

**Sites and Policies Development Plan Document (DPD) - “Plan the Future with Us”- Consultation on Scope of the DPD (Autumn 2009)**

**Summary of representations and Council’s response**

<b>Comments</b>				
<b>Sites and Policies DPD - General</b>				Respondents: 3
Reference	Name	Agent	Comment	Council’s response
0324_2604_807	Highways Agency		The DPD should promote sites with sustainable access to facilities and which reduce the need to travel, providing viable alternatives to the private car. It is vital that policies and strategic allocations are based on a robust and credible evidence base. Measures to mitigate the impact of new development should also be identified.	Noted. The Council will seek to involve the Highways Agency at an early stage in the preparation of the DPD.
0930_2552_821	Mr Pickburn		Further details on the content and the publication of a proposals map are required in order to make comments on the policies and proposals	The consultation leaflet set out in broad terms the content of the policies and proposals that are likely to be included in the Sites and Policies DPD. It is not a definitive list of policies and proposals, nor does it contain the precise policy wording. This will follow in a later consultation.

0347_2567_814	Harrogate Civic Society		Is PPS7 sufficient to rely on covering agricultural occupancy, previously covered by Local Plan policy H19 that was not saved?	Annex A of PPS7 sets out in detail the policy to be followed in connection with agricultural, forestry and other occupational dwellings. Government has clearly stated that policies within DPDs should be limited to those that do not repeat national and regional policies.
<b>Comments</b>				
<b>Proposal SG6: Site for new homes (market and affordable)</b>				Respondents: 7
Reference	Name	Agent	Comment	Council's response
0893_2549_034 0893_2549_035	Ramblers Association Ramblers Association		Infrastructure requirements should be defined and cross-referenced to policy EQ4, proposal C4, policies C6 and C7. The site criteria for preparing planning briefs should be included	It is considered essential that key development and conservation guidelines / parameters are included in housing site allocations listed in this policy. Through consultation these provide the basis for public / stakeholder input to site development and ensure that key site opportunities and constraints have been identified. Any infrastructure requirements contained within these guidelines would need to be justified via an Infrastructure Plan. The Council is preparing this with Infrastructure providers. Site criteria for planning briefs (landscaping / highways / design etc) will be included in the proposal

<p>2722_2582_043 2731_2606_836 2732_2607_837</p>	<p>Diane Baines Land owner site H21 Land owner site H400</p>	<p>Dacres Commercial Dacres Commercial</p>	<p>Could the policy have a phasing requirement to ensure that all brownfield sites are released prior to greenfield sites to ensure the more difficult and costly sites are taken up first? Sites which would be included under proposal SG6 (phase 1 sites) should be delivered first as they are the most sustainable to services and infrastructure. Only then would phase 2 sites, which comply with parameters in proposal SG7 be considered</p>	<p>Core Strategy policy SG1 already sets out that priority will be given to the re-use and redevelopment of previously developed land and buildings principally in the District's largest settlements of Harrogate, Knaresborough and Ripon. More detailed phasing programmes are likely to be included on proposals SG6 and SG7</p>
<p>2042_2599_327</p>	<p>Various Clients</p>	<p>Carter Jonas</p>	<p>It would be appropriate for the policy and supporting text to explain how the findings of the SHLAA will be taken into account in identifying land for housing. The DPD should set out how the site allocations will contribute to the rolling five-year land supply</p>	<p>Drawing on information from the SHLAA the DPD will identify sufficient specific deliverable sites to deliver housing in the first five years and identify a further supply of specific, developable sites for years 6 to the end of the plan period</p>
<p>1844_2547_326</p>	<p>Network Rail</p>		<p>The spatial strategy should consider locating any new housing developments close to existing railway stations</p>	<p>The settlement growth strategy directs future development to settlements which have good access to key services and facilities including the bus or rail network. The location of a potential development site in relation to this network will be a factor taken into</p>

				consideration when assessing the suitability of sites for new homes and jobs
<b>Objections</b>				
<b>Proposal SG6: Sites for new homes (market and affordable)</b>				Respondents: 9
Reference	Name	Agent	Comment	Council's response
0221_2597_001 0253_2601_012 0253_2601_019 2730_2602_046 2704_2579_616	CEG Land Improvements Crest Nicholson Various clients Hallam Land Management	Nathaniel Lichfield Barton Willmore Barton Willmore Barton Willmore	References to development and conservation guidelines and phasing should not be included. Conservation guidelines could be dealt with under policies EQ7 and EQ8. Policy is too detailed and may cause undue delays in progressing the LDF. Infrastructure requirements are to be addressed through the CIL, no need to address the issue in this policy	It is considered essential that key development and conservation guidelines / parameters are included in the housing site allocations listed in this policy. Through consultation these provide the basis for public / stakeholder input to site development and ensure key site opportunities and constraints have been identified. Any infrastructure requirements contained within these guidelines would need to be justified via an Infrastructure Plan
0221_2597_002	CEG	Nathaniel Lichfield	A housing trajectory would be a snap shot and should not be included	Agreed. Housing trajectories are designed to support the plan, monitor and manage approach to housing delivery by monitoring both past and anticipated completions across a period of time. They should be regularly checked and updated, a process that will be carried out and included within the Annual Monitoring Report
0226_2595_009	Stonerings Bank Amenity Group		Suggest criteria that the policy should take into account for deciding sites	The identification of sites for new homes will take into account a range of factors

