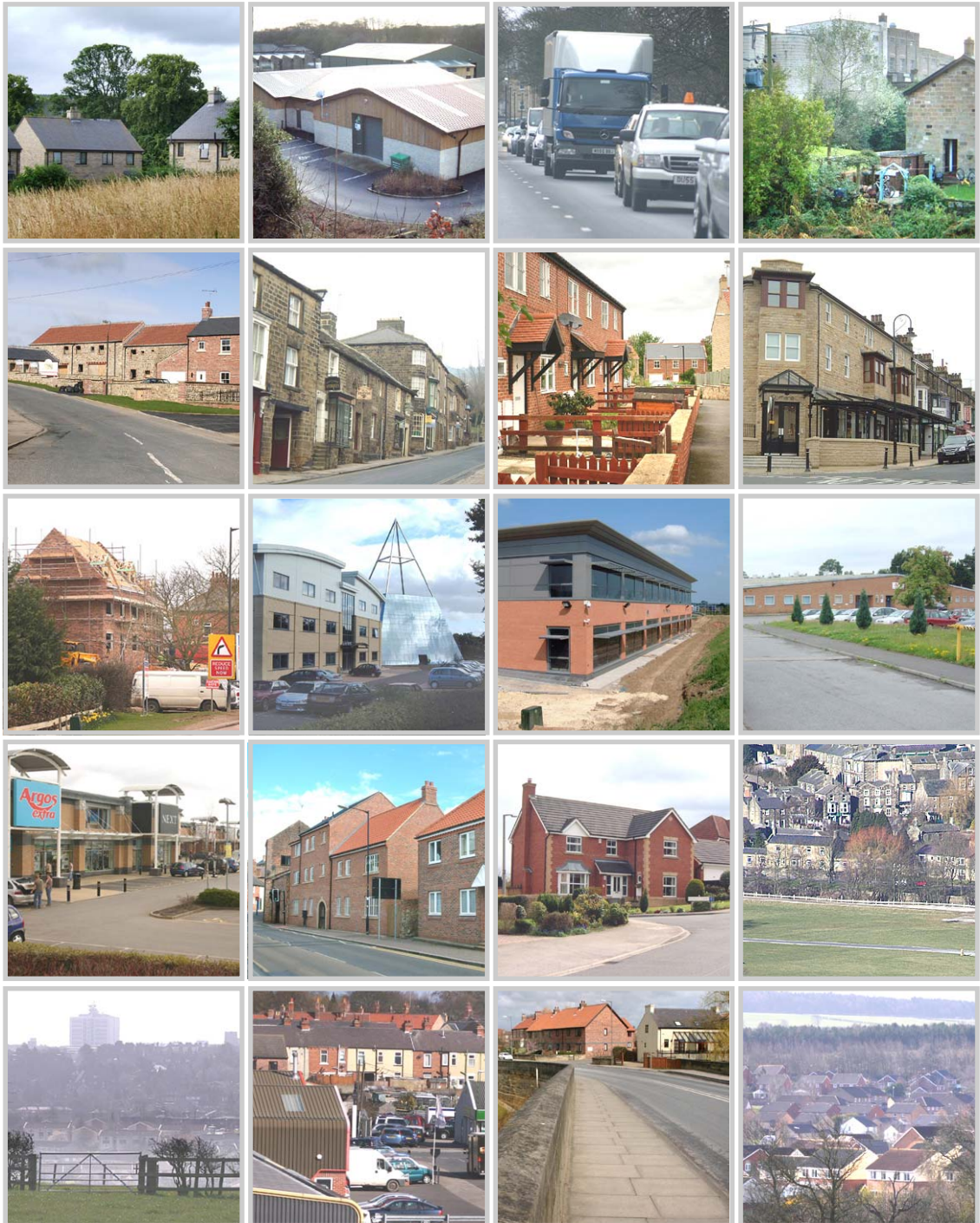


DEVELOPMENT CONTROL POLICIES

Issues & Options Consultation

Development Plan Document



20 July - 14 September 2007

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PLANNING DIVISION

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www.harrogate.gov.uk/planning

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BOROUGH COUNCIL

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Glossary of Terms

AMR	Annual Monitoring Report	Part of the Local Development Framework, the Annual Monitoring Report will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.
DPD	Development Plan Document	Spatial planning documents that are subject to independent examination and, together with the Regional Spatial Strategy, will form the development plan for a local authority area for the purposes of the Act. They can include a Core Strategy, Site Specific Allocations of Land, and Area Action Plans (where needed). Individual Development Plan Documents or parts of a document can be reviewed independently from other Development Plan Documents. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme.
LDF	Local Development Framework	The name for the portfolio of Local Development Documents. The LDF includes Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area.
LDD	Local Development Document	The collective term in the Act for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.
LDS	Local Development Scheme	Sets out the programme for preparing Local Development Documents. All authorities must submit a Scheme to the Secretary of State within six months of commencement of the Act and review the LDS on an annual basis.
PPG	Planning Policy Guidance	Government statements of national planning policy (being superseded by PPSs).
PPS	Planning Policy Statement	Government statements of national planning policy (being phased in to supersede PPGs).
RSS	Regional Spatial Strategy Statement	Sets out the region's policies in relation to the development and use of land and forms part of the development plan for local planning authorities. Planning Policy 11 'Regional Spatial Strategies' provides detailed guidance on the function and preparation of Regional Spatial Strategies.
SA	Sustainability Appraisal	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for Development Plan Documents and Supplementary Planning Documents.
SCI	Statement of Community Involvement	Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of Local Development Documents and development control decisions. The Statement of Community Involvement is not a Development Plan Document but is subject to independent examination.
SEA	Strategic Environmental Assessment	A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.
SPD	Supplementary Planning Document	Provides supplementary information in respect of the policies in the Development Plan Document. They do not form part of the Development Plan and are not subject to independent examination.

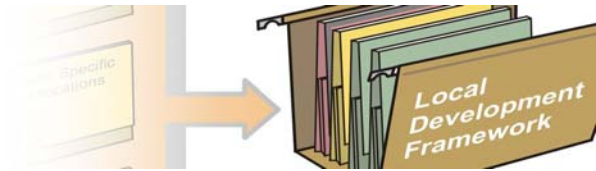
Contents

	<i>Page</i>
1. Introduction	1
2. Issues & Options Consultation	2
3. Scope of the Development Control Policies DPD	3
4. Settlement Growth	5
5. Homes for Local People	6
6. Jobs & Business	7
7. Travel	11
8. Environment & Quality of Life	12
9. Communities	16
10. What Next?	17
APPENDIX 1 Council Offices & Local Libraries	18
APPENDIX 2 Consultation Response Form	19
APPENDIX 3 Development & Infill Limits	21
APPENDIX 4 Consultation Maps	24
Table 1 List of candidate policy areas	4
Map 1 Best Employment Sites: Harrogate & Knaresborough	24
Map 2 Best Employment Sites: Cardale Park	25
Map 3 Best Employment Sites: Hornbeam Park	25
Map 4 Best Employment Sites: St. James' Park	26
Map 5 Best Employment Sites: Melmerby Industrial Estate	26
Map 6 Good Employment Sites: Harrogate & Knaresborough	27
Map 7 Good Employment Sites: Claro Park	28
Map 8 Good Employment Sites: Plumpton Park	28
Map 9 Good Employment Sites: Manse Lane Industrial Estate	29
Map 10 Good Employment Sites: Ripon	30
Map 11 Good Employment Sites: Masham	31
Map 12 Good Employment Sites: Boroughbridge	31
Map 13 Harrogate's shopping centre	32
Map 14 Ripon's shopping centre	33
Map 15 Knaresborough's shopping centre	34
Map 16 Boroughbridge's shopping centre	35
Map 17 Masham's shopping centre	36
Map 18 Pateley Bridge's shopping centre	37
Map 19 District centres in Harrogate	38
Map 20 Cold Bath Road shopping centre, Harrogate	39
Map 21 High Harrogate shopping centre, Harrogate	39
Map 22 Jennyfield shopping centre, Harrogate	40
Map 23 Kings Road shopping centre, Harrogate	40

