

Harrogate District
LOCAL DEVELOPMENT
FRAMEWORK

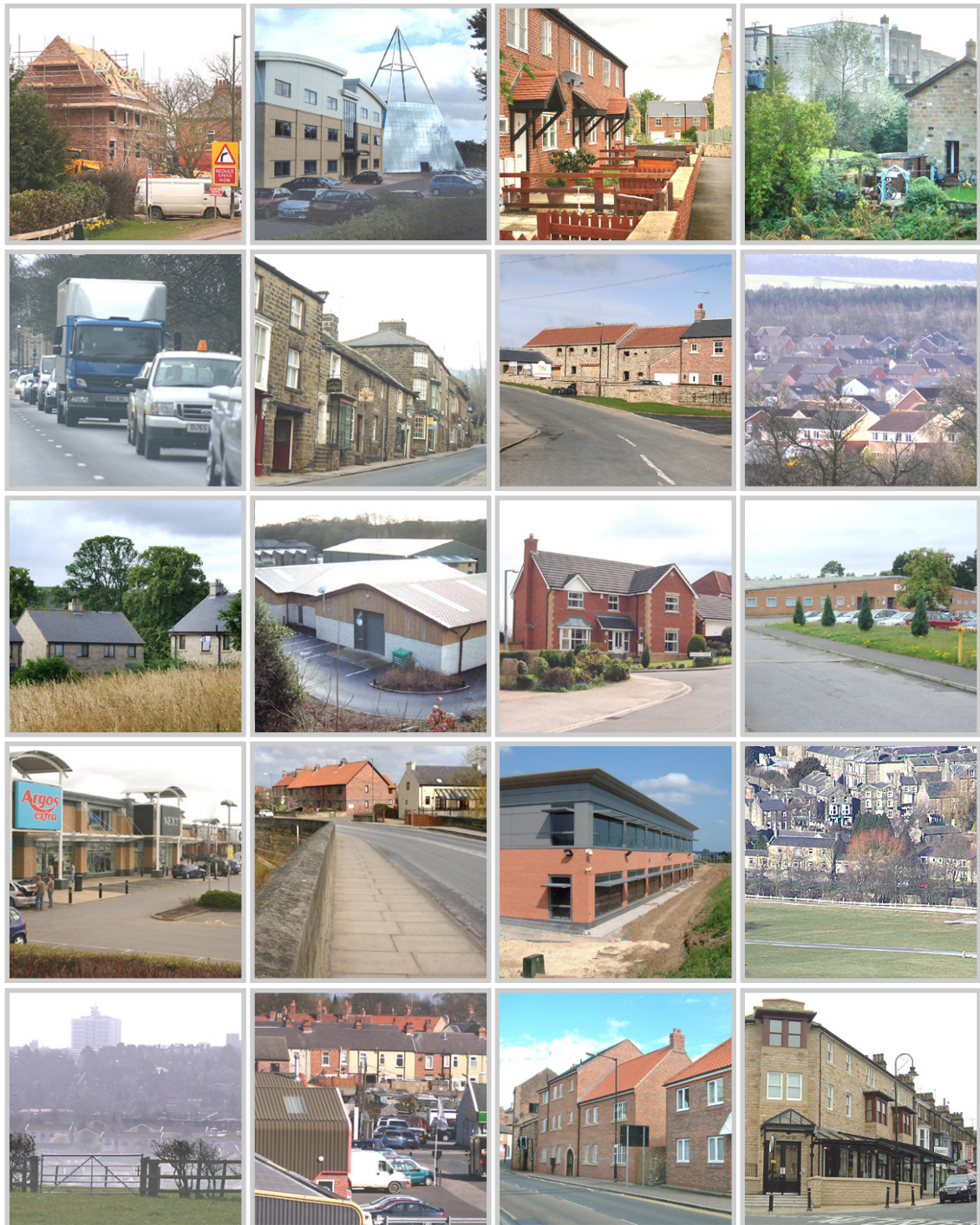


SITE OPTIONS for NEW HOMES & BUSINESSES

Issues & Options Consultation

Housing & Employment Land
Allocations DPD

COVERING REPORT



9 June - 21 July 2006

T P Richards Dip T&RP, MRTPI, Head of Planning Services

PLANNING DIVISION

Department of Development Services, Knapping Mount, West Grove Road, Harrogate HG1 2AE.

www.harrogate.gov.uk/planning

Harrogate
BOROUGH COUNCIL

This and other Local Development Framework documents are or will be made available in large copy print, audio cassette, Braille or languages other than English. If you require the document in one of these formats, please contact Julia Lamb (tel. 01423 556586 or email ldf@harrogate.gov.uk)

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	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 Statement 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.

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Finding a site option:

¹ for these settlements, each set of site assessments is preceded by an 'overview map' of the settlement showing all the site option locations in relation to each other. Use a site option's reference number to find the individual site assessment /map in subsequent pages (these are in numbered order).

Introduction

The Harrogate District Local Development Framework (LDF) will guide future development in the District up to the year 2021 and will eventually replace the Harrogate District Local Plan. Rather than being a single document the LDF will comprise a number of documents published at different times. When adopted the LDF, together with the Regional Spatial Strategy, will form the statutory development plan for the District.