			for new development	including availability, viability, suitability and sustainability
0253_2601_011	Land Improvements	Barton Willmore	Seeks clarification of the use of the term phasing in this policy and that it is not referring to build out rates	The policy will contain details on the proposed timing of planning permissions / release of sites
1240_2591_824	Mrs P Robinson		Identifying sites for new homes (market and affordable) will not fully address the issue of people not being able to afford to rent or buy at market prices	The building of homes for local people at affordable prices is one of the Council's top priorities. The allocation of sites for market and affordable housing across the District reflecting housing need, as well as rural exception sites (through policy HLP3 and proposal HLP6) will assist in meeting the high levels of need

**Comments**

**Proposal SG7: Urban extensions to Harrogate and Knaresborough**

Proposal SG7: Urban extensions to Harrogate and Knaresborough				Respondents: 5
Reference	Name	Agent	Comment	Council's response
0893_2549_036 0893_2549_037	Ramblers Association Ramblers Association		Infrastructure requirements should be defined and cross referenced to policy EQ4, proposal C4, policies C6 and C7 and the site criteria for preparing planning briefs should be included	For larger urban extensions master plans will be produced through SPD. Draft master plans will be produced in parallel with the preparation of the Sites and Policies DPD. Site criteria for planning briefs (landscaping / highways / design etc) will be included in the proposal
2558_2572_607	Covance Labs Ltd		The linkage to proposal JB5 is welcomed as previously great emphasis has been placed on housing land with perhaps less attention being paid to	Noted – the mix of land uses on urban extension sites will be included within the master plans referred to above

			the provision of employment land.	
2731_2606_624 2732_2607_631	Land owner site H21 Land owner site H400	Dacres Commercial Dacres Commercial	Policy should define 'large'. Our understanding of large would be over 150 dwellings	A definition of 'large' urban extension sites may be necessary in this policy. It is likely to relate to size and the need for its own neighbourhood centre
<b>Objections</b>				
<b>Proposal SG7: Urban extensions to Harrogate and Knaresborough</b>				Respondents: 4
Reference	Name	Agent	Comment	Council's response
0221_2597_003 2042_2599_328	CEG Various Clients	Nathaniel Lichfield Carter Jonas	The need for allocating urban extensions is recognised but it is not necessary to have a separate policy. It is unclear how this proposal will operate alongside proposal SG6, as there appears to be a degree of overlap.	Proposal SG6 will give priority to allocations involving the re-use and redevelopment of previously developed land. If required to comply with Core Strategy policy SG1, larger urban extensions will be allocated. A separate proposal is included as this will set out those matters that will be required to be included in detailed master plans to be drawn up to guide the development and phasing of land uses.

0340_2590_808	Haverah Park with Beckwithshaw Parish Council		We are concerned the policy puts doubt on whether large extensions are necessary to deliver the housing requirement. Suggest proposals SG6 and SG7 are merged	Core Strategy policy SG1 sets out that if larger urban extensions are required they will be in broad locations to the west of Harrogate and east of Knaresborough. If large urban extensions are required proposal SG7 will set out the extra details that are required to give guidance regarding decisions on the larger more complex sites.
2704_2579_617	Hallam Land Management		Under the CIL structure this proposed policy is redundant	The policy will allocate urban extensions if required. Any infrastructure requirements would need to be justified via the Infrastructure Plan. CIL does not alter the need for allocating land for housing and other major land uses
<b>Support</b>				
<b>Proposal SG7: Urban Extensions to Harrogate and Knaresborough</b>				Respondents: 1
Reference	Name	Agent	Comment	Council's response
0347_2567_809	Harrogate Civic Society		Support the proposal	Noted
<b>Comments</b>				
<b>Policy SG8: Type and mix of new market homes (including low cost market and park homes)</b>				Respondents: 3
Reference	Name	Agent	Comment	Council's response
0221_2597_004 0340_2590_025	CEG Haverah Park with Beckwithshaw Parish Council	Nathaniel Lichfield	Guidelines in the policy should not go beyond PPS3 The social implications of type and mix of new market homes have not been considered	The Strategic Housing Market Assessment (SHMA) published in June 2009 provides evidence to underpin the type and mix of new market homes. It is national policy to seek to create mixed communities with a mix of house types on larger sites

2704_2579_617	Hallam Land Management		The reference to 'park homes' is not understood. If this terminology is to be included a definition is required	Park homes are mobile homes used for residential purposes and the DPD will need to include an appropriate definition
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**Objections**

**Policy SG8: Type and Mix of new market homes (including low cost market and park homes)**

Respondents: 4

Reference	Name	Agent	Comment	Council's response
2042_2599_329	Various Clients	Carter Jonas	It is not clear how this policy is intended to operate; it could be overly prescriptive and lacking in flexibility. Policy overlaps with proposals SG6 and SG7	The policy will be based on evidence from the SHMA published in June 2009 and will apply to windfall housing as well as proposals SG6 and SG7