continued overleaf

Map 24 Leeds Road shopping centre, Harrogate	41
Map 25 Starbeck shopping centre, Harrogate	41
Map 26 Primary and secondary shopping frontages of Harrogate	42
Map 27 Primary and secondary shopping frontages of Knaresborough	43
Map 28 Primary and secondary shopping frontages of Ripon	43
Map 29 Harrogate Conference Tourism Priority Area	44
Map 30 The Nidderdale Area of Outstanding Natural Beauty	45
Map 31 Special Landscape Areas, Harrogate and Knaresborough	46
Map 32 Special Landscape Areas, Ripon	46
Map 33 Green Wedges in Harrogate	47
Map 34 The West Yorkshire and York Green Belts	48
Map 35 Stray Frontage, Harrogate	49
Map 36 Local Nature Reserves, Harrogate	50
Map 37 Local Nature Reserves, Ripon	50

1 Introduction



- 1.1 The Harrogate District Local Development Framework (LDF) will replace the Harrogate District Local Plan (HDLP) and will guide and manage development and conservation up to 2021 and beyond. Unlike the HDLP the new Harrogate District LDF will not be a single large document. The LDF will be made up of several smaller documents including Development Plan Documents (DPDs) such as this one - the Development Control Policies DPD.
- 1.2 The lead DPD in the new LDF system is the Core Strategy. This sets out the vision, objectives and strategic policies for the spatial development of the District. The Core Strategy is drawn from, and supported by, other plans and strategies, taking its lead from the Regional Spatial Strategy (RSS). It contains policies which address those issues of particular significance for this District, concentrating on the following six themes: settlement growth, homes for local people, jobs and business, travel, environment and quality of life, and communities. All other DPDs produced as part of the LDF must conform with the Core Strategy.
- 1.3 The Core Strategy DPD is scheduled to be submitted to the Secretary of State in September 2007 and a six week consultation will be held from 7 September to the 19 October 2007.
- 1.4 Site specific proposals for development will be detailed in a number of site allocation DPDs including the Site Allocations (Homes & Jobs) DPD. This DPD will identify sites throughout the District to meet the identified need for new housing and employment land up to 2021.
- 1.5 The Development Control Policies DPD will contain detailed policies against which planning applications can be assessed. It will be set within the overall planning control provided by the Core Strategy and will define the circumstances in which planning permissions will, or will not, be granted. One important role of this DPD will be to identify those aspects of the local environment that need to be given special protection. The Development Control Policies DPD is being prepared in parallel with the Site Allocations (Homes & Jobs) DPD.
- 1.6 Harrogate Borough Council has prepared this Issues & Options Consultation to initiate discussion on the number and scope of policies to be included in this DPD. At this stage the policies and options are discussed in very general terms. They will become more focused, as the document is taken forward and subjected to further consultation.

2. Issues & Options Consultation



- 2.1 **Public consultation on this DPD is being held over an eight week period between Friday 20 July and Friday 14 September 2007.** There will be three public meetings to explain more about, and answer questions on, the preparation of the DPD. Meetings will be held on:
- Thursday 2 August 2007, Ripon Town Hall, Ripon at 6.30 pm
 - Tuesday 7 August 2007 Sun Pavilion, Cornwall Road, Harrogate at 6.30 pm
 - Wednesday 15 August 2007, Conyngnam Hall, Knaresborough at 6.30pm
- 2.2 **Please submit your written comments to the Council by 4.30pm on Friday 14 September using one of the following methods:**
- Electronically via
- www.harrogate.gov.uk/ldf using either the Council's 'public access' system, or the response form available for this consultation, or email ldf@harrogate.gov.uk
- By post to
- FREEPOST HARROGATE DISTRICT LDF
- 2.3 All consultation documents are available for inspection at Council offices across the District during normal office hours and at main libraries and mobile libraries within the District. A list of Council offices and local libraries can be found in Appendix C of the adopted SCI and Appendix 1 to this report. Copies of all documents and reports will also be available to view on the Council's website, along with electronic response forms at: www.harrogate.gov.uk/harrogate/ldf . Appendix 2 to this report contains a paper copy of the response form.
- 2.4 'Public Access for Planning' allows you to view relevant documents and submit your comments over the internet. A link to, and explanation of how to use, this system can be found on the above website.
- 2.5 In relation to the production of the Development Control Policies DPD, the Council will prepare and carry out a Sustainability Appraisal and Appropriate Assessment (AA), which under the new planning system are required to form an integral part of DPD preparation. The purpose of Sustainability Appraisal is to assess the social, environmental and economic effects of the options available to the Council and allow decisions to be made with the benefit of this important information. The purpose of Appropriate Assessment is to ensure the proposals in this DPD do not have an adverse impact on either Special Areas of Conservation (SACs) identified through the EC Habitats Directive or Special Protection Areas (SPAs) identified through the EC Birds Directive. The Sustainability Appraisal (Scoping Report) will accompany this report in the locations identified in paragraph 2.3.
- 2.6 Section 3 of this report provides the details of this Issues & Options Consultation. Paragraphs 3.1 to 3.2 identify the national advice that Local Planning Authorities (LPAs) should follow when producing their development control policies under the new LDF system. Table 1 (page 4) contains a list and brief explanation of the twelve 'candidate' policy areas that form the focus for this consultation. Paragraph 3.5 seeks initial representations concerning the overall suitability of these policies and whether there should be any additional policies. Sections 4 to 9 introduce the policy areas and possible options.

