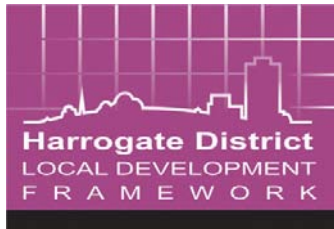


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LOCAL DEVELOPMENT SCHEME - Fifth Review



December 2011

PLANNING DIVISION

Department of Development Services, Knapping Mount, West Grove Road, Harrogate. HG1 2AE
www.harrogate.gov.uk/planning

1 Introduction

- 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 confirmed its intention to abolish Regional Spatial Strategies through the Localism Bill. Until such time it remains part of the development plan. The outcome of recent legal challenges makes clear that in terms of plan preparation a local authority would be acting unlawfully if it took into consideration the intention to revoke Regional Spatial Strategies.
- 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 approach to involving stakeholders and the community in the preparation of the Local Development Framework and the standards to be met. The council published a further report in 2011 that sets out how the council is consulting with residents, businesses and other key stakeholders throughout the preparation of the Harrogate district Sites and Policies DPD to meet the requirements of new regulations introduced in 2008¹
 - 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 4th Review and took effect on 1 December 2011. This review of the timetable is part of ongoing project monitoring and has been necessitated primarily by the need to allow sufficient time to consider the implications for the emerging Sites and Policies DPD of the National Planning Policy Framework which may necessitate a further 'targeted' consultation on any significant changes to policy wording or whether new policies are required. It is also to ensure the full and proper consideration of responses received to the latest consultation on preferred site options in the urban areas and district wide policies to manage development. Details of the amendments to the scheme are set out at Appendix 1.
- 1.5 Further information on the Harrogate district LDF is available:
 - on the council's website at www.harrogate.gov.uk/ldf
 - by email to ldf@harrogate.gov.uk
 - by phoning the Planning Policy team on 01423 556586
 - by calling in at Planning Enquiries between 8.30am and 4.30pm (no appointment necessary)

1. The regulations are now called the Town and Country Planning (Local Development) (England) Regulations (Amended) 2008. This means that some of the stages of plan preparation referred to in the 2006 SCI have now changed.

2 Harrogate district Local Development Framework

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 Core Strategy adequately cover the issue?

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

2.4 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 the need to review the Local Development Scheme.

Harrogate district Sites and Policies DPD

2.5 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

2.6 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 as set out in the Core Strategy. It will cover the following:

Site allocations for:

- Homes
- Jobs (Use Classes B1, B2 and B8)
- Transportation
- 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
- Homes for Local People
- Jobs and Business
- Travel
- Environment and Quality of Life
- Communities
- Infrastructure

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;
- 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.

a further report in 2011 that sets out how it is consulting with residents, businesses and other key stakeholders throughout the preparation of the Harrogate district Sites and Policies DPD to meet the requirements of new regulations introduced in 2008.

Annual Monitoring Report (AMR)

2.9 The council prepares and publishes an Annual Monitoring Report (AMR) in December.

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 indicators² and indicators and targets in the adopted Core Strategy

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

Other documents forming part of the Harrogate district LDF

Supplementary Planning Documents (SPDs)

2.7 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. Consultation was undertaken recently on both a Homes for Local People SPD and a Renewable and Low Carbon Energy SPD. Other SPDs will be prepared where required. Currently, it is proposed that a Heritage and Design SPD will be prepared.

Statement of Community Involvement (SCI)

2.8 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. The council published

2. In a letter dated 30 March 2011 to Chief Planning Officers, the Government made it clear that it was now a matter for individual authorities to decide what to include in their monitoring reports, removing the requirement to report on core output indicators. This will be reflected in future AMRs.