0253_2601_013 0253_2601_020 2730_2602_047	Land Improvements Crest Nicholson Various clients	Barton Willmore Barton Willmore Barton Willmore	The policy should be deleted as the SHMA will become out of date	The evidence in the SHMA will be kept under review
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**Comments**

**Policy SG9: Development limits**

Respondents: 2

Reference	Name	Agent	Comment	Council's response
0253_2601_014	Land Improvements	Barton Willmore	Development limits should be flexible enough to accommodate projected future growth	The development limit must be a 'finite' not flexible line on the proposals map. Policy SG3 of the Core Strategy gives an appropriate amount of flexibility to allow certain forms of development outside the development limit
2558_2572_608	Covance Labs Ltd		The policy should cross-refer to the already determined extensions as per SG1.	Development limits will be extended to reflect any proposed new development. Policy SG1 does not however relate to specific sites and does not determine where

				urban extension sites should be allocated
<b>Objections</b>				
<b>Policy SG9: Development Limits</b>				Respondents: 4
Reference	Name	Agent	Comment	Council's response
2042_2599_330	Various Clients	Carter Jonas	The definition of development limits is an arbitrary and inconsistent process that removes flexibility for the consideration of development on the edge of settlements. The negative wording of the explanation that seeks to strictly control development in the open countryside highlights this concern. The policy should be deleted	The development limit must be a 'finite' not flexible line on the proposals map. Policy SG3 of the Core Strategy gives an appropriate amount of flexibility to allow certain forms of development outside the development limit
0340_2590_809	Haverah Park with Beckwithshaw Parish Council		The Parish Council fails to see what benefits to local residents extensions of Harrogate development limits brings and that the social implications of type and mix of new market homes have not been considered	The Strategic Housing Market Assessment (SHMA) published in June 2009 provides evidence to underpin the type and mix of new market homes. It is national policy to seek to create mixed communities with a mix of house types on larger sites
2730_2602_048	Various clients	Barton Willmore	Proposal SG7 makes provision for urban extensions for Harrogate (which could include Pannal) and Knaresborough but there is no provision or flexibility in policy SG9. There is a clear link between these	Proposal SG7 allows for larger urban extensions, if necessary, to comply with Core Strategy policy SG1 to the west of Harrogate and east of Knaresborough (not Pannal). Smaller scale land releases around other settlements such

			policies and policy SG9 should be reworded.	as Pannal will be permitted and the development limit will be extended to reflect any proposed new development
2507_2605_601	Hargreaves Ash Marketing	The Land and Development Practice	Existing development limits drawn too tightly around Group C villages.	The draft development limits have been drawn following the guidelines for drawing development / infill limits set out in the Issues and Options consultation on the Development Control Policies DPD in January 2008. Their definitions will be the subject of further discussion and consultation

<b>Support</b>				
<b>Policy SG9: Development Limits</b>				Respondents: 1
Reference	Name	Agent	Comment	Council's response
0221_2597_800	CEG	Nathaniel Lichfield and Partners	Support the inclusion of a policy defining development limits. Delineating limits should have regard to proposals set out in policies and proposals SG6, SG7, JB5, policy JB6 and proposal TR4	Noted
<b>Comments</b>				
<b>Policy SG10: Flood Risk Areas</b>				Respondents: 3
Reference	Name	Agent	Comment	Council's response
2042_2599_331 2731_2606_625 2732_2607_632	Various Clients Land owner site H21 Land owner site H400	Carter Jonas Dacres Commercial Dacres Commercial	It is not clear what evidence base will be used, and it is not clearly explained how the policy will operate and what the local priorities are.	The 2006 North West Yorkshire Strategic Flood Risk Assessment (SFRA) is currently being updated and will form part of the evidence base for Policy SG10 along

			Only flood risk area 3b need be identified	with PPS25 and its Practice Guide. The Council are obliged to include all the flood zones on the Proposals Map but need to resolve issues regarding the regular updating of the flood zone boundaries.
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**Support**

**Policy SG10: Flood Risk Areas** Respondents: 3

Reference	Name	Agent	Comment	Council's response
0253_2601_804 2730_2602_835 0893_2549_819	Land Improvements Various clients Ramblers Association	Barton Willmore Barton Willmore	The need for flood risk areas to be identified is supported. It would be helpful if the areas were shown on a map	Noted. The Council are obliged to include all the flood zones on the Proposals Map but need to resolve issues regarding the regular updating of the flood zone boundaries.