3. Scope of the Development Control Policies DPD



- 3.1 National planning guidance set out in Planning Policy Statement 12 (Local Development Frameworks) recommends the Development Control Policies DPD should contain a 'limited suite of policies which set out the criteria against which planning applications for the development and use of land and buildings will be considered'¹. Local Planning Authorities are urged to avoid producing a large number of use-related development control policies which can be repetitive and quickly become out-of-date. The focus, instead, should be on more general policies which apply specifically to this District and avoid repetition of policies in the Core Strategy and national and regional policy guidance.
- 3.2 Further advice from the Planning Officers Society (POS) recommends that development control policies are integrated and read as a whole to gain a greater appreciation on their effect on planning applications. LPAs are advised by the POS to cut the number of policies to 'an irreducible minimum'². Where possible, the POS recommends that policies are wide ranging generic policies that can replace several policies that cover a range of similar issues.
- 3.3 Once adopted this DPD will contain new policies to replace those in the HDLP. Where the Council wishes to maintain aspects of existing policies this will be reviewed in the preparation of this DPD and amalgamated within new development control policies. The LDF Proposals Map will show how these policies relate to areas of land in the District by defining their geographic location and extent.
- 3.4 A list of 'candidate' development control policy areas has been produced, taking account of the guidance outlined in paragraphs 3.1 to 3.2 of this report. These 'candidate' policy areas reflect the Council's current thinking on these issues of local significance which are not covered adequately by national or regional policy. The 'candidate' policy areas are listed in table 1 under the Core Strategy themes of settlement growth, homes for local people, jobs and business, travel, environment and quality of life and communities.

¹ PPS12 para 2.28

² Policies for Spatial Plans: a guide to writing the policy content of LDDs (July 2005)

Table 1. List of candidate policy areas

SETTLEMENT GROWTH

1. **Development limits**
Identifying development or infill limits around appropriate settlements in the District.
-

HOMES FOR LOCAL PEOPLE

2. **Housing type and mix**
Identifying guidelines on the appropriate size, type and mix of market housing in the District.
-

JOBS & BUSINESS

3. **Employment sites**
Defining the extent of the District's most important employment sites for protection and setting out policy criteria to ensure appropriate protection for, and extension of, all the District's employment sites.
 4. **Shopping centres**
Defining the extent of the District's shopping centres and setting out the criteria for controlling development and changes of use within and adjacent to them.
 5. **Shopping streets**
Defining the extent of primary and secondary shopping frontages for Harrogate, Knaresborough and Ripon and setting out the criteria for controlling development and changes of use within them.
 6. **Hotel protection**
Setting out the criteria for the protection of hotel accommodation.
 7. **Conference and business tourism**
Defining an area where priority will be given to uses associated with conference and business tourism around the Harrogate International Centre.
-

TRAVEL

8. **Transport infrastructure**
Safeguarding routes, sites and facilities which form, or have the potential to form an important part of the District's transport infrastructure.
-

ENVIRONMENT & QUALITY OF LIFE

9. **Landscape and environmental designations**
Defining the extent of areas of landscape and open space within the District that require special protection and setting out criteria for controlling development within these areas.
 10. **Heritage assets**
Defining the extent of the District's heritage assets and setting out criteria for their protection, and enhancement. This policy (or an additional policy) may also define areas of the District that are in need of environmental improvement, setting out what improvements are needed and how they might be achieved.
 11. **Natural assets**
Defining the District's areas and sites of nature conservation interest and setting out criteria for their protection and enhancement.
-

COMMUNITIES

12. **Community facilities protection**
Setting out criteria to avoid the unnecessary loss of community facilities.
-

3.5 The Council seeks your views particularly on the following questions:

GEN1: Do you think that these are appropriate development control policy areas?

GEN2: Should any of these policy areas be deleted?

GEN3: Are there any other policy areas that should be covered?

4. Settlement Growth



Development infill limits

- 4.1 The Council has for many years used development and infill limits around many of the District's settlements to identify those areas where development is acceptable in principle and those where new development will be strictly controlled. Development (and infill) limits, are policy lines drawn on a map (the Proposals Map) and are currently drawn relatively tightly around the existing built up area of settlements to reflect the overall planning strategy of growth restraint. Within development limits the policy approach is to allow development where it is of appropriate form and character and would not have an unacceptable impact. Outside these limits the approach is to strictly control new building in order to protect the countryside.
- 4.2 The emerging Core Strategy DPD proposes that development and infill limits should be drawn around those settlements listed in Appendix 3 to this report.

- 4.3 For the purposes of this consultation, the Council would welcome your response to the following questions:

QSG 1: Do you agree with the guidelines for the review of development and infill limits set out in Appendix 3? If not, what changes to these guidelines would you suggest?

QSG 2: Tell us where you think development or infill limits should be drawn in relation to any of the settlements listed in Appendix 3 (you may just want to suggest what the limit should be for a small section around a settlement).

NB: In responding to these questions, you may wish to look at the existing development and infill limits of some of these settlements as shown on the Harrogate District Local Plan Proposals Map at www.harrogate.gov.uk/harrogate-2320

5. Homes for Local People



Market housing, type & mix

- 5.1 A mix of housing in terms of tenure, type and size will contribute to the creation of sustainable communities. The Council is required to plan for a mix of market and affordable housing to meet the needs of households within this District.
- 5.2 Core Strategy Policies HLP1 to HLP5 aim to deliver an appropriate mix of affordable housing. The policy in this DPD would aim to ensure that proposals for market housing reflect demand and the profile of households requiring housing on the open market. For example, the Harrogate District 2006 Housing Needs Assessment has initially highlighted a particular market demand for small houses, especially in rural areas. It is also anticipated that the demand for market housing suitable for older people will rise in future years as the District's elderly population

increases. Details of this policy will be supported by the findings of a District-wide Strategic Housing Market Assessment, which will be completed in time for the Preferred Options Consultation on this DPD. Your views on this proposed approach are sought in the following question:

QHLP 1: Should all market housing developments be required to provide for a mix of house types and sizes to reflect local market demand (as evidenced in the forthcoming District-wide Strategic Housing Market Assessment)?

6. Jobs & Business



Employment sites

- 6.1 Employment sites are needed to provide an appropriate amount and type of land to meet the needs of local businesses and provide sufficient jobs for the resident population.
- 6.2 The Council's Employment Land Review (ELR) classifies employment sites according to their importance and function in the employment hierarchy. Categories are identified as 'Best', 'Good', 'Other' and 'Local'. The emerging Core Strategy proposes to safeguard sites classified as 'Best' and 'Good' from loss to inappropriate uses. For instance this could mean the Council would not grant planning permission for any other uses on these sites other than offices, industry, warehousing and distribution. A provisional list of the District's existing and potential 'Best' and 'Good' employment sites are given below and Maps 1 to 12 indicate the possible extent of the protected area of each site.

Best

Cardale Park, Harrogate (Map 2)
Hornbeam Park, Harrogate (Map 3)
St James' Park, Knaresborough (Map 4)
Melmerby Business Park, Melmerby (Map 5)

Good

Bar Lane, Boroughbridge (Map 12)
Claro Park, Harrogate (Map 7)
Plumpton Park (Map 8)
Manse Lane Ind Est, Knaresborough (Map 9)
Fearby Road, Masham (Map 11)
Dallamires Lane, Ripon (Map 10)
Harrogate Road, Ripon (Map 10)
Boroughbridge Road, Ripon (Map 10)

Potential Best/Good sites

Dunlopillo, Pannal
(It has been drawn to the Council's attention that the company operating here is vacating the site and the site offers the potential for a new multi occupier business park)

QJB 1: Do you agree that these are the right sites to protect in the manner described above and do Maps 1 to 12 (Appendix 4) show an appropriate area for protection?

QJB 2: Are there any additional sites that should be safeguarded in this way?