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 Secretary of State	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	Harrogate district	N/A	-	-	-	Adopted 12 Feb 2009
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)	Harrogate district	General conformity with the RSS and national PPGs and PPSs All other LDF documents to be in conformity with the 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	Harrogate district	To conform with the Core Strategy	Continuous community involvement from Feb 2010 to Nov 2011 to assist with evaluation of reasonable alternatives including public consultation in the rural areas (Oct-Nov 2010) and urban areas (Sept - Nov 2011)	Sept 2012	Feb 2013	Nov 2013

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

Document Details	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), open space/ sports (indoor/outdoor/strategic) and gypsy and travellers for the period up to 2021 and 2023 for housing 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
Timetable	Continuous community involvement	February 2010 to November 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- November 2011
	Consideration of consultation responses, drafting publication DPD	To September 2012
	Publication of DPD	September 2012
	Submission of DPD	February 2013
	Pre-examination meeting	April 2013
	Examination	June 2013
	Receive Inspector's Report	September 2013
	Adoption of DPD	November 2013
Arrangements for production	Organisation/Departmental Lead	Planning Policy team at Harrogate Borough Council
	Management arrangements:	Project Plan Development Documents Working Group Planning Strategy Group Cabinet Member (Planning, Transport and Economic Development) 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 and 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	Review 2nd review 2012
Strategic Housing Market Assessment (SHMA)	2009	Sub-Regional SHMA due 2011
Affordable Housing Economic Viability Assessment	2009	
Employment Land Review	2006	
Review of 'best' and 'good' site hierarchy	2011	
Harrogate Office Study	2011	
Visitor Accommodation Study	2011	
North West Yorkshire Strategic Flood Risk Assessment Update (level 1)	2010	
Harrogate district (level 2) Strategic Flood Risk Assessment		2012
Climate Change Study	2011	
Review of Special Landscape Area	2011	
Review of Green Wedge Designations	2011	
Historic Environment Evidence Base: Local Distinctiveness	2011	
Green Infrastructure Evidence Base		2012
Local Transport Plan 3	2011	
Harrogate & Knaresborough Integrated Transport Review	Outcome incorporated into LTP3	Ongoing
Traffic Modelling: Stage 1	2011	
Traffic Modelling: Stage 2		2012
Manse Farm Rail Study: Phases 1 and 2	2011	
Manse Farm Rail Study: Phase 3		2012
Sports, Recreation, Open Space and Village Hall Study	2011	
Infrastructure Delivery Plan		2012
Villages Facilities Survey	June 2009	Annual review
Annual Monitoring Report	December 2010	Annually (in December)

- 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
Introduction of National Planning Policy Framework	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 relations with internal council divisions and external organisations or consultants for completion of evidence and successful partnerships	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

Appendix 1 - Amendments to the Scheme

	Local Development Scheme 4th Review	Local Development Scheme 5th Review
Para 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	This LDS replaces the LDS 4th Review that came into effect in December 2010. This further review of the timetable is part of ongoing project monitoring and has been necessitated primarily by the need to allow sufficient time to consider the implications for the emerging Sites and Policies DPD of the National Planning Policy Framework which may necessitate a further 'targeted' consultation on any significant changes to policy wording or should new policies be required. It is also to ensure the full and proper consideration of responses received to the latest consultation on preferred site options in the urban areas and district-wide policies to manage development. Details of the amendments to the Scheme are set out at Appendix 1.
Para 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?	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 Core Strategy adequately cover the issue?
Para 2.6	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 Policies to manage development as necessary under the following headings: Settlement Growth Jobs and Business Travel Environment and Quality of Life Communities	Site allocations for: Homes Jobs (Use Classes B1, B2 and B8) Transportation Open space, new sport and recreational facilities Gypsy and travellers Policies to manage development as necessary under the following headings: Settlement Growth Homes for Local People Jobs and Business Travel Environment and Quality of Life Communities Infrastructure

	Local Development Scheme 4th Review	Local Development Scheme 5th Review
Para 2.7	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.	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. Consultation has recently been undertaken on Homes for Local People SPD and Renewable and Low Carbon Energy SPD. Other SPDs will be prepared where required. Currently, it is proposed that a Heritage and Design SPD will be prepared.
Para 2.8	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.	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. The council published a further report in 2011 that sets out how the council is consulting with residents, businesses and other key stakeholders throughout the preparation of the Harrogate district Sites and Policies DPD to meet the requirements of new regulations introduced in 2008.
Tables 1 and 2	Publication: March 2012 Submission: August 2012 Adoption: May 2013	Publication: September 2012 Submission: February 2013 Adoption: November 2013
Table 3		Dates revised for some of the pieces of work