”</i> with <i>“390 new homes per annum (net annual average)”</i> Add to end of second sentence <i>‘and that 70% of these new homes are in new buildings or conversions on previously developed land’</i> After <i>‘Smaller scale land releases focused around other settlements with the best access to jobs, shops and services’</i> add <i>‘ that are well related to the form, function and character of the settlement concerned’</i> |
| H1 | Policy SG1 | Second sentence insert <i>‘(as an interim target)’</i> after <i>‘it will seek to ensure that’</i> |
| H2 | Policy SG1 | Delete <i>‘Extensions to the existing built up areas of west Harrogate and east Knaresborough;’</i> and replace with <i>‘for Harrogate and Knaresborough extensions to the existing built up areas in the broad locations of west Harrogate and east Knaresborough and within smaller scale land releases in sustainable locations elsewhere around the built up areas of the two towns;’</i> |
| H | Paragraph 3.12 | Third sentence Replace <i>“The District’s housing requirement has not yet been approved in the RSS, but it is likely to be 400 dwellings per annum (gross)”</i> with <i>“The District’s housing requirement in the adopted RSS is 390 dwellings per annum (net)”</i> Add at end <i>‘A partial review of the RSS is now underway. Should this lead to significant changes in the housing requirement for this District a review of the development strategy in policy SG1 may be required.’</i> |
| H3 | Paragraph 3.12 | Sixth sentence Replace <i>‘H3’</i> with <i>‘H4’</i> Seventh sentence Replace <i>‘40%’</i> with <i>‘41%’</i> Delete <i>‘and is higher than the regional target of 33%’</i> and replace with <i>‘in line with the provisional estimate for North Yorkshire Districts’</i> |
| H | Paragraph 3.18 | Replace text from third sentence onwards with: <i>“In the absence of a local development document which includes firm proposals for, and release of, site allocations for housing, the Council has produced a housing trajectory which sets out in broad terms the anticipated delivery of housing in the 15 years after adoption of the Core Strategy (2023)”</i> . |
| H | Paragraph 3.19 | Replace text with: <i>“This illustrative housing trajectory has been derived from the information contained in the Council’s Draft Strategic Housing Land Availability Assessment (January 2008). It suggests that up to 2010 the delivery of housing will be about the level of the District’s annualised housing requirement of 390 dwellings. If windfalls on small sites and conversions occur at historic rates, this will be more than counterbalanced with a higher rate of development up to 2016. In order to avoid a significant over-supply of housing by 2023 and dependent upon the exact level of windfalls this could be followed by a period of house building below the annualised housing requirement. However, even with windfalls, there will still be a need for some house building on greenfield land.”</i> |
| I | Paragraph 3.20 | Delete last two sentences and replace with: <i>‘The study, entitled ‘Harrogate and Knaresborough Urban Extension Study Volume 1 (August 2007) and Volume 2 (June 2008) concludes that land to the West of Harrogate and the East of Knaresborough offers the potential to accommodate new housing sustainably. The broad extent of these Areas of Search is as follows: West of Harrogate – from Spruisty Hill in the A61 corridor to the north of the town westwards as far as the Beckwith area to the south of the B6162 East of Knaresborough – from the land to the east of the B6165 in the vicinity of Scriven eastwards to the land lying east of Birkham Wood to the south of the town. This does not preclude smaller-scale sustainable land releases elsewhere around the built-up areas of the two towns.’</i> |
| J | Policy SG2 | Group B settlements delete <i>Kirk Hammerton</i> and <i>Long Marston</i> ; add <i>Great Ouseburn</i> Group C settlements delete <i>Great Ouseburn</i> and <i>Nun Monkton</i> ; add <i>Kirk Hammerton</i> and <i>Long Marston</i> |
| K | Paragraph 3.22 | First sentence delete <i>‘emerging’</i> Replace <i>‘sub regional centre’</i> with <i>‘sub regional town’</i> ; <i>‘principal service centres’</i> with <i>‘principal towns’</i> . |
| K | Paragraph 3.23 | First sentence replace <i>‘policy YH8’</i> with <i>‘policy YH7’</i> |

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| L | Paragraph 3.25 | Replace third sentence with <i>“Development and infill limits will be drawn around all settlements identified in Policy SG2.”</i> Add to end of last sentence <i>“in accordance with PPG2: Green Belts”.</i> |