One of the documents that will make up the Harrogate District LDF is the Housing and Employment Land Allocations Development Plan Document (DPD). This DPD will identify sites throughout the District to meet the identified need for new housing and employment land up to the year 2021.¹

The purpose of this stage of the preparation process is to gather information from the local community, statutory bodies and interested parties on the options for potential housing and employment sites throughout the District.

Where are we now?

This report builds on work previously undertaken including:

- LDF Issues Consultation (Summer 2004), www.harrogate.gov.uk/harrogate-3161;
- LDF Core Strategy Issues and Options (September 2005) www.harrogate.gov.uk/harrogate-3161;
- Urban Housing Capacity Study (April 2005) www.harrogate.gov.uk/harrogate-3167; and
- Employment Land Review (February 2006) www.harrogate.gov.uk/harrogate-3161.
- National Land Use Database (2005) www.nlud.org.uk

As a result of this work, a number of sites have been suggested by various parties as having potential for development. It is now necessary to seek views on these sites and assess their suitability through a sustainability appraisal and other considerations.

Details of all the sites are included in this report, (download individually from website) categorized by settlement:

Appendix A

- Harrogate, Knaresborough and Ripon

Appendix B

- Boroughbridge, Masham, Pateley Bridge and the villages of Birstwith, Burton Leonard, Follifoot, Green Hammerton, Killinghall, Kirk Hammerton, Kirkby Malzeard, Pannal, Ripley, Summerbridge and Tockwith.

Appendix C

- the villages of Aldborough, Arkendale, Bishops Monkton, Copt Hewick, Dacre, Dacre Banks, Darley, Dishforth, Glasshouses, Goldsborough, Grantley, Great Ouseburn, Grewelthorpe, Hampsthwaite, Kirk Deighton, Kirkby Hill, Little Ouseburn, Long Marston, Markington, Marton cum Grafton, Melmerby, Minskip, North Stanley, Rainton, Ramsgill, Roecliffe, Scotton, Sharow, Skelton on Ure, Spofforth, Staveley and Whixley.

Appendix D

- other site options.

At this stage the Council is **not proposing** any of these sites for development. It is merely asking for comments about their development potential as required by government regulations.

Other site options for new development

In addition to the sites that we are already aware of, you may wish to put forward other sites for consideration. This is your opportunity to do so.

These may include:

- Sites that are already developed but that could be redeveloped at a higher density;
- Sites where a change of use may be appropriate; and
- New sites that are not yet developed.

If you wish to suggest a site for future development, please provide the following information on the Response Form included in this document:

- A plan clearly showing the site's location;
- The site area in hectares;
- The current use of the site;
- What you consider the most suitable future use for the site; and
- An indication of when the site may be available for development (for example before 2011, between 2011 and 2016, or after 2016).

Details of sites and supporting information submitted cannot be treated confidentially. The details will be used to identify the most appropriate sites for future development in accordance with objectives in the Core Strategy.

¹ Sites will be identified which meet the vision, strategic objectives and policies in the emerging Core Strategy. The preparation of the Core Strategy DPD dealing with these matters is now at the Preferred Options stage and the contents of this document could change as it is progressed through to adoption.

Next Steps

All the consultation responses will be taken into account in the preparation of the next stage when the Council decides which sites are its 'Preferred Options' for new homes and businesses.

The 'Preferred Options' consultation report will be published in March 2007. This document will explain the reasoning behind the selection of the preferred sites and give reasons for rejecting others. A Sustainability Appraisal assessing the social, economic and environmental impacts of all the site options will accompany this report.

Through this process the best locations for future growth will be identified to help implement the Core Strategy.

Have Your Say

To assist the Council in assessing which sites are worthy of further consideration at the Preferred Options stage of the preparation of this document we need now to know your views on the sites identified in the appendices to this report.

These can be sent on the accompanying form to:

FREEPOST HG111
Department of Development Services
Harrogate Borough Council
West Grove Road
Harrogate
HG1 2ZR

(you do not need to put a stamp on the envelope)

Telephone: 01423 556543
Fax: 01423 556540
Email: ldf@harrogate.gov.uk

All comments should be received by 4.30pm on Friday 21 July 2006.

Where can I find out more?

Further information relating to the Harrogate District LDF can be found on the Council's website at:
www.harrogate.gov.uk/ldf



HOUSING & EMPLOYMENT LAND ALLOCATIONS DPD:

Issues & Options Consultation RESPONSE FORM

OFFICE USE ONLY

Ref No:

Ack:

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 site you wish to comment on (or put forward).**
- Your response should be received by the Council **no later than 4:30pm on Friday 21 July 2006.**
- For more copies of this form visit (www.harrogate.gov.uk/ldf), email ldf@harrogate.gov.uk or phone Julia Lamb on 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:

Note: If you are suggesting a site for future development, please provide the following information:

- A plan clearly showing the site's location;
- The site area in hectares;
- The current use of the site;
- What you consider the most suitable future use for the site; *and*
- An indication of when the site may be available for development (for example before 2011, between 2011 and 2016, or after 2016).

Site reference:

Comments:

.....

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..... *continue overleaf if necessary*

Please return this form by 21 July 2006 to:

FREEPOST HG111

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

Telephone: 01423 556543

Fax: 01423 556540

Email: ldf@harrogate.gov.uk