QJB 3: Do you agree that the policy approach on these sites should be to exert strict protection over continued employment use?

- 6.3 It is considered that the loss of land to other uses on 'Other' and 'Local' employment sites should also be resisted unless there are good reasons why they cannot continue in employment use or are no longer needed. The ELR suggests that the following should be considered when dealing with proposals for alternative uses on these types of employment site:
- 1) Impact on the quality and quantity of employment land supply when assessed against forecast requirements and the scale and nature of demand within the area.
 - 2) Ability of the site to accommodate small/medium scale employment requirements e.g. sites with one or two larger employment units may sub-divide to provide for smaller scale employment needs.
 - 3) Details of Active Marketing – to allow the full consideration of specific demand, details should be sought on marketing including duration, method and price, particularly in relation to premises. As part of this assessment, consideration could be given to the appropriateness for subdivision of premises.
 - 4) Whether continued employment development is no longer viable and whether mixed-use development (including employment) is feasible.
 - 5) Whether an alternative use would provide amenity benefits e.g. where employment use is a non-conforming use.

- 6.4 By comparison current planning policy (HDLP Policy E2) states that the loss of industrial/business land and premises to other uses will not be permitted unless the following criteria apply:
- a) Continued use of the site for industrial/business use would cause unacceptable planning problems.
 - b) The site is in a town centre and the proposed use or mixture of uses would add to the vitality and viability without harming the supply of employment land and/or premises.

QJB 4: What criteria should be used to assess proposals for alternative uses on 'Other' and 'Local' employment sites?

- 6.5 Generally redevelopment or expansion of industrial and business sites is expected to take place within the confines of existing sites, and within existing built up areas. Expansion of employment sites has in the past caused problems specifically in cases where development would involve the extension of an existing site into the open countryside. Current planning policy (HDLP Policy E6) permits the expansion of existing industrial and business sites for industrial and business uses provided it would not cause unacceptable planning problems.
- 6.6 In future it may be necessary to include further criteria, beyond that in Policy E6, when assessing proposals for the redevelopment or expansion of industrial and business sites. Additional criteria could be used to assess whether proposals are sustainable, for example, in terms of their location on the transport network, access by non car modes of transport and increased energy and water demand and waste produced.

QJB 5: What criteria should be used in assessing proposals for the extension of industrial and business sites?

Shopping areas

- 6.7 Shopping is an important function of town centres and is key to the vitality and viability of the District's main settlements. The District's main shopping areas are located in the centres of Boroughbridge, Harrogate, Knaresborough, Masham, Pateley Bridge and Ripon. District centres in Harrogate are located on Cold Bath Road, High Harrogate, Jennyfield, Kings Road, Leeds Road and Starbeck.
- 6.8 Main shopping areas are defined in PPS6 (Planning for Town Centres) as areas where retail development is concentrated, comprising of primary and secondary shopping frontages. District shopping centres are defined as usually comprising groups of shops and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities.
- 6.9 PPS6 advises that the extent of shopping areas should be defined on the Proposals Map and that Local Planning Authorities (LPAs) should plan for the extension of shopping centres where there is the need for additional retail provision.
- 6.10 The emerging Core Strategy (Policy JB4) has identified a need for additional retailing and strongly supports the expansion of Harrogate's town centre shopping area. Areas at Bower Road/Dragon Parade and West Park have potential to provide more shopping floorspace for the town centre of Harrogate. In Ripon, the new development West of the Market Place will meet much of the additional need for retail floorspace. However, East of the Market Place may have some potential for additional shopping development as part of a scheme to improve the environment of the area. Knaresborough's

shopping centre has limited opportunities for extension. Boroughbridge, Pateley Bridge and Masham as well as Harrogate's district centres may have scope for small scale extensions to their shopping areas if a need for this exists.

- 6.11 Maps 13 to 25 (Appendix 4) show the shopping centres of the District as defined by the current planning policy (HDLP Policy S2)

Do you think there is a need to extend or reduce any of the following shopping centres. If so, which areas would you include or exclude:

QJB 6: Harrogate? (Map 13)

QJB 7: Ripon? (Map 14)

QJB 8: Knaresborough? (Map 15)

QJB 9: Boroughbridge? (Map 16)

QJB 10: Masham? (Map 17)

QJB 11: Pateley Bridge? (Map 18)

QJB 12: District centres in Harrogate? (Maps 19 to 25)

QJB 13: Should any other shopping centres be designated?

- 6.12 Current planning policy (HDLP Policy S2) states that new shopping development will be permitted in, or as an extension to, existing shopping centres.
- 6.13 In the past the Council's approach to maintaining and improving the attractiveness of existing shopping centres has been to encourage new shopping developments within or adjoining shopping centres.
- 6.14 To deliver more sustainable patterns of development PPS6 advises LPAs to ensure that efficient use is made of land within centres and elsewhere. To achieve this planning policy that promotes mixed-use development and mixed-use areas is encouraged.

QJB 14: Should planning policy continue to encourage solely shopping uses within shopping centres, or should it also encourage alternative uses?

QJB 15: If yes, what alternative uses are appropriate?

Shopping streets

- 6.15 Primary and secondary shopping frontages can be defined in this DPD in order to seek to encourage lively town centres. Primary shopping frontages generally contain a much higher proportion of retail uses to non-retail uses. Secondary shopping frontages provide greater opportunities for a diversity of uses. Where frontages are identified there needs to be a policy that makes clear which uses will, and will not be permitted. Current planning policy (HDLP Policy S5) has defined primary and secondary shopping frontages for Harrogate, Ripon and Knaresborough.

QJB 16: Are the primary and secondary shopping frontages for Harrogate, Knaresborough and Ripon shown on Maps 26 to 28 (Appendix 4) appropriate or should changes to them be made?

- 6.16 Current planning policy (HDLP Policy S5) states that within the primary shopping frontages proposals involving either the loss of existing A1 use (shops) at ground floor level, or the creation at ground level of non A1 floorspace, will only be permitted if the proposal can be shown to lead to an improvement in the vitality and viability of the shopping centre.

- 6.17 Within the secondary shopping frontages HDLP Policy S5 indicates that proposals for A1, A2 (financial and professional services), A3 (food and drink) and other uses considered appropriate to a shopping area will be permitted at ground level provided it does not result in, or add to a concentration of similar uses having an adverse impact on the retail character, vitality and viability of the centre.

QJB 17: Does the current planning policy approach to controlling changes of use in primary and secondary shopping frontages continue to be appropriate or should it be changed?

Hotel protection

- 6.18 Emerging Core Strategy Policy JB2 protects hotel room space to support the conference and business tourism industry. Retaining hotel provision is important in terms of supporting tourism generation and the local economy. While there is currently demand for more hotel bedspaces in Harrogate town centre, essentially to serve the needs of visitors to conferences and exhibitions, there is also pressure to re-use or redevelop hotels for residential development.
- 6.19 Current planning policy (HDLP Policy TRX) states that within Harrogate town the change of use of hotels with 30 or more bedrooms will not be permitted unless there is evidence that they are no longer viable. Outside Harrogate town Policy TRX offers similar protection for hotels and states that for permission to be granted there should be no significant adverse impact on the supply of visitor accommodation in the area.