**Comments**

**Policy SG11: Unstable Land** Respondents: 2

Reference	Name	Agent	Comment	Council's response
2042_2599_332 0893_2549_820	Various Clients Ramblers Association	Carter Jonas	It is helpful for the proposals map to identify the areas where unstable land is a specific concern	Areas susceptible to gypsum dissolution will be shown on the proposals map

**Support**

**Policy SG11: Unstable Land** Respondents: 2

Reference	Name	Agent	Comment	Council's response
0253_2601_805 2720_2573_831	Land Improvements Coal Authority	Barton Willmore	The need for the policy is supported which will strictly control development in areas where problems exist	Noted. The control of development in these areas will be commensurate with risks and mitigation measures involved

**Comments**

**Proposal HLP6: Sites for new homes (100% affordable – rural exception sites)** Respondents: 1

Reference	Name	Agent	Comment	Council's response
0930_2553_301	Mr P Pickburn		There is no proposals map and it is difficult to	HLP3 provides the strategic context for allocations. The

			understand from the text what this is to add to SG1, HLP3	individual sites will be identified through proposed proposal HLP6 and shown on the Proposals Map
<b>Objections</b>				
<b>Proposal HLP6: Sites for new homes (100% affordable – rural exception sites)</b>				Respondents: 6
Reference	Name	Agent	Comment	Council's response
2042_2599_333 0340_2590_026	Various Clients Haverah Park with Beckwithshaw Parish Council	Carter Jonas	There is a fundamental objection to the use of rural exception sites purely for 100% affordable housing. The focus of the policy is misplaced and will not deliver levels of affordable housing required and it should be deleted. A more flexible approach identifying sites where the Council will accept both open market and affordable housing is required.	Adopted Core Strategy policy HLP3 establishes the principle of making provision for Rural Exception Sites (RES) in line with national policy set out in PPS3. National policy requires that these are allocated solely for affordable housing as an exception to normal planning policy i.e. planning permission would not normally be granted. Proposal HLP6 will make allocations in accordance with the adopted Core Strategy policy.
2731_2606_626 2732_2607_634	Land owner site H21 Land owner site H400	Dacres Commercial Dacres Commercial	Title is confusing, replace with "sites for new homes" only. Rural exception sites should be allocated with a different code on the proposals map	The policy title is currently draft. Further refinements may be made. This policy is solely about affordable housing and different parameters apply to that of site for a mix of market and affordable.
0237_2550_803 1343_2552_825	Bishop Monkton Parish Council Mr J Pimley		The Parish Council does not believe that there is demand for affordable housing in the village on the scale envisaged, the only development allowed	The Strategic Housing Market Assessment (SHMA) provides evidence to underpin the need for affordable housing. Open market housing will be allowed in the event that sites within

			under the villages Group C classification but there is a demand for lower priced and moderately priced housing	the existing built up area come forward
<b>Comments</b>				
<b>Policy HLP7: Affordable Housing</b>				Respondents: 8
Reference	Name	Agent	Comment	Council's response
0221_2597_005	CEG	Nathaniel Lichfield	The economic viability of larger sites over 100 dwellings should be taken into account	The Council is undertaking an Economic Viability Appraisal (EVA) which will provide information on viability over a range of site types/sizes.
0253_2601_015	Land Improvements	Barton Willmore	The evidence base to inform affordable housing mix and tenure needs to be flexible and up to date	The Council published its SHMA in 2009. This provides information on mix and tenure and will be kept up to date.
0347_2567_030	Harrogate Civic Society		Thresholds should be tailored to individual sites unless a very low blanket threshold is adopted	Information from the SHMA and EVA will inform appropriate threshold values.
0930_2553_302	Mr P Pickburn		No definition of the rules to be applied	There will be further consultation on the wording of the proposed policy
2042_2599_334	Various Clients	Carter Jonas	The Council should balance weight given to the SHMA against the current housing register to indicate need	Noted
2507_2605_602	Hargreaves Ash Marketing	The Land and Development Practice	Must ensure that the delivery of housing is not compromised by unviable affordable housing targets	Information from the EVA will provide evidence to underpin targets and thresholds to ensure that affordable housing targets are met and the overall delivery is not compromised.
2731_2606_627 2732_2607_635	Land owner site H21 Land owner site H400	Dacres Commercial Dacres Commercial	Policy's percentage needs to be clearer in relation to affordable housing	The wording of the emerging policy will set out clearly the percentage provision of

			provision	affordable housing that will be required. This will draw on evidence from the SHMA and EVA.
<b>Objections</b>				
<b>Policy HLP7: Affordable Housing</b>				Respondents: 1
Reference	Name	Agent	Comment	Council's response
2704_2579_619	Hallam Land Management		Type, mix and targets are not appropriate for inclusion; such matters should be dealt with through other documents such as the SHMA.	PPS 3 [para 22] requires that local authorities set out the 'size and type of affordable housing required' and also 'separate targets for social rented and intermediate affordable housing' [para 29]-
<b>Objections</b>				
<b>Jobs and business chapter: General</b>				Respondents: 1
Reference	Name	Agent	Comment	Council's response
2600_2577_614	Lightwater Valley Attractions Ltd	RPS	Policies in this chapter do not reflect guidance in PPS7 for permitting expansion of business premises to facilitate diverse economic activity in rural areas as encouraged by policy JB1 and SG3	The policies in the Sites and Policies DPD are not meant to repeat national guidance and therefore more policies to cover rural businesses are not needed as planning for economic development is covered by PPS4 published in Dec 2009 and the Core Strategy.
<b>Comments</b>				
<b>Proposal JB5: Sites for new jobs</b>				Respondents: 6
Reference	Name	Agent	Comment	Council's response
0221_2597_006 1811_2592_321 2042_2599_335	CEG  Various Clients	Nathaniel Lichfield Lister Haigh Carter Jonas	The wider economic benefits of non B class uses including retail and leisure should be recognised and the potential for such uses to come forward as part of	Noted. The provisions of PPS4 will be examined and incorporated into the DPD. This will include looking at the definition of employment development and whether there should be any flexibility