| | Paragraph 3.26 | Second sentence Replace reference to Harrogate town as a <i>“sub-regional centre”</i> with <i>“sub-regional town”</i> Third sentence Replace reference to Knaresborough and Ripon as <i>“Principal Service Centres”</i> with <i>“Principal Towns”</i> |
| | Paragraph 3.32 | Insert new section after Paragraph 3.32 before Policy SG3 to read: <i>“Delivering a sustainable pattern of development</i> <i>A sustainable pattern of development will be delivered by adopting the following approach to the allocation of land in the Site Allocations (Homes and Jobs) DPD:</i> <ul style="list-style-type: none"> ▪ <i>Sites providing a mix of open market and affordable housing will be allocated in Group A & B settlements. To focus housing growth in the District’s most ‘accessible’ settlements this will involve land releases outside the existing built up areas of many of these settlements in accordance with Policy SG1.</i> ▪ <i>In Group C settlements, only small scale rural exception sites (for 100% affordable housing) will be allocated in the Site Allocations (Homes and Jobs) DPD where appropriate.</i> ▪ <i>Some small scale rural exception sites will also be allocated on the edge of Group B settlements where appropriate.”</i> |
| M | Policy SG3 | Delete clause 2 and replace with <i>‘Rural building conversions where the building makes a positive contribution to the landscape character of the countryside preferably for economic development uses or affordable homes for local people rather than for market housing;’</i> Delete last paragraph and replace with <i>‘Affordable homes referred to in clause 1 of this policy may be allowed within the Green Belt in accordance with Planning Policy Guidance Note 2: Green Belts or any subsequent revision of this national policy.’</i> |
| N | Paragraph 3.36 | Delete last sentence <i>‘The high level of need in the Green Belt justifies this approach. (See Chapter 4, Homes for Local People, Policies HLP3 and 4 for further details and evidence.)’</i> |
| N | Paragraph 3.37 | Delete 7 th sentence <i>‘The Council consider that,.....providing rural affordable housing. (See Policy HLP4).’</i> |
| O | Policy SG4 | Delete Clause 3 and replace with <i>‘ There should be no loss of greenfield land unless justified by national planning policy, the Regional Spatial Strategy, this Core Strategy or a policy or proposal within the Local Development Framework;’</i> |

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| P | Paragraph 3.47 | Replace third and fourth sentences with the following <i>“Specific sites for housing will be identified in the Site Allocations (Homes and Jobs) DPD.”</i> |
| | Paragraph 3.48 | Add at the end of this paragraph <i>“The five year supply of deliverable housing sites will be maintained through the publication of the Council’s Annual Monitoring Report and any necessary action to bring forward the release of additional housing on allocated sites or brownfield land identified within the annual update of the Strategic Housing Land Availability Assessment.”</i> |
| | Paragraph 3.49 | Delete paragraph 3.49 of explanation |
| R | Paragraph 4.2 | Add to the end of the second sentence <i>“and lack their own housing or live in unsuitable housing”</i> |

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| | Paragraph 4.5 | First sentence delete ' <i>housing allocation of 400 new dwellings (market and affordable) each year to 2021.</i> ' And replace with ' <i>annual average housing requirement of 390 new dwellings net (market and affordable) each year to 2023 and beyond.</i> ' Second sentence delete ' <i>allocation figure</i> ' and replace with ' <i>the RSS target</i> ' Third sentence delete ' <i>400 per year allocation</i> ' and replace with ' <i>390 annual average requirement</i> ' Delete the last two sentences |