QJB 18: Does the current planning policy provide the appropriate level of protection for retaining hotels in their existing use or should it be changed?

Conference & business tourism

- 6.20 Emerging Core Strategy Policy JB2 supports the enhancement and expansion and redevelopment of the Harrogate International Centre (HIC) and states that land will be identified as a 'conference tourism priority area' to facilitate the delivery of the necessary improvements.
- 6.21 Combined conference and exhibition facilities at the HIC are the third largest in the UK. Harrogate is also home to the Yorkshire Showground which provides additional exhibition space at the Yorkshire Events Centre.
- 6.22 The conference and exhibition trade in Harrogate supports the vitality and viability of the town centre and enables the provision of a wider range of facilities than would otherwise be the case in a town of Harrogate's size. The maintenance and enhancement of this sector is important for the historic fabric of the town centre.
- 6.23 Current planning policy (HDLP Policy TR5) allocates the HIC for new or improved conference and exhibition facilities. The emerging Core Strategy (Policy JB2) identifies the need for a 'conference tourism priority area' around the HIC to give priority to the delivery of the necessary improvements.

QJB 19: Map 29 (Appendix 4) shows the boundaries which may be appropriate for a 'conference tourism priority area' around the HIC. Is this area appropriate, or should the boundaries be different?

7. Travel



Transport Infrastructure

- 7.1 Reducing the need to travel and the number and length of journeys made, particularly by private car, is a key requirement of Government policy. As a last resort, new road infrastructure maybe required to accommodate growth. Therefore there is a need to ensure existing and proposed routes and sites, which would enable a wide range of travel options are protected from other forms of development that would prejudice their use for travel purposes.
- 7.2 The emerging Core Strategy (Policy TRA2) proposes to protect these sites and routes and also those that provide a clear potential to form

an important part of a future transportation network. For example, firm proposals for new roads; routes along former railway lines (which have importance as potential transport corridors); cycle and pedestrian networks; and provision of a transport interchange at Station Parade, Harrogate are all likely candidates for protection in this DPD.

QTRA 1: What existing and potential sites and routes of importance for travel and transport should be protected?

8. Environment & Quality of Life



National landscape designations

8.1 Nidderdale was designated as an Area of Outstanding Natural Beauty (AONB) by the Government on 14 February 1994. This designation formally recognises the national importance of the landscape of the area. Map 30 shows the extent of the AONB within Harrogate District. Changes to this designation, including boundary changes are dealt with under other regulations and not through the Local Development Framework. This area will be marked on the LDF Proposals Map and protected by national planning policy, PPS7 (Sustainable Development in Rural Areas), and Core Strategy Policy EQ2, taking into account Core Strategy Policy SG3 and SG4. Similarly, the District's Historic Parks and Gardens and the World Heritage Site will be marked on the LDF Proposals Map and protected by national planning policy and the above LDF Core Strategy Policies.

Local landscape designations

8.2 It is important to protect the special character of the District and the emerging Core Strategy highlights the importance of the landscape in contributing to this special character. The Council already uses, and will continue to use, the Harrogate District Landscape Character Assessment Supplementary Planning Guidance (SPG) 2004) to assess the suitability of the design and impact of proposals in the countryside.

8.3 PPS7 (Sustainable Development in Rural Areas) accepts that there are areas of landscape outside nationally and regionally designated areas that are highly valued locally. The Statutory development plan for Harrogate District has for many years identified a number of local landscape designations in the form of Special Landscape Areas (SLA); Green Wedges and Amenity Open Space. The emerging Core Strategy (Policy EQ2) identifies that where necessary these local landscape designations will be promoted within the Development Control Policies DPD.

8.4 Before Special Landscape Areas can be designated as protected areas on a proposals map, national policy now requires Council's to demonstrate:

1. That the necessary protection of the landscape cannot be provided by a criteria-based policy.
2. What it is about the landscape that requires extra protection and why it requires this extra protection.

8.5 Special Landscape Areas (SLA) around Harrogate, Knaresborough and Ripon are currently defined on the Proposals Map of the HDLP. The landscape within these areas has been identified as high quality and important to the landscape setting of the settlement. As such, statutory planning policy since 1990 has given long term protection to these areas so that the special character of each settlement will be maintained.

8.6 The HDLP also protects land identified as Green Wedges in the town of Harrogate. These have been identified as contributing to the character of Harrogate and important for the following reasons:

- To prevent the urban area becoming one undifferentiated built up area.
- To safeguard the system of open spaces which link the town centre with the open countryside
- To afford public access, and the potential for public access to extensive open spaces and the countryside beyond.

8.7 The existing policy for the protection of SLA is summarised below:

Special Landscape Areas

8.8 Policy C9 of the HDLP states that within SLAs new development, or major extensions to existing development that would have an adverse impact on the character of the landscape or landscape setting of Harrogate, Knaresborough or Ripon will not be permitted. It also states that for any development permitted in these areas high standards of design and measures to mitigate the impact of development will be required.

QEQ 1: In view of the requirement of national policy set out in 1 and 2 above, should Special Landscape Areas be retained?

QEQ 2: If you consider Special Landscape Area designations to satisfy national planning policy should any changes be made to the boundaries of Maps 31 and 32?

QEQ 3: Is the current criteria for controlling development within Special Landscape Areas appropriate or should it be changed?

Other local landscape designations

8.9 The existing policies for the protection of Green Wedges and Amenity Open Space are summarised below:

Green Wedges in Harrogate

8.10 Policy C10 of the HDLP protects Green Wedges in Harrogate against development that would adversely affect their character. It states that access to the open land within Green Wedge designations will be maintained and enhanced.

Amenity Open Space

8.11 Policy HD12 of the HDLP states that open spaces allocated on the Proposals Map are protected from development which would lead to the loss of amenity open space; harm to the visual amenity or character of the area; or harm to the value of the open space for informal recreation. Small scale developments related to the function of the open space will be permitted.

There are too many areas of Amenity Open Space designation to show in this report. Readers are directed to the Proposals Map of the HDLP to see those open spaces of interest to them that are currently protected for their amenity value. The Proposals Map is available on the Council website at www.harrogate.gov.uk/harrogate-2320 and at Council offices and the District's main libraries.

What are your views on the Council continuing to protect the following local landscape designations:

QEQ 4: Green Wedges?

QEQ 5: Amenity Open Spaces?

Should any changes be made to the boundaries of the following areas:

QEQ 6: Green Wedges? (Map 33)

QEQ 7: Amenity Open Space?

QEQ 8: Should any other areas be protected?

Are the current criteria for controlling development within these local landscape designations appropriate or should they be changed:

QEQ 9: Green Wedges?

QEQ 10: Amenity Open Space?

8.12 Harrogate District incorporates parts of two different Green Belts, namely West Yorkshire Green Belt and the York Green Belt. The extent of these areas is shown on Map 34 and these will be marked on the LDF Proposals Map. The Core Strategy proposes that no changes be made to the extent of the Green Belt. National planning policy on the control of development in the Green Belt will preserve the openness of the Green Belt in the District.