			mixed use schemes	in the policy. Proposal SG7: Urban extensions to Harrogate and Knaresborough will also include development guidelines which could include elements of retail, leisure etc.
0221_2597_007	CEG	Nathaniel Lichfield	If development and conservation guidelines are included they should be kept broad in nature	Noted
2558_2572_609	Covance Labs Ltd		Since the Core Strategy was adopted more up to date national guidance has been issued, this will need to be taken into account.	PPS4 was published the end of 2009 and will be taken into account.
2558_2572_610	Covance Labs Ltd		PPS4 states that local authorities need to work with local businesses rather than the previous method of relying on the ELR	Noted
<b>Comments</b>				
<b>Policy JB6: Protection and enhancement of existing employment areas</b>				Respondents: 9
Reference	Name	Agent	Comment	Council's response
2730_2602_049	Various clients	Barton Willmore	Clarification should be provided to the reference to "supplementary study on the best and good employment land"	Noted
0930_2553_303	Mr P Pickburn		Definition of 'best and good' needed, plus proposals map	The best and good sites will be shown on the proposals map and there will be an explanation of how they have been identified
2042_2599_336 0221_2597_008	Various Clients CEG	Carter Jonas Nathaniel Lichfield	Policy framework should support and encourage growth and diversity of uses in employment areas.	Noted. The provisions of PPS4 will be examined and incorporated into the DPD. This will include looking at the

			Flexibility is required. The policy should also have regard to the potential for other non B class uses including leisure and nursing homes to generate new employment	definition of employment development and whether there should be any flexibility in the policy.
2558_2572_611	Covance Labs Ltd		Not clear if the “enhancement” referred to relates to the expansion of existing sites.	This will be considered when developing the policy.
2724_2587_621	Yorkshire Forward		A distinction should be made between B1, B2 and B8 use classes when safeguarding ‘best’ and ‘good’ sites.	Noted
2731_2606_628 2732_2607_636 2507_2605_603	Land owner site H21 Land owner site H400 Hargreaves Ash Marketing	Dacres Commercial Dacres Commercial The Land and Development Practice	Concerned with the clarity of protection of lower order employment sites which were formally protected by Local Plan policy E2. Current policy wrongly protects small and often poor employment sites that would otherwise make more logical residential development. The policy should not be written to prevent housing development on industrial land without regard to sufficient justification.	Noted. The provisions of PPS4 will be examined and incorporated into the DPD. This will include looking at the definition of employment development and whether there should be any flexibility in the policy. There is still a need to protect lower order employment sites to cater for starter and low cost units
<b>Comments</b>				
<b>Policy JB7: Town and District centres</b>				Respondents: 2
Reference	Name	Agent	Comment	Council's response
0347_2597_031	Harrogate Civic Society		The primary and secondary shopping streets of	Noted. The Council will be reviewing primary and

			Harrogate should be looked at with a view to extension	secondary shopping frontages for the Sites and Policies DPD based on their current and preferred future role with regards to the centres shopping character.
2042_2599_337	Various Clients	Carter Jonas	Not clear how the Council intends to justify a policy approach to define a hierarchy of town, district and local centres, to provide a balance of retail floor space in the most appropriate locations	Core Strategy JB4 already identifies a hierarchy of centres in the District, namely sub-regional town, principal towns and local service centre. Where appropriate, the Council will also identify and protect locally important groups of shops that are essential to meeting the day-to-day needs of residents. Policy JB7 will define the boundaries of these centres in line with PPS4.
<b>Support</b>				
<b>Policy JB7: Town and District Centres</b>				Respondents: 1
Reference	Name	Agent	Comment	Council's response
0221_2597_801	CEG	Nathaniel Lichfield and Partners	Support the inclusion of a policy defining the limits of town and district centres and primary and secondary frontages in Harrogate town centre	Noted.
<b>Comments</b>				
<b>Policy JB8: Protection and enhancement of business and conference tourism in the town of Harrogate</b>				Respondents: 3
Reference	Name	Agent	Comment	Council's response
0346_2580_028 1032_2575_309	Bourne Leisure Ltd Cllr A Willoughby, Knaresborough Town Council	Nathaniel Lichfield	The proposals map should include site specific designations of locations for business / conference use outside the town of	Disagree that the proposals map needs to identify other business / conference uses outside the town of Harrogate. It is only the core area around

