



# LOCAL DEVELOPMENT SCHEME - Fourth Review



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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](http://www.harrogate.gov.uk/planning)



# 1 Introduction

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- 1.1 The Harrogate District Local Development Framework (LDF) comprises a range of documents, including Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). These are prepared in consultation with local communities under the Council's banner: 'Plan the future with us'. DPDs set out the main policies for the location and type of development in the District whilst SPDs add more detail about matters such as the layout and design of new development or the practical aspects of conservation and enhancement of the built and natural environment.
- 1.2 Development Plan Documents must generally conform to the Regional Spatial Strategy. The current version was approved in May 2008. Together, the Regional Spatial Strategy and the Development Plan Documents make up the Development Plan for Harrogate District. These documents will progressively replace the Harrogate District Local Plan, as amended by the Selective Alteration. The Government has signalled its intention to abolish Regional Spatial Strategies through the Localism Bill. Until such time it remains part of the development plan. Subject to the outcome of a legal challenge the weight to be attached to the intended abolition is a matter for the determining authority.
- 1.3 The LDF also comprises other documents. These include:
  - **The Local Development Scheme** - this gives details of the Development Plan Documents that will be prepared and when there will be opportunities for organisations and individuals to be involved in their preparation.
  - **Statement of Community Involvement** (adopted 2006) - sets out the standards and approach to involving stakeholders and the community in the preparation of the Local Development Framework
  - **The Annual Monitoring Report** - provides a regular check on progress in implementing both the Local Development Scheme and the policies and proposals in the Local Development Framework.
- 1.4 This LDS replaces the LDS 3rd Review which came into effect in June 2009 and is as a result of a review of progress on both the site and settlement survey work and evidence base work to support policies to manage development. It also reflects the need to assess consultation comments received to the Rural Areas Consultation carried out in October/November 2010
- 1.5 Further information on the Harrogate District LDF is available:
  - on the Council's website at [www.harrogate.gov.uk/harrogate-6422](http://www.harrogate.gov.uk/harrogate-6422)
  - by e-mail to [ldf@harrogate.gov.uk](mailto:ldf@harrogate.gov.uk)
  - in person by telephoning the Planning Policy team on 01423 556586  
or calling in at Planning Enquiries between 8.30am and 4.30pm (no appointment necessary)

## 2 Harrogate District Local Development Framework

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- 2.1 The Core Strategy was adopted by the Council in February 2009. This is the key document within the Local Development Framework and sets out the direction and strategy for development and conservation in the District up to the year 2021 and 2023 for housing. It provides a vision of what the District should be like by 2021, with objectives and policies formulated to achieve it. A key function of the Core Strategy is to determine the broad distribution of new homes and jobs throughout the District and to explain what this means in terms of settlement growth.
- 2.2 This Core Strategy provides more than just a basis for determining planning applications. It sets out positive statements of what the Council, working with the local community and relevant partnership organisations, is seeking to achieve during the plan period. The content of other LDF documents will follow the lead of the Core Strategy.
- 2.3 In view of the direction provided by the Core Strategy, the following matters have been taken into account in determining which DPDs other than the Core Strategy should be produced:
- Does the issue need treatment in a Development Plan? *If so:*
  - Does the RSS and/or Core Strategy adequately cover the issue?
- 2.4 Taking these considerations into account, the Harrogate District LDF will comprise the following development plan documents:
- Core Strategy; *and*
  - Harrogate District Sites and Policies DPD with Proposals Map.

### Core Strategy

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- 2.5 The Core Strategy contains policies to guide development to 2021 and 2023 for housing. The Inspector who carried out the independent examination of the Core Strategy recognised that circumstances may alter and lead to the need for a review of the Core Strategy well before it reaches the latter part of the plan period if the spatial strategy is to remain appropriate. Monitoring of the Core Strategy policies and indicators will take place through the Annual Monitoring Report and this will set out the need for any adjustments that may be necessary to policies and indicates whether there is a need to review the Local Development Scheme.

### Harrogate District Sites and Policies DPD

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- 2.6 This DPD will combine work already undertaken by the Council on the Site Allocations (Homes and Jobs) DPD, the Development Control Policies DPD, the Community Sports Regeneration Area Action Plan and the proposed Harrogate and Knaresborough Area Plan. The preparation of three of these DPDs has already commenced and at the time of the adoption of the Core Strategy had reached the following stages:

#### Site Allocations (Homes and Jobs) DPD

- Issues and Options consultation undertaken June to July 2006.
- Preferred Options consultation undertaken January to February 2008.

#### Development Control Policies DPD

- Issues and Options consultation undertaken July to September 2007.
- Further consultation on review of local landscape designations and development limits undertaken January to February 2008.