| | Paragraph 4.6 | Insert new paragraph before paragraph 4.6 to read: <i>'The overall target for the provision of affordable housing is contained in policy SG1. It is consistent with the provisional target for North Yorkshire districts in RSS policy H4, which is supported by a regional housing market assessment. However, in line with the RSS it is an interim, indicative target pending completion of the SHMA and an economic viability assessment of affordable housing targets and thresholds. Until these assessments are completed the delivery of affordable housing to achieve the overall provisional target will be through the operation of saved Local Plan policy H5 and Core Strategy policies HLP3 and HLP4. The Draft Homes for Local People SPD provides further guidance to landowners, developers, applicants, agents and decision takers on how these policies should be applied to proposals for new residential development. The Development Control Policies DPD will set out detailed policies to guide and control development through the submission of planning applications.'</i> |
| | Paragraph 4.6 (R1) | Insert additional sentence at end of paragraph 4.6 to read: <i>"In addition, the Development Control Policies DPD and the Site Allocations (Homes and Jobs) DPD will benefit from the information provided by the SHMA. Where appropriate and based on the evidence provided in the SHMA, when allocating land for new homes this DPD will include details of the preferred mix and type of housing of housing in accordance with paragraphs 20 to 26 of PPS3. As well as planning for affordable housing, these DPDs will plan for the full range of market housing. This will include the provision of low cost market housing as appropriate following the results of the SHMA."</i> |
| R | Page 22 | Core Strategy Objective delete associated policies ' <i>HLP1, HLP2, HLP5</i> ' |
| S | Policy HLP1 | Delete Policy |
| | Paragraphs 4.8 to 4.18 | Delete these paragraphs |
| T | Policy HLP2 | Delete policy HLP2 |
| | Paragraphs 4.19 – 4.25 | Delete these paragraphs |
| U | Policy HLP4 | Delete " <i>for as long as the local need exists</i> " from the penultimate sentence of Policy HLP4 and replace with " <i>unless these restrictions are lifted, in which case any subsidy will be recycled for alternative affordable housing provision</i> " |
| V | Policy HLP5 | Delete policy HLP5 |
| | Paragraphs 4.37 to 4.39 | Delete these paragraphs |
| W | Paragraph 5.13 | After the 1 st sentence of paragraph 5.13 add: <i>'Whilst the general focus is towards Leeds given its proximity, opportunities to exploit links between Science City York and Harrogate cluster businesses is also encouraged'</i> Delete the last sentence of paragraph 5.13 and replace with: <i>'Whilst the importance of railway linked developments will be taken into account in the Site Allocations (Homes & Jobs) DPD, this will be set within the broad policy context of focusing office development, where possible, within the town centre, in line with policy JB4'.</i> |
| X | Policy JB3 | Add a footnote to policy JB3 to read: <i>'For the purposes of this policy, employment land is defined as land for industrial/business development and covers use classes B1a (offices), B1b (research & development), B1c (light industry), B2 (general industry) and B8 (storage & distribution)'</i> |

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| | Paragraph 5.20 | <p>Add new text after the 6th sentence of paragraph 5.20 to read: <i>'The approach to making provision for land and premises for office development is to focus this, where possible, within the town centre as set out in policy JB4 and in line with policies E2 and E3 of the RSS'</i></p> <p>Add at the end of paragraph 5.20 a new sentence to read: <i>'In making provision for land and premises for employment use, preference will be given to the use of brownfield land in line with policy SG4 and the sequential approach set out in policy YH8 of RSS'</i></p> |
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| X | Paragraphs 5.22 to 5.25 | <p>Replace paragraphs 5.22 to 5.25 with the following: <i>'Maintaining a Mix of Sites and Premises</i> <i>It is important for the local economy that a range of different sites and premises is provided to accommodate the full spectrum of user requirements. This includes ensuring that sites are available to meet the needs of small to medium sized enterprises.</i></p> <p><i>The approach to employment land protection will be based on the employment hierarchy as set out in the ELR. The ELR classified sites according to their importance and function in the employment hierarchy. The following categories were identified:</i></p> <ul style="list-style-type: none"> ▪ <i>Best Urban – Good quality sites suitable for local or incoming clients with a national/ regional choice of locations</i> ▪ <i>Good Urban – Good quality sites mainly suitable for locally based clients</i> ▪ <i>Other Urban – Sites which (could) perform a role for local clients</i> ▪ <i>Other Local – Moderate to poor quality site which may have potential for release to other forms of development subject to monitoring</i> <p><i>Best Urban and Good Urban sites represent the District's key employment sites and gradual erosion through encroachment of alternative uses will be resisted.