Heritage assets

8.13 Planning applications affecting the District's nationally designated heritage assets can be determined through the use of national planning policy without the need for any additional DPD policies. Such assets include Conservation Areas, Listed Buildings; Scheduled Ancient Monuments; Historic Battlefields; World Heritage Sites; and Parks and Gardens of Historic Interest. It will still be helpful for the LDF Proposals Map to identify these areas and cross-refer in this DPD to the protection afforded by national and regional planning policy. With regard to the District's Conservation Areas, the

Council is undertaking a 4 year review (2007 to 2011) of all 52 Conservation Areas. These reviews will contain character assessments and management and enhancement proposals. Once the reviews have been completed the management and enhancement proposal will be incorporated into a Supplementary Planning Document (SPD) in the LDF which will be an important material consideration in the determination of planning applications.

- 8.14 Protection and where appropriate enhancement of historic assets of local importance will be applied through the Development Control Policies DPD. This will apply to Townscape and Environmental Improvement Areas, the Stray Frontage in Harrogate, and Spa Waters in the District.
- 8.15 The Proposals Map of the HDLP identifies those areas proposed as Townscape and Environmental Improvement Areas. In these areas the Council has sought to encourage improvements through re-use, redevelopment or the introduction of landscape improvements. Some of these areas have undergone improvements and may no longer need to be highlighted for further treatment. These areas are listed in HDLP Policy HD11 and can be viewed on the HDLP Proposals Map on the Council website at: www.harrogate.gov.uk/harrogate-2320 and at Council Offices and the District's main libraries.
- 8.16 Map 35 (Appendix 4) shows the extent of the Stray Frontage which is protected from changes of use to non residential uses (Policy HD10). The Spa Waters Policy (HD8) does not designate specific sites, but is a criteria based policy which does not permit development which would prejudice the use of the District's Spa Waters.

What are your views on the Council continuing with the application of the above policies in the Development Control Policies DPD?
QE11: Townscape and Environmental Improvement Areas?
QE12: Stray Frontage Protection?
QE13: Spa Waters?

Would you suggest any changes to the number and extent of these areas?

QE14: Townscape and Environmental Improvement?

QE15: Stray Frontage Protection? (Map 35)

Natural assets

- 8.17 The Council wishes to continue to protect and where appropriate enhance the District's natural assets and will carry out a review of local nature conservation designations during the preparation of this DPD.
- 8.18 Planning applications affecting the District's nationally designated natural assets can be determined using national and regional planning policy without the need for additional planning policies in this DPD. These designations include Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Sites of Special Scientific Interest (SSSI). It will still be helpful for the LDF Proposals Map to identify the location of these areas and sites and cross-refer in this DPD to the protection afforded by relevant national and regional planning policy.
- 8.19 Protection and enhancement measures for natural assets of local importance will be applied through the Development Control Policies DPD. This will apply to Local Nature Reserves (LNRs) and Sites of Importance for Nature Conservation (SINCs).
- 8.20 There are a large number of SINCs in the District. Appendix III and the Proposals Map of the HDLP illustrates those SINCS currently protected for their local natural interest. They can be viewed on the Council website at: www.harrogate.gov.uk/harrogate-2320 and at Council Offices and the District's main libraries. The Council is currently reviewing these and other sites to update the list in time for the next consultation stage on this DPD. (Preferred Options).
- 8.21 Those parts of the District which are designated as Local Nature Reserves (LNRs) are shown on Maps 36 and 37 (Appendix 4). Like SINCS these reserves contain habitats of at least District wide importance, but also offer significant opportunities for public access and education.

8.22 Current policy (HDLP Policy NC3) seeks to resist development proposals which will have an adverse impact on these areas, unless the need for the development is of at least District-wide importance.

QEQ 16: What are your views on continuing to protect these local wildlife sites in a similar manner to that stated above?

Would you suggest any changes to the extent and number of these designations?

QEQ 17: Sites of Importance for Nature Conservation

QEQ 18: Local Nature Reserves (Maps 36 and 37)

9. Communities



Community facilities protection

- 9.1 The Core Strategy (Policy C1) seeks to protect and enhance the supply of accessible community facilities to ensure people have good access to a range of services and therefore creating sustainable communities.
- 9.2 Under current policy (HDLP Policy CFX) a wide variety of local community facilities are protected and it seems appropriate to continue to protect these facilities. Such facilities include community halls, schools, colleges, nurseries, places of worship, health services, care homes, libraries and public houses.
- 9.3 The loss of these facilities is currently not permitted, except where it can be shown that;
- continued community use would cause unacceptable planning problems; or
 - a satisfactory replacement facility is provided prior to commencement of development; or
 - there is no reasonable prospect of
 - the existing use continuing on a viable basis with all options having been fully explored as a priority, and thereafter,
 - securing a satisfactory viable alternative community use.
- 9.4 Currently Policy CFX also requires that applicants proposing the loss of community facilities provide evidence of marketing.

QC 1: What comments do you have on the need to continue to apply this type of policy for the protection of community facilities?

Recreation Open Space

- 9.5 Open Space for sport and recreation is an important resource for the communities of the District. This includes sports pitches, allotments, children's plays areas and amenity green space. Existing open space used for recreational purposes will be protected in accordance with national planning policy. Where necessary the Council will allocate land for open space in other DPDs. For instance, the Community Sports Regeneration Area Action Plan seeks to allocate land for open space in the Kingsley Drive/Claro Road area of Harrogate.

Developer contributions to infrastructure and community facilities

- 9.6 Core Strategy Policy C1 reflects national planning policy in providing for the Council to negotiate financial contributions from developers for necessary infrastructure and community facilities. Supplementary Planning Documents (SPDs) will be prepared by the Council to clarify how the Council intends to operate the calculation and payment of these developer contributions. The Council has already approved SPDs on developer contributions for open space and village halls.

10. What Next?



- 10.1 Issues & Options consultation will run from 20 July to 14 September. Sections 4 to 9 of this report ask for your views about each policy area. Details on how to submit your views are contained in Section 2 of this report. Your comments will be taken into account and in January and February 2008 the Council will publish its Consultation Report on its Preferred Options.

APPENDIX 1:

Council Offices & Local Libraries

Council offices

Department of Development Services, Knapping Mount, West Grove Road, Harrogate. HG1 2AE. Tel.: 500600
Monday – Friday 8.30 - 4.30 *NB. Planning Enquiries closes at 4.00pm. No documents can be viewed after this time.*

Crescent Gardens, Harrogate, HG1 2SG. Tel: 500600
Monday – Friday 8.30 – 4.30 (4.45 on Fridays)

Knaresborough House, (Housing Office) High Street, Knaresborough. HG5 Tel: 869499
Monday, Thursday, Friday 9.30 – 12.30
Tuesday, Wednesday 9.00 – 12.30
Monday, Tuesday, Wednesday, Friday (closed Thursday afternoon) 1.30 – 4.30

Ripon Town Hall, (Housing Office), Market Place, Ripon. HG4 1BZ. Tel: 01765 605481
Monday – Friday 9.30 – 12.30
Monday, Tuesday, Thursday, Friday 1.30 – 4.30

Libraries in Harrogate District

Victoria Avenue, Harrogate. Tel: 502744 or 720300
Monday, Tuesday, Wednesday, Friday 9.30 – 7.00; Thursday, Saturday 9.30 – 5.00.