#### Community Sports Regeneration Area Action Plan

- Issues and Options consultation undertaken September to October 2006.
- Preferred Options consultation undertaken January to February 2008.

#### Harrogate and Knaresborough Area Plan

- Programmed work not commenced.

- 2.7 The combined DPD will cover the whole of Harrogate District and will be consistent with and take forward the strategy for the development and conservation of the District set out in the Core Strategy. It will cover the following:

#### Site allocations for:

- Homes
- Jobs (Use Classes B1, B2 and B8).
- Conference and Business Tourism
- Retail
- Transportation

- Community infrastructure
- Open space, new sport and recreational facilities
- Gypsy and Travellers

#### Development limits for:

- all Group A, B and C settlements identified in Core Strategy policy SG2.

#### Policies to manage development as necessary under the following headings:

- Settlement Growth
- Jobs and Business
- Travel
- Environment & Quality of Life
- Communities

#### Proposals map that will:

- identify areas of protection such as nationally protected landscape and internationally, nationally and locally-designated areas and sites, routes such as cycle networks and Green Belt land;
- show areas at risk from flooding;
- allocate sites for particular land use and development proposals and set out the areas to which specific policies apply; *and*
- also include minerals and waste matters including safeguarding areas, and any minerals and waste allocations which are adopted in a development plan document by the County Council.

## Other documents forming part of the Harrogate District LDF

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#### Supplementary Planning Documents (SPD)

2.8 There is no longer a requirement for the LDS to include a programme for the preparation of SPDs. Details of any SPDs that are to be prepared will be made available on the Council's website. This could include SPDs on Homes for Local People, Re-use of Rural Buildings, Heritage and Design Guidance, Green Infrastructure and Targets for Renewable and Low Carbon Energy. This will also include details of how the community and other relevant organisations will be able to be involved in their preparation.

## Statement of Community Involvement (SCI)

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2.9 The Statement of Community Involvement (SCI) was adopted by the Council in April 2006. This sets out how individuals, groups and organisations can become involved in preparing or revising policy documents and considering planning applications. Community involvement in the preparation of the Harrogate District Sites and Policies DPD will be in accordance with the SCI and a consultation statement will be prepared and published at the same time as future consultations to demonstrate compliance with the SCI. This will reflect and take into account changes in government guidance since the adoption of the SCI.

## Annual Monitoring Report

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2.10 The Council prepares and publishes an Annual Monitoring Report (AMR) in December each year. The AMR reports:

- progress on the timetable and milestones for the preparation of documents set out in the local development scheme including reasons where they are not being met;
- progress with regard to the implementation of policies and proposals; *and*
- progress against national core output indicators and indicators and targets in the adopted Core Strategy which will inform the preparation of the Harrogate District Sites and Policies DPD.

2.11 Further information on the production of the various Local Development Plan Documents are set out in Section 3.

# 3 Production of Local Development Documents

Table 1: Schedule of Local Development Documents

Document Title (and status)	Role & Content	Geographical Coverage	Chain of Conformity	Regulation 25 Consultation	Publication date	Submission date to SoS	Proposed Adoption date
Statement of Community Involvement (LDD)	Document setting out standards and approach to involving stakeholders and the community in the ongoing production of the LDF and planning applications	Whole authority area	N/A	-	-	-	Adopted Apr 2006
Core Strategy (DPD)	Sets out the vision, objectives and strategy for the spatial development and conservation of the District (up to 2021 and 2023 for housing)	Whole authority area	General conformity with the RSS and national PPGs and PPSs All other LDF documents to be in conformity with Core Strategy	-	-	-	Adopted 12 Feb 2009
Harrogate District Sites and Policies (DPD)	Identifies site allocations and policies to manage development for the District (up to 2021 and 2023 for housing) Preparation of Proposals Map	Whole authority area	To conform with the Core Strategy	Continuous community involvement from Feb 2010-Oct 2011 to assist with evaluation of reasonable alternatives including public consultation in the rural areas (Oct-Nov 2010) and urban areas Sept-Oct 2011	Mar 2012	Aug 2012	May 2013