</i></p> <p><i>Other Urban and Other Local sites also perform important functions in the local economy. The loss of Other Urban sites will generally be resisted. Other Local sites generally perform poorly under a qualitative assessment but can provide an important supply of lower grade employment land for the cheaper end of the market.</i></p> <p><i>Sites will be classified through the Development Control Policies DPD, together with criteria based policies for their protection.'</i></p> |
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| Y | Policy JB4 | <p>First sentence replace 'sub-regional centre' with 'sub-regional town'</p> <p>Insert additional bullet point for the town of Harrogate after 'expansion of its main shopping area' to read "additional food and particularly non food shopping floorspace"</p> <p>Second sentence replace 'local shopping centres' with 'district centres'</p> <p>Third and fourth sentence replace 'principal service centre' with 'principal town'</p> <p>Insert an additional sentence at the end of the policy to read, "proposals for retail and town centre development will also be assessed against national planning policy, PPS6 and policy E2 of the Regional Spatial Strategy."</p> |
| | Paragraph 5.27 | <p>Replace paragraph 5.27 with the following "The Harrogate District Retail Study 2004 and the Retail Study Review 2007 estimates how much shopping floorspace is needed in the District up to 2015."</p> |
| | Paragraph 5.28 | <p>Insert the following text into paragraph 5.28 after reference to York and Leeds. "...continued competition from higher order centres of York and Leeds. "This will be undertaken, firstly by maximizing the use of brownfield sites within the town centre, and then following the sequential test provided in PPS6. Land around the existing railway and bus stations, on Station Parade, offers a good brownfield location on which to provide additional retail development, particularly non food retailing. However opportunities for increases in retail floorspace are limited and a significant expansion of the town's existing shopping area will also be needed."</p> |
| | Paragraph 5.29 | <p>Replace first sentence of paragraph 5.29 with "The Retail Capacity Study 2004 and its Review in 2007 identified that there is capacity for additional food retail in the Harrogate/Knaresborough area in the period up to 2015."</p> |
| | Paragraph 5.30 | <p>Replace the second sentence of paragraph 5.30 with "To optimise the residential accommodation in the town centre a Strategic Housing Land Availability Assessment is being undertaken."</p> |

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| | Paragraph 5.31 | At the end of the 3 rd sentence add <i>“up to 2012. However, this assumes a constant market share which may well increase once this scheme has been developed out”</i> After the 3 rd sentence add a new sentence to read <i>“In qualitative terms there is some opportunity for further development East of Market Place including car parking and environmental improvements”</i> . |
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| | Paragraph 5.33 | Insert new paragraph 5.33 to read <i>“Policy JB4 is a strategic policy which sets out the broad approach to retail and town centre development. More detailed expression of this strategic approach will be implemented through policies set out in other DPDs such as the Site Allocations (Homes and Jobs) DPD, Development Control Policies DPD and the Harrogate and Knaresborough Area Plan DPD”</i> . |
| | Paragraph 5.34 | Insert new paragraph 5.34 to read <i>“JB4 has a close link with Policy C1. Policy C1 sets out the Council’s strategic policy on developer contributions for necessary infrastructure. These policies and Policy TRA3 seek to secure the implementation of environmental and transport initiatives to be coordinated with retail and town centre developments in the District.”</i> |
| Z | Policy TRA1 | Replace criterion b) and c) of Policy TRA1 with the following: <ul style="list-style-type: none"> b) applying the accessibility criteria set out in Appendix 8 in considering new housing development and applying RSS Policy T3 for non-residential development. c) requiring all developments which are likely to have significant transport implications to include a Transport Assessment. |