The Old Vicarage, Bilton Lane, Bilton, Harrogate. Tel: 563609
Monday 1.00 – 7.00; Tuesday, Thursday 9.30 – 12.00 & 1.00 – 5.0; Wednesday Closed;
Friday 9.30 – 12.00 & 1.00 – 7.00; Saturday 9.30 – 1.00.

Starbeck, The Avenue, Harrogate. Tel: 885450
Monday, Friday 2.15 – 7.00; Tuesday 10.00 – 1.00 & 2.15 – 5.00; Wednesday 2.15 – 5.00;
Thursday Closed; Saturday 9.30 – 1.30.

Knaresborough, Market Place. Tel: 863054
Monday, Friday 9.30 – 7.00; Tuesday, Wednesday 9.30 – 5.00; Thursday, Saturday 9.30 – 1.00.

Masham, HSBC Bank, 13 Park Square. Tel: 01765 689723
Monday, Friday 5.30 – 7.30; Tuesday 2.30 – 5.00; Wednesday 10.00 – 12.30 & 2.30 – 5.00;
Thursday Closed; Saturday 10.00 – 12.30.

Pateley Bridge, 28 High Street. Tel: 711516
Monday 5.00 – 7.30; Tuesday, Thursday Closed; Wednesday 10.00 – 12.30 & 2.30 – 7.30;
Friday 10.00 – 12.30 & 2.30 – 6.00; Saturday 10.00 – 12.30.

Ripon, The Arcade. Tel: 01765 689723
Monday, Friday 9.30 – 8.00; Tuesday 9.30 – 1.00; Wednesday, Thursday 9.30 – 5.30; Saturday 9.30 – 5.00

Boroughbridge, 17 St James Square. Tel: 322649
Monday 2.30 – 5.00
Tuesday, Friday 2.30 – 7.00
Wednesday, Saturday 10.00 – 12.00

Poppleton Library, Main Street, Upper Poppleton. Tel: 01904 794877
Monday 2.00 – 4.00 & 5.30 – 7.30; Tuesday, Thursday Closed; Wednesday, Friday 10.00 – 1.00 &
2.00 – 4.30 & 5.30 – 7.30; Saturday 9.30 – 12.30.

Also available on mobile libraries

APPENDIX 2:

Development Control Policies DPD: Issues & Options Consultation **RESPONSE FORM**

How to make comments:

- For the council to consider and process your representation effectively, please use this form to submit your comments.
- **Please fill in one form for each 'candidate' policy you wish to comment on.**
- Your response should be received by the Council **no later than 4.30pm on Friday 14 September 2007.**
- For more hard copies of this form visit our website: www.harrogate.gov.uk/ldf , email ldf@harrogate.gov.uk or telephone 01423 556586.
- Alternatively, you can access this form on the above website, complete it electronically and email your response to: ldf@harrogate.gov.uk .
- **Once submitted, your comments will be available for others to read.**

Name: Agent (if applicable)

Address: Address:

.....

Postcode Postcode

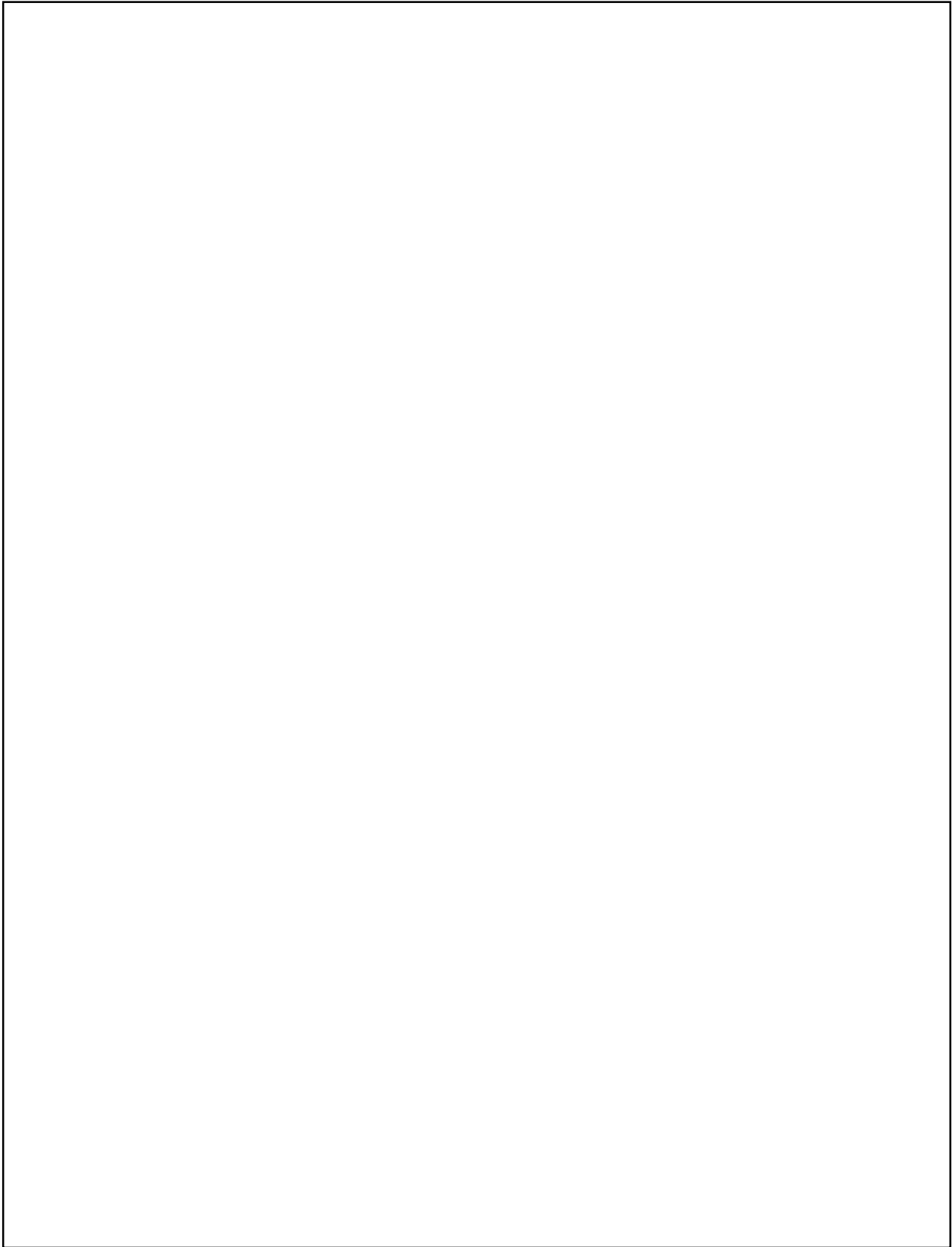
'phone: 'phone:

email: email:

Please indicate which 'candidate' policy area and question/s you would like to comment on in this box::

Please write your comments in this box:

continue overleaf



Please return this form by 14 September 2007 to:

FREEPOST HARROGATE DISTRICT LDF (you do not need to put a stamp on the envelope)

or deliver to:

Department of Development Services, Harrogate Borough Council, West Grove Road, Harrogate HG1 2AE.