			Harrogate and the importance of promoting the protection and upgrading of tourism / business tourism accommodation elsewhere in the Borough should be recognised	the Harrogate International Centre that is necessary to protect and enhance with a designation. Proposed Policy JB9 will cover tourist and business tourist accommodation. Consideration will however be given to continuance of designating leisure tourism areas of the Districts six main settlements for protection and enhancement e.g. Waterside, Knaresborough
2042_2599_338	Various Clients	Carter Jonas	No mention of the evidence base that will be prepared to support this policy	Consultation will take place with key business and conference facilities/organisers in the District to determine the best approach towards the protection and enhancement of the sector. The Council is also currently undertaking a study to determine what steps need to be taken to ensure that there is an adequate supply of good quality hotel accommodation within Harrogate Town, a key supporting facility to the business and conference industry.
<b>Comments</b>				
<b>Policy JB9: Hotel protection</b>				Respondents: 2
Reference	Name	Agent	Comment	Council's response
0346_2580_029 0930_2553_304	Bourne Leisure Ltd Mr P Pickburn	Nathaniel Lichfield	The policy should have a positively worded clause	Noted. PPS4 encourages local planning authorities to support

			that actively promotes the enhancement and expansion of existing hotels, including appropriate extensions. What is a hotel should be defined and the policy should be extended to other tourist related facilities	extensions to tourist accommodation under certain circumstances. The policy will provide a definition of hotels for the purposes of the policy. The Council will consider whether it is necessary to expand the protection to other types of visitor accommodation but does not consider there to be a need to extend the policy to cover other tourist related facilities.
<b>Objections</b>				
<b>Policy JB9: Hotel protection</b>				Respondents: 1
Reference	Name	Agent	Comment	Council's response
2042_2599_339	Various Clients	Carter Jonas	There is no need for a generic policy that seeks to protect hotels unnecessarily. Policy should be worded to encourage the provision of good quality hotel and bedroom stock across the District	Maintaining an adequate supply of good quality hotel accommodation in Harrogate is key to the continued vitality and viability of both the tourism and conferencing / business tourism industries, both of which are important components of the District's economy. The policy may include criteria to assist the decision maker on when it may be appropriate to allow the loss of hotels
<b>Support</b>				
<b>Travel chapter - general</b>				Respondents: 1
Reference	Name	Agent	Comment	Council's response
2724_2587_832	Yorkshire Forward		Proposal TRA4 and policies TRA5 and TRA6 should adequately cover transport issues in the District	Noted.

<b>Comments</b>				
<b>Proposal TRA4: Sites and land for new transport infrastructure</b>				Respondents: 3
Reference	Name	Agent	Comment	Council's response
1032_2575_310	Cllr A Willoughby, Knaresborough Town Council		Should also include two possible locations for future rail halts at Halfpenny Lane and Manse Farm in Knaresborough	Work will be undertaken as part of the evidence base for the DPD to establish the feasibility of allocating sites for rail halts in Knaresborough.
1811_2592_322		Lister Haigh	Policy needs to be flexible enough to incorporate protection of routes and infrastructure for new local access roads, relief roads, and bypasses throughout the District	It will be appropriate to protect routes and infrastructure for such large-scale schemes only where they are identified in the County Council's Local Transport Plan or at the Regional level.
2042_2599_340	Various Clients	Carter Jonas	It is not clear how the particular proposals will be derived, whether they are linked to regional priorities, the LTP or other initiatives	See comment above.
<b>Comments</b>				
<b>Policy TRA5: Safeguarding existing transport infrastructure</b>				Respondents: 3
Reference	Name	Agent	Comment	Council's response
0221_2597_009	CEG	Nathaniel Lichfield	The policy should also take into account the need to bring forward development for other uses on such sites	For larger sites and where a mix of uses is proposed, draft master plans will be produced in parallel with the preparation of the Sites and Policies DPD. Any infrastructure requirements would need to be justified via the Infrastructure Plan.
0930_2553_305	Mr P Pickburn		The policy looks like a repetition of TRA2	Core Strategy Policy TRA2 sets out the strategy in relation to the safeguarding of transport routes and infrastructure. The Sites and

				Policies DPD will include a proposals map enabling specific sites and routes to be safeguarded.
2042_2599_341	Various Clients	Carter Jonas	Policy should be worded to encourage the provision of new services and ensure effective use of existing infrastructure	Core Strategy Policy TRA3 states that the Council will work with the County Council and other transport providers to do this.
<b>Comments</b>				
<b>Policy TRA6: Parking standards and policy</b>				Respondents: 1
Reference	Name	Agent	Comment	Council's response
2042_2599_342	Various Clients	Carter Jonas	It is important that such a strategy is not a "one size fits all" and recognises the diversity of the District	Noted.
<b>Support</b>				
<b>Policy TRA6: Parking standards and policy</b>				Respondents: 1
Reference	Name	Agent	Comment	Council's response
0347_2567_810	Harrogate Civic Society		Support for a study of parking needs / desires / requirements in order to develop a policy providing greater clarity to developers	Noted.
<b>Comments</b>				
<b>Policy EQ3: Mitigation of, and adaptation to, climate change</b>				Respondents: 7
Reference	Name	Agent	Comment	Council's response
0340_2590_025	Haverah Park with Beckwithshaw Parish Council		Of particular concern is the loss of water retention capacity on greenfield land due to urban sprawl	The Council will consider the evidence set out in the North West Yorkshire Strategic Flood Risk Assessment (SFRA) and follow the sequential approach (as set out in PPS25) during the consideration of site allocations.
2042_2599_343	Various Clients	Carter Jonas	Not clear what the purpose	Policy EQ3 will be in addition