| | Paragraph 6.8 | Insert an additional sentence at the end of paragraph 6.8 to read: <i>“In relation to non-residential development it will be appropriate to undertake an assessment of accessibility in line with the requirements of the Regional Spatial Strategy as outlined in Policy T3.”</i> |
| | Paragraph 6.8 | Insert new paragraph following paragraph 6.8 to expand upon b) Accessibility Score as follows: <i>“The accessibility criteria will be used, together with many other factors to inform the Sustainability Appraisal of the Site Allocations (Homes and Jobs) DPD. The criteria included in Appendix 8 are used to obtain an accessibility score. Each criterion is given either a positive or negative score depending upon whether or not it meets the walking distance specified to a particular facility e.g. nearest primary school. Where sites have 3 or more positive scores (always including a positive score for proximity to the Key Bus and Rail Network) it is concluded that future residents would be able to easily access services and commute to work by non car modes of transport.”</i> |
| | Paragraph 6.9 | Replace first sentence of paragraph 6.9 with: <i>“Proposals for developments which are likely to have a significant transport impact will be required to include a Transport Assessment. This provides the opportunity to assess traffic generation, identify measures to reduce traffic congestion and improve accessibility, including the production of a travel plan. In addition the Transport Assessment/Travel Plan will identify developer contributions towards the provision of transportation infrastructure required in association with the development including provision for public transport, footpaths, cycling and highways works as outlined in Policy C1 Inclusive Communities, and the supporting explanation in paragraphs 8.19-8.21.”</i> Add the following text after the 3 rd sentence of paragraph 6.9: <i>“based upon the size or scale of the land use proposed and other factors such as the number of vehicle movements or the level of car parking proposed as part of the development.”</i> |
| AA | Policy TRA2 | Amend 1 st sentence of Policy TRA2 to read: <i>“Existing and new routes and sites of importance for transport Infrastructure will be safeguarded from development that would prejudice their transportation use within the Development Control Policies DPD and the Harrogate and Knaresborough Area Plan DPD and will be marked on the Proposals Map.”</i> |

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| | Paragraph 6.17 | Insert the following sentence after the 5 th sentence of paragraph 6.17: <i>“The provision of an interchange will also reinforce the role of Harrogate as a sub regional centre as outlined in Policy JB4.”</i> |
| BB | Policy TRA3 | Amend the second bullet point of Policy TRA3 criterion c) to read: <i>“sustainable means of access in rural areas in order to access services through Service Centre Transportation Strategies, and”</i> Replace the bullet points of Policy TRA3 criterion e) with the following: <ul style="list-style-type: none"> ▪ <i>the integration of transport infrastructure provision and areas for future growth and development, including public transport provision</i> ▪ <i>provision of a transport interchange at Station Parade, Harrogate</i> ▪ <i>other transport infrastructure, including town centre and out of town centre requirements e.g. park and ride provision, pedestrian priority measures</i> ▪ <i>improvements for walking, cycling and travel by public transport, including safety issues</i> |
| | Paragraph 6.19 | Add the following text to the end of paragraph 6.19: <i>“The Strategies are being prepared for the main towns and their rural hinterlands. Strategies for Ripon and Boroughbridge are underway and further strategies will be prepared within the current LTP period for Pateley Bridge and Masham. A Service Centre Transportation Strategy will also be prepared for Harrogate and Knaresborough in 2009/2010 and will involve a review of the Harrogate and Knaresborough Integrated Transport Study (HAKITS).”</i> |