**Table 2: Profile for the Harrogate District Sites and Policies DPD and Proposals Map**

<b>Document Details</b>	Role	Site allocations, policies to manage development and proposals map
	Contents	Site specific allocations of an appropriate level of land for homes, jobs (use classes B1, B2 and B8), retail, transportation, open space/sports (indoor/outdoor/strategic) and gypsy and travellers for the period up to 2021 and 2023 for housing (including phasing if necessary) and policies to manage development.
	Geographic Coverage	Harrogate District
	Status	DPD
	Chain of Conformity	General conformity with RSS and national policy. Conformity with Core Strategy
<b>Timetable</b>	Continuous community involvement	February 2010 to October 2011
	Undertaking appropriate evidence base reports/Settlement Surveys	To October 2011
	Public consultation (regulation 25): Rural areas consultation. Be a Planner for Harrogate/ Knaresborough for a Day. Urban areas consultation.	October/November 2010 November 2010 September/October 2011
	Consideration of consultation responses, drafting publication DPD	To March 2012
	Publication of DPD	March 2012
	Submission of DPD	August 2012
	Pre-examination meeting	October 2012
	Examination	December 2012/January 2013
	Fact checking	February/March 2013
	Receive Inspectors Report	March 2013/April 2013
	Adoption of DPD	May 2013
	<b>Arrangements for production</b>	Process leader:
Management arrangements:		Project Plan; Development Documents Working Group; Planning Strategy Group; Cabinet Member (Planning & Transport) Cabinet; District Development Committee; Full Council.
Resources required to produce the LDD (including external stakeholders).		Internal staff, consultants. Resources to manage and facilitate consultation, including production of written/visual material, meetings/events, dealing with representations from base budget.
Approach to involving stakeholders and the community.		Focus Groups; Members Panel; District Panel; Local Strategic Partnership; Facilitated Event.
	Reporting Arrangements:	Cabinet Member (Planning, Transport & Economic Development) has responsibility for approval of DPDs for consultation. Cabinet will consider draft policies and proposals in consultation with the District Development Committee. The approval for publication will be given by Full Council with delegated powers to Head of Planning Services to make necessary amendments prior to submission. Approval for adoption is given by Full Council.
<p>The management and reporting arrangements will be kept under review to enable the efficient preparation of the DPD. Corporate working arrangements will be maintained to ensure that the DPD represents the spatial element of other community and Council strategies. The Planning Strategy Group currently fulfils this function. Close links with the Local Strategic Partnership have been developed and will be maintained.</p>		

3.1 The Sites and Policies DPD will be underpinned by a detailed evidence base.

The table below shows what evidence is being prepared and the programme for completion:

**Table 3: Evidence Base**

Study	Completed	Programmed
Strategic Housing Land Availability Assessment	2009	Annual review 2nd review 2011
Strategic Housing Market Assessment	2009	Sub-Regional SHMA due 2011
Employment Land Review Review of 'best' and 'good' site hierarchy	2006	2011
Affordable Housing Economic Viability Assessment	2009	
North West Yorkshire Strategic Flood Risk Assessment Update (level 1)	2010	
Harrogate District (level 2) Strategic Flood Risk Assessment		2011
Infrastructure Delivery Plan		2011/2012
Local Transport Plan 3		2011
Harrogate & Knaresborough Integrated Transport Review	Outcome incorporated into LTP3	Ongoing
Harrogate Office Study		2011
Open Space Needs Assessment		2011
Community Sports Sites Assessment		2011
Villages Facilities Survey	June 2009	Annual review
Annual Monitoring Report	December 2010	Annually in December
Green Infrastructure Evidence Base		2011
PPS Climate Change Study		2011
Harrogate Hotel Study		2011
Review of Natural and Built Heritage Designations		Ongoing

3.2 In preparing the LDS a number of areas of risk were identified.

The impact of these and mitigating actions to overcome the risks are set out in the table below:

**Table 4: Risk Assessment**

Risk	Impact	Mitigating Actions
New PPSs and guidance on SEA/SA published.	Additional work to comply with new guidance causes slippage in the timetable and key milestones.	Keep up to date on emerging guidance and respond to changes early.
Revocation of RSS	Impact on site allocations/policy development	Identify potential policy vacuum on revocation of RSS
Uncertainty over future level of resources	Reduction in budget and staff turnover	Proactive management
Consultants required to carry out technical/ specialist areas of the evidence base	Availability of funds and time to appoint causes slippage	Anticipate requirements and have funding available

*continued overleaf*

Risk	Impact	Mitigating Actions
Close working with relations with internal Council divisions and external organisations or consultants for completion of evidence and successful partnerships e.g. North Yorkshire County Council regarding LTP3.	Slippage in work dependent upon completion of the evidence .	Proactive management. Consider formalising Service Level Agreements with external agencies.
Project team required to do other unprogrammed work including major appeals.	Diverts team from preparing the DPD causing slippage in the timetable and key milestones.	LDF made a corporate priority and non-essential work minimised.
Large number of representations received to Regulation 25 consultations.	Slippage in timetable and key milestones.	Deploy additional resources to record and appraise representations. Early liaison and commitment from other organisations.