			<p>of this policy is, how far it would complement EQ1 and therefore if it is necessary.</p> <p>There appears to be an absence of policy that would promote generation of renewable energy forms be it for small-scale on-site generation or for larger off site schemes</p>	<p>to Policy EQ1. It will set out the Councils approach to renewable energy and low carbon technologies as required by Part B3 of RSS Policy ENV5. The Council is currently undertaking a district wide Planning and Climate Change study to identify opportunities and constraints for renewable energy and low carbon technologies at all scales. The findings of the study will form part of the evidence base for Policy EQ3.</p>
<p>2507_2605_604</p> <p>0572_2546_816</p> <p>1843_2571_323</p>	<p>Hargreaves Ash Marketing</p> <p>Mr P Metson</p> <p>Yorkshire Wildlife Trust</p>	<p>The Land and Development Practice</p>	<p>More should be done to secure the implementation of renewable energy technology on new developments</p>	<p>Policy EQ3 will set out the Councils approach to renewable energy and low carbon technologies as required by Part B3 of RSS Policy ENV5. The Council is currently undertaking a district wide Planning and Climate Change study to underpin this policy.</p>
<p>2724_2587_622</p>	<p>Yorkshire Forward</p>		<p>Include detailed criteria based guidance against which renewable energy proposals can be considered</p>	<p>Policy EQ3 will set out the Councils approach to renewable energy and low carbon technologies as required by Part B3 of RSS Policy ENV5. The Council is currently undertaking a district wide Planning and Climate Change study which will set out recommendations for a local policy.</p>
<p>2724_2587_623</p>	<p>Yorkshire Forward</p>		<p>Should identify broad areas</p>	<p>The Planning and Climate</p>

			where renewable energy schemes would be accepted	Change study will identify areas of opportunity and constraint across the District. This study will form part of the evidence base for Policy EQ3.
<b>Support</b>				
<b>Policy EQ3: Mitigation of, and adaptation to, climate change</b>				Respondents: 1
Reference	Name	Agent	Comment	
2724_2587_833	Yorkshire Forward		Support for the policy which amplifies policy EQ1 of the Core Strategy and ENV5 of the RSS	Noted
<b>Comments</b>				
<b>Policy EQ4: Protection and enhancement of Green Infrastructure, including Green Wedges, Special Landscape Areas and Amenity Open Space within the built up areas</b>				Respondents: 6
Reference	Name	Agent	Comment	Council's response
0226_2595_010	Stonerings Bank Amenity Group		Policy needs to be sufficiently robust and no development should be allowed in designated areas	Noted. The need for a Green Infrastructure policy has been established through RSS Policy YH8. This policy approach will be supported by the emerging Leeds City Region Green Infrastructure Strategy and other local evidence. There will be further consultation on the proposed wording of the policy.
0893_2549_039	Ramblers Association		A criteria based policy will not be satisfactory as it will lack clarity on the ground, so boundaries should be shown on a map	It is intended that Policy EQ4 will be supported by appropriate designations on the Proposals Map if criteria based planning policies cannot provide the necessary protection. The need for designations will be established through a review of local landscape

				designations. This approach is in accordance with paragraphs 24 and 25 of PPS7. There will be further consultation on the proposed wording of the policy.
1683_2576_317	Mrs J Bradburn	Mr W Kemp	Policy does not provide for a network of green infrastructure, and only affords protection for green infrastructure within built up areas	Noted. Policy EQ4 will be supported by the emerging Leeds City Region Green Infrastructure Strategy which looks at the need for green infrastructure across the Leeds City Region (rural and urban).
1733_2559_320	Save Crimple Valley		This is an important policy but are concerned that the words "if criteria based" and "necessary protection" do not afford certainty	It is intended that Policy EQ4 will be supported by appropriate designations on the Proposals Map if criteria based planning policies cannot provide the necessary protection. The need for designations will be established through a review of local landscape designations. This approach is in accordance with paragraph 24 and 25 of PPS7. There will be further consultation on the proposed wording of the policy.
1843_2571_324	Yorkshire Wildlife Trust		The safeguarding of areas that are important for habitat connectivity	Noted.
0253_2601_806	Land Improvements	Barton Willmore	Representations previously made on Special Landscape Areas need to be used to inform the	Noted. These representations are being considered as part of work on the review local landscape designations.