| | Paragraph 6.22 | Add the following text to the beginning of paragraph 6.22: <i>“A number of studies are ongoing which look at ways of improving capacity and quality of public transport links in the District, in particular rail links to Leeds and York. The provision of new and additional carriages on the line together with associated station improvements have been undertaken. Longer term infrastructure improvements, particularly between Harrogate and York are expensive and will require funding to be identified.”</i> |
| | Paragraph 6.24 | Delete the last section of paragraph 6.24 from <i>“and should it be necessary to”</i> . |
| | Paragraph 6.25 | Delete the last part of paragraph 6.25 from <i>“The preparation of this plan is considered to be”</i> and replace with the following: <i>“This will form part of the evidence base for the Harrogate and Knaresborough Area DPD the content of which has already been outlined under Emerging Development Plan Documents at the end of Chapter 2.”</i> |
| CC | Policy EQ1 | Delete clause c) of policy EQ1 |
| CC | Paragraph 7.15 | Last sentence – delete <i>‘and in criterion c’</i> |
| CC | Paragraphs 7.28 and 7.29 | Delete heading <i>‘Substantial greenfield development’</i> Delete these paragraphs Replace with <i>‘On site renewable energy</i> <i>During preparation of the Core Strategy there was general public support for requiring a % of energy to be used in major new development to come from renewable sources of energy. In advance of a local target being set in the LDF, new developments of more than 10 dwelling or 1000m2 of non residential floor space should secure at least 10% of their energy from decentralised and renewable or low-carbon sources, unless, having regard to the type of development involved and its design, this is not feasible or viable, in accordance with RSS policy ENV5.’</i> |
| CC | Paragraph 7.30 | First sentence replace <i>‘15%’</i> with <i>‘10%’</i> |
| CC | Paragraph 7.31 | Delete this paragraph |
| DD | Policy EQ2 | Replace <i>“Where necessary local landscape designations will be identified:”</i> with <i>“Where criteria based planning policies cannot provide the necessary protection, local landscape designations will be identified:”</i> |

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| | Policy EQ2 | Remove the bullet point regarding Conservation Areas from the list of priority measures set out in Policy EQ2 and replace with the following wording: <i>“Carry out appraisals of the District’s Conservation Areas incorporating measures for the protection and enhancement of their special interest.”</i> |
| | Paragraph 7.37 | last line – before list of designations Replace <i>“They are.”</i> with <i>“These include.”</i> |
| | Paragraph 7.43 | Add at end <i>‘RSS policy YH9 also states that a strategic review of the West Yorkshire Green Belt may be required to deliver longer term housing growth in West Yorkshire.’</i> |
| | Paragraph 7.44 | After the first sentence insert the following wording <i>“RSS Policy YH8 sets out the importance of green infrastructure in maintaining the regions biodiversity, environmental quality and people’s well being”.</i> |
| | Paragraph 7.45 | Add after first sentence <i>‘The justification for retaining existing local landscape designations should be rigorously considered and any designations based on a formal and robust assessment of the qualities of the landscape concerned for example using tools such as a landscape character approach. This work will be taken forward in the Development Control Policies DPD.’</i> Delete last sentence of paragraph |
| | Paragraph 7.46 | Insert at the start of paragraph 7.46 <i>“Important open space within Group A, B and C settlement such as that for recreation and amenity will be identified and protected within the Development Control Policies DPD and marked on the Proposals Map”</i> |
| | Paragraph 7.46 | At the beginning of the second sentence of paragraph 7.46, replace <i>“This SPD will help secure...”</i> with <i>“Through developer contributions, this SPD will assist in the provision of new and enhancement of existing...”</i> |
| | Paragraph 7.51 | Replace the second sentence with the following: <i>“The Council’s Planning Division will work with local communities to review these areas through a series of Conservation Area Character Appraisals which aim to define and analyse the special interest which constitutes the character and appearance of a place.”</i> At the third sentence after <i>“will form”</i> insert <i>“an up to date”</i> |
| EE | Page 50 | Core Strategy Objective 21 Delete reference to policy C3 |

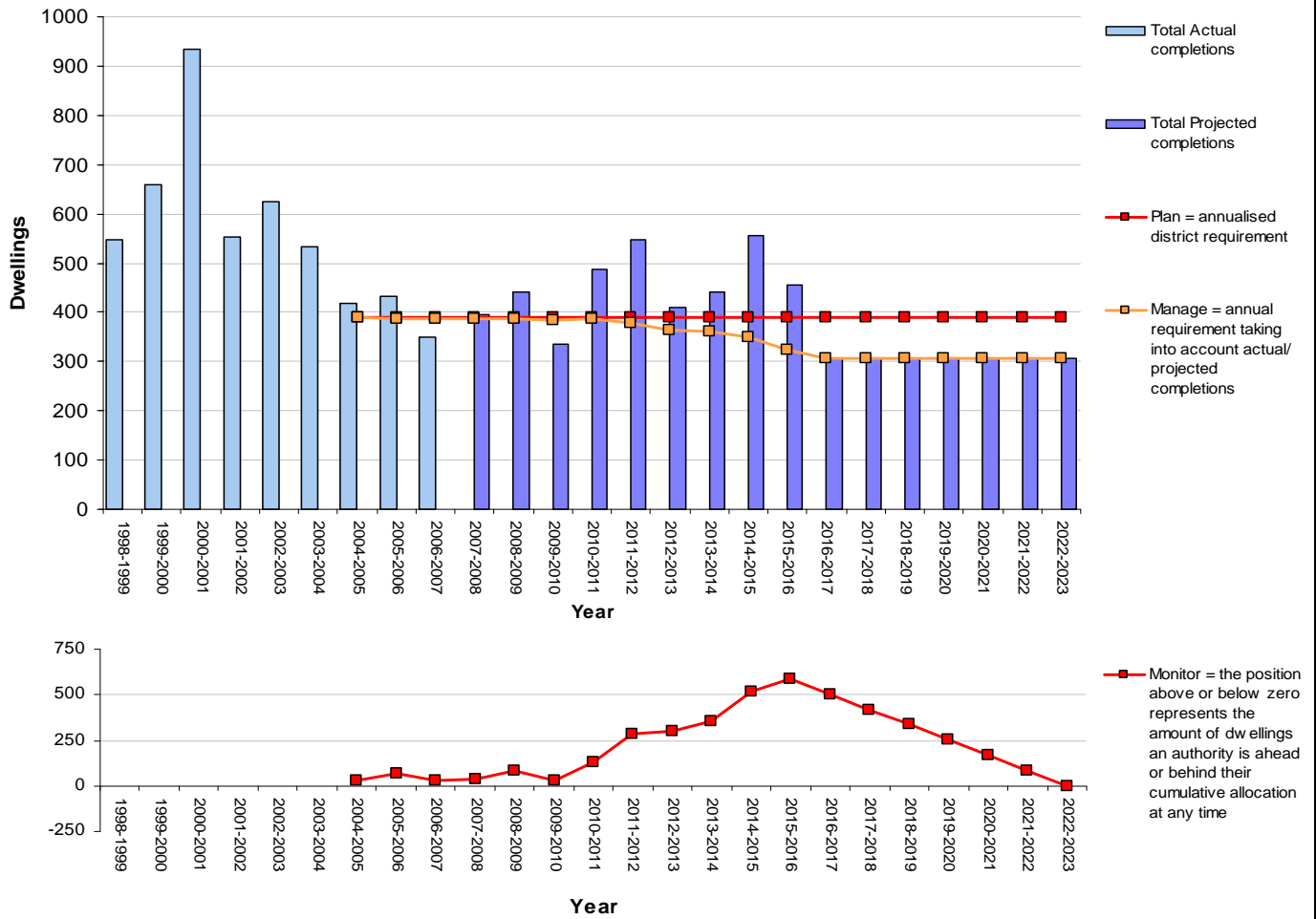