Tel: 01423 556642, Fax: 01423 556540 Email: ldf@harrogate.gov.uk

APPENDIX 3:

Development & Infill Limits

To assist the reader understanding of the Council's policy approach to development limits see the technical note that follows Appendix 3.

Introduction

The LDF Core Strategy proposes that development and infill limits be drawn for the settlements listed below. You will note that settlements are grouped into A, B and C settlements. This is for planning policy purposes only and reflects the range of jobs, shops and services within settlements and has been based on earlier consultation on the Core Strategy. The Core Strategy will be the subject of a final consultation when it is submitted to the Secretary of State on 7 September 2007.

List of settlements

Group A settlements:

The towns of Harrogate and Knaresborough (including Scriven) and the city of Ripon.

Group B settlements:

The towns of Boroughbridge, (including Langthorpe), Masham and Pateley Bridge, (including Bridgehousegate) and the villages of Birstwith, Burton Leonard, Darley, Follifoot*, Green Hammerton, Hampsthwaite, Killinghall, Kirk Hammerton, Kirkby Malzeard, Long Marston*, Marton cum Grafton, Pannal, Ripley, Spofforth, Summerbridge and Tockwith.

Group C settlements:

The villages of Aldborough, Askwith*, Beckwithshaw, Bishop Monkton, Bishop Thornton, Burnt Yates, Cundall, Dacre, Dacre Banks, Dishforth, Glasshouses, Goldsborough, Grantley, Great Ouseburn, Grewelthorpe, Kirby Hill, Kirk Deighton, Kirkby Overblow*, Little Ouseburn, Lofthouse, Markington, Melmerby, Minskip, North Stainley, Nun Monkton, Rainton, Ramsgill, Roecliffe, Sawley, Scotton, Sharow, Sicklinghall*, Skelton on Ure, Staveley, Wath (nr Ripon) and Whixley.

What is a development/infill limit?

It is a line drawn on a map to identify the main built up area of a settlement within which planning policy will:

- Allow the construction of new buildings, subject to satisfying a number of planning criteria

Outside the development/infill limit, planning policy would:

- Not allow the construction of new buildings unless there were special reasons for allowing them. For example, farm buildings / farm workers dwellings or affordable homes for local people

Why do we need development/infill limits?

The drawing of development and infill limits, combined with other planning policies, seek to:

- Direct development to appropriate locations.
- Protect the open character of rural areas from inappropriate development.
- Ensure that new development is sympathetic in scale and location to the form and character of the settlement.
- Prevent the coalescence of neighbouring, and distinct parts of, settlements.
- Relate development opportunities to the number of houses required over the whole plan period.

Guidelines for drawing the development/infill limit/s

The Council suggests that a draft development/infill limit/s be defined using the following key principles:

- That they be drawn around the 'main' built up area of the settlement.
- On the 'inside' of the development/infill limit land will be generally developed, i.e. taken up by buildings, roads, car parking etc.
- On the 'outside' of the development/infill limit land will be generally used for agriculture outdoor sport or woodland or other open uses and will include farm buildings extending beyond the main built up area of the settlement.
- Wherever possible, the development/infill limit should follow clearly defined features (see exception below).

The following types of buildings or land should generally be outside a settlement's development/infill limit:

- Buildings used for agricultural purposes on the edge of the settlement where their form and character are more part of the rural landscape than a built up area.
- Isolated buildings or sporadic/dispersed development e.g. individual or small groups of buildings separated from the settlement by roads or an industrial estate separated by countryside from the settlement
- Buildings in spacious grounds on the edge of the settlement.
- Developments approved as an exception to 'development limit' planning policy e.g. affordable housing
- Large rear gardens or paddocks stretching well out from the villages built form (in these circumstances it may not be possible for the development/infill limit to follow clearly defined features).

The following land may be included within the development limit, (but not within an infill limit due to its impact on the green belt):

- Small parcels of land usually surrounded by buildings on three sides which if developed would not extend the main built up area of the settlement beyond its existing visual limits (this land is referred to as 'rounding off' land).

Development/infill limits and extensions to the settlement

For the purposes of this consultation, we are asking you to look at the development/infill limits without any significant extensions to the settlement. Extensions to settlements may be proposed in the Site Allocations (Homes and Jobs) DPD. Consultation on possible extensions to the above settlements will be undertaken in January and February 2008. Unless these are for 100% affordable housing for local people, any such extensions will require the development limit to be extended to reflect the proposed new development.

Technical note (Appendix 3)

Core Strategy Approach to Settlement Growth

The Regional Spatial Strategy for Yorkshire and the Humber is likely to set out a housing requirement for Harrogate District of 400 dwellings per annum up to 2021. The Core Strategy, supported by the general public following consultation, proposes that this amount of housing is distributed within the District as set out below. The allocation of land for new housing will be the subject of consultation in January and February 2008.

Group A settlements

These settlements, with their relatively good range of jobs, shops and services, will be the focus of growth in the District. It will be the Council's target to accommodate the following proportion of the District's growth in these settlements:

Harrogate	48%
Knaresborough	14%
Ripon	8%

In Harrogate and Knaresborough, as well as new housing land being allocated within the existing built up area, this will mean planning for significant sized extensions to the existing built up area. In Ripon, the amount of 'brownfield' land available for housing within the existing built up area should mean that no significant extensions to the built up area are needed.

Group B settlements

These settlements are to varying degrees local rural service centres and will be the focus for new housing in the rural areas of the District. Boroughbridge, Pateley Bridge and Masham are clearly larger service centres with a better range of jobs, shops and services than the other settlements. The Council has therefore also given settlement specific targets for the level of housing to be accommodated in these settlements.

Boroughbridge	3.5%
Pateley Bridge	3%
Masham	2%

The rest of Group B settlements are too small to make it appropriate to set out individual housing proportion targets.

The Council is proposing to make site allocations for a mix of market and affordable housing in, and if necessary adjacent to, these settlements. With the exception of Boroughbridge, the Council is also proposing to allow small scale 'rural exception sites' (up to 12 dwellings) for 100% affordable housing in or adjacent to these settlements. Consultation on site allocations for new homes will take place in January and February 2008.

Group C settlements

It is proposed that these smaller settlements with poorer access to jobs, shops and services than Group B settlements, should accommodate only very limited growth. This will be mainly in the form of small scale 'infill' development within the existing built up area coming forward via planning applications during the plan period. The only site allocations proposed by the Council for these settlements will be small scale 'rural exception sites' (up to 12 dwellings) for 100% affordable housing for local people, in or adjacent to the built up area.

Outside Group A, B, and C settlements

All land and buildings outside these settlements will be treated as countryside where no development and infill limits are required, because there will be strict control over the construction of new buildings. Nevertheless, other settlements, through accommodating very small scale new build for 100% affordable housing (2/3 dwellings) and through rural building conversions will be able to provide homes for local people.