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| FF | Policy C1 | <p>Criterion b. Add the word “cultural” and delete the reference to policy C3 so that the criterion reads “<i>young people, especially in terms of affordable housing, higher education/training and sport, leisure, cultural and entertainment facilities</i>”</p> <p>Replace the bullet points under Policy C1 and the text above them with the following:</p> <p><i>“Wherever possible and viable, proposals for new development will be expected to contribute to achieving:</i></p> <ul style="list-style-type: none"> ▪ <i>A reduction in the fear of crime and incidence of anti-social behaviour</i> ▪ <i>A reduction in social inequalities and disadvantage</i> ▪ <i>The protection and enhancement of the supply of community facilities and local services.”</i> |
| | Paragraph 8.4 | <p>Third sentence</p> <p>Correct title of PPS1 to ‘<i>Delivering Sustainable Development</i>’</p> |
| | Paragraph 8.6 | <p>Replace paragraph 8.6 with the following:</p> <p><i>“In accordance with PPS1, criteria a) – d) of this policy identifies those groups within the District which have particular land use and design needs as highlighted in the Harrogate District Community Plan and other plans and strategies. Local evidence on the need for more affordable housing and more sports pitches has already been provided for this Core Strategy. Further local evidence on open market housing (e.g. for the elderly) will be forthcoming in the Council’s Strategic Housing Market Assessment and this will inform the allocation of land for new homes in the Site Allocations (Homes and Jobs) DPD and the Development Control Policies DPD.</i></p> <p><i>The Council seeks to provide for these needs through relevant Core Strategy policies e.g. Policies HLP3, HLP4 and C2; in other development plan documents and supplementary planning documents on planning obligations; in conjunction with other plans and strategies.</i></p> <p><i>The rest of the policy sets out the key expectations of the Council when planning applications are submitted in order to ensure the development of sustainable communities in the District. Design and Access Statements accompanying planning applications should seek to address the first two bullet points in this part of the policy. Other local development documents will provide operational details on how community facilities, including sport and recreation and local services will be protected and enhanced, and the necessary infrastructure secured when determining planning applications.”</i></p> |
| Paragraph 8.15 | <p>Add the following at the end of paragraph 8.15</p> <p><i>“Community facilities cover a wide range of services and facilities which are used by the community for health, sport and recreation, leisure, education, and religious purposes. Examples of local services include village shops and post offices.”</i></p> | |
| FF | Paragraph 8.21 | Delete ‘ <i>and subject to the introduction of the Government’s Planning Gain Supplement</i> ’ |

| GG | Policy C2 | <p>Replace sentence above bullet points to read:</p> <p><i>“Proposals for new sites or extensions to existing sites, whether land allocations in a DPD or planning applications responding to unexpected need, should:”</i></p> <p>Penultimate bullet point Replace <i>“avoid adverse impact on”</i> with <i>“not materially harm”</i></p> <p>Last bullet point Replace <i>“avoid harm to”</i> with <i>“not materially harm”</i></p> <p>Add additional sentence at end of policy to read:</p> <p><i>“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.”</i></p> | | | | | | | | | | | | | | |
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| | Paragraph 8.24 | Delete first sentence of paragraph 8.24. | | | | | | | | | | | | | | |
| HH | Policy C3 | Delete this policy | | | | | | | | | | | | | | |
| HH | Paragraphs 8.26 to 8.35 | Delete these paragraphs | | | | | | | | | | | | | | |
| II | Table 2: Core Strategy Performance Indicators | <p>Policy SG1 & 5</p> <p>First performance indicator target delete <i>‘400pa’</i> and replace with <i>‘390 net pa’</i></p> <p>Delete second performance indicator relating to small site new build brownfield windfalls and associated target and responsible agencies</p> | | | | | | | | | | | | | | |
| JJ | Table 2: Core Strategy Performance Indicators | <p>Policy SG3</p> <p>Delete this performance indicator and associated target and responsible agencies</p> | | | | | | | | | | | | | | |
| KK | Table 2: Core Strategy Performance Indicators | <p>Policy HLP1, 2, 4 & 5</p> <p>Replace with <i>‘Core Strategy Policies SG1, HLP3 and HLP4’</i></p> <p>Amend indicator to <i>‘Affordable housing completed through RSS policy H4, saved LP policy H5 and CS policies SG1, HLP3 and HLP4’</i></p> <p>At end of Target add <i>‘indicative, interim target in RSS’</i></p> | | | | | | | | | | | | | | |
| KK | Table 2: Core Strategy Performance Indicators | <p>Policies HLP1-5</p> <p>Replace with <i>‘Core Strategy Policies SG1, HLP3 & HLP 4’</i></p> <p>Delete <i>‘through Policies HLP1-5’</i> from the end of both targets and replace with <i>‘(derived from 2006 Housing Needs Assessment and to be updated when the HNA is reviewed)’</i></p> | | | | | | | | | | | | | | |
| LL | Table 2: Core Strategy Performance Indicators | <p>Add additional performance indicator and target for Policy TRA3, following the TRA2 indicator, to read:</p> <table border="1"> <thead> <tr> <th>Core Strategy Policy</th> <th>Core Strategy Objective</th> <th>Indicator (& type)</th> <th>Target</th> <th>Responsible Agencies</th> </tr> </thead> <tbody> <tr> <td>TRA3</td> <td>16</td> <td><i>Preparation of the Harrogate & Knaresborough Area Plan</i></td> <td><i>Adoption by 2013</i></td> <td><i>Harrogate Borough Council, North Yorkshire County Council, Leeds City Council, West Yorkshire Passenger Transport Executive, Transport Operators</i></td> </tr> </tbody> </table> | | | | | Core Strategy Policy | Core Strategy Objective | Indicator (& type) | Target | Responsible Agencies | TRA3 | 16 | <i>Preparation of the Harrogate & Knaresborough Area Plan</i> | <i>Adoption by 2013</i> | <i>Harrogate Borough Council, North Yorkshire County Council, Leeds City Council, West Yorkshire Passenger Transport Executive, Transport Operators</i> |
| | | Core Strategy Policy | Core Strategy Objective | Indicator (& type) | Target | Responsible Agencies | | | | | | | | | | |
| TRA3 | 16 | <i>Preparation of the Harrogate & Knaresborough Area Plan</i> | <i>Adoption by 2013</i> | <i>Harrogate Borough Council, North Yorkshire County Council, Leeds City Council, West Yorkshire Passenger Transport Executive, Transport Operators</i> | | | | | | | | | | | | |
| MM | Table 2: Core Strategy Performance Indicators | <p>Amend target for the second performance indicator for Policy JB4 to read:</p> <p><i>“Vacancy rate to be no higher than 7.0%”</i></p> | | | | | | | | | | | | | | |

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| NN | Table 2: Core Strategy Performance Indicators | Amend target for first performance indicator for Policy EQ1 to read: <i>'RSS total of 17mW installed renewable energy capacity by 2010 and 70mW by 2021'</i> | | | | |
| | OO Table 2: Core Strategy Performance Indicators | Amend the indicator, target and responsible agencies columns of the first performance indicator for Policy C1 to read: | | | | |
| | | Core Strategy Policy | Core Strategy Objective | Indicator (& type) | Target | Responsible Agencies |
| | | C1 | 20/22 | 1. <i>Geographic access to services by ward.</i> | <i>Avoid loss of services in all wards, with special attention given to those wards with the poorest access to services.</i> | <i>Primary Care Trust, Government, HBC / Development Control Process</i> |
| PP | Table 2: Core Strategy Performance Indicators | Delete policy C3, the indicator and associated target and responsible agencies | | | | |

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| QQ | Appendix 4 | Delete section entitled “Up date for examination” |
| | | Delete second paragraph under heading “Windfall Housing” |
| | | Delete section entitled “Conclusions/housing delivery” |
| | | Amend the housing trajectory in Figure 2, Appendix 4 as set out below: |

Figure 2: Housing Trajectory (illustrative only)



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| RR | Appendix 8 | <p>Accessibility Criteria 1 to 5 Remove all references to walking times/imperial distances in brackets. Insert an additional sentence at the end of Appendix 8:</p> <p><i>“In relation to non-residential development it will be appropriate to undertake an assessment of accessibility in line with the requirements of the Regional Spatial Strategy as outlined in Policy T3.”</i></p> |
| SS | Appendix 9 | <p>Column headed ‘Core Strategy Policies’: remove HLP1, HLP2, HLP5, C3 Column headed ‘Replaces Harrogate District Local Plan Policies’: delete references to H1, GB2, HX, H5, E4</p> |