			location and creation of any landscape designations	
<b>Objections</b>				
<b>Policy EQ4: Protection and enhancement of Green Infrastructure, including Green Wedges, Special Landscape Areas and Amenity Open Space within the built up areas</b>				Respondents: 1
Reference	Name	Agent	Comment	Council's response
2042_2599_344	Various Clients	Carter Jonas	There is no justification or place for such negative policy tools and this aspect of the policy should be deleted along with any intention to designate any areas of land as such	The need for a Green Infrastructure policy has been established through Policy YH8 of the Regional Spatial Strategy (adopted May 2008).
<b>Support</b>				
<b>Policy EQ4: Protection and enhancement of Green Infrastructure, including Green Wedges, Special Landscape Areas and Amenity Open Space within the built up areas</b>				Respondents: 1
Reference	Name	Agent	Comment	Council's response
0347_2567_811	Harrogate Civic Society		Policy to back up protection and enhancement of green infrastructure is welcomed	Noted.
<b>Comments</b>				
<b>Policy EQ5: The Green Belt</b>				Respondents: 3
Reference	Name	Agent	Comment	Council's response
2042_2599_345 2731_2606_629 2732_2607_637	Various Clients Land owner site H21 Land owner site H400	Carter Jonas Dacres Commercial Dacres Commercial	We would question the statement that the Green Belt should remain unchanged Amend text to allow review subsequent to RSS policy change	Policy EQ2 of the Harrogate District Core Strategy (adopted February 2009) states that <i>"The extent and detailed boundaries of the West Yorkshire and York Green Belts in the District will not be changed"</i> .
<b>Objections</b>				
<b>Policy EQ5: The Green Belt</b>				Respondents: 1
Reference	Name	Agent	Comment	Council's response
0572_2546_817	Mr P Metson		No further building on green land – consider extending the green belt	Policy SG1 of the Harrogate District Core Strategy (adopted February 2009)

			around Harrogate	states that <i>“priority will be given to the re-use and re-development of previously-developed land ... however, the scale of housing land release required by the Regional Spatial Strategy will necessitate the development of Greenfield land...”</i> Core Strategy Policy EQ2 states that, <i>“The extent and detailed boundaries of the West Yorkshire and York Green Belts in the District will not be changed”</i> .
<b>Comments</b>				
<b>Policy EQ6: Conservation of the historic environment</b>				Respondents: 5
Reference	Name	Agent	Comment	Council's response
0289_2574_024 1266_2585_315	English Heritage The National Trust		This policy should set out an appropriate framework for the World Heritage Site at Fountains Abbey / Studley Royal and its buffer zone	Agree with this approach.
0893_2549_040	Ramblers Association		Do not see how policy is linked to policy EQ2 or how it will deal with possible new finds	Policy EQ2 states that <i>“The District's exceptionally high quality natural and built environment will be given a level of protection appropriate to its international, national or local importance”</i> (examples of these designations are set out in paragraph 7.35), and continues <i>“more detailed protection and where appropriate enhancement measures will be applied</i>

				<i>through the Development Control Policies DPD” (now the Sites and Policies DPD). Further consultation will take place on the detailed policy wording.</i>
1683_2576_318	Mrs J Bradburn Councillor P Marsh (at District Development Committee 16/11/09)	Mr W Kemp	The policy needs to protect those assets of the local environment, which do not enjoy protection elsewhere, and therefore need protection at a local level	Agree with this approach (as set out in section 5 of PPS12).
0226_2595_902	Stone Rings Bank Amenity Group		Where development takes place on a greenfield site the protection of existing trees and hedgerows should be incorporated in the layout of the proposed development	Policies SG4, EQ1 and EQ2 of the Core Strategy set out criteria against which all development proposals will be assessed. Furthermore, development and conservation guidelines will be provided for those allocated sites
<b>Objections</b>				
<b>Policy EQ6: Conservation of the historic environment</b>				Respondents: 1
Reference	Name	Agent	Comment	Council's response
0253_2601_021	Crest Nicholson	Barton Willmore	The policy should be specific about which heritage designations will be identified on the proposals map and it is recommended that only conservation areas need be shown	Disagree. In the interest of clarity it is considered appropriate to mark as many heritage designations as possible on the Proposals Map.
<b>Support</b>				
<b>Policy EQ6: Conservation of the historic environment</b>				Respondents: 3
Reference	Name	Agent	Comment	Council's response
0289_2574_807 2042_2599_826 1032_2575_822	English Heritage Various clients Cllr A Willoughby,	Carter Jonas	The policy is necessary to amplify EQ2 and provide a framework for the	Noted. There will be further consultation on the detailed wording of Policy EQ6.

	Knaresborough Town Council		management aspects of the historic environment not adequately addressed by national planning policy including ongoing changes to PPG's 15 and 16 and the importance of the historic environment to tourism and trade in Knaresborough	
<b>Comments</b>				
<b>Policy EQ7: Conservation of the Natural Environment</b>				Respondents: 2
Reference	Name	Agent	Comment	Council's response
1843_2571_325 0347_2597_032	Yorkshire Wildlife Trust Harrogate Civic Society		The policy should specify the safeguarding of areas that are important for habitat connectivity and include reference to Spa Waters (or in a new policy)	Noted. It is intended that this policy will set out the policy approach for any locally specific designations where national and regional policy do not provide sufficient protection. Issues relating to habitat connectivity will be considered in policy EQ4
<b>Objections</b>				
<b>Policy EQ7: Conservation of the natural environment</b>				Respondents: 2
Reference	Name	Agent	Comment	Council's response
2730_2602_050 0253_2601_016	Various clients Land Improvements	Barton Willmore Barton Willmore	The policy should make clear which specific "natural environment designations" will be identified on the proposals map. Only SSSIs and AONBs need to be shown on the proposals map	Disagree. In the interest of clarity it is considered appropriate to show as many natural environment designations as possible on the Proposals Map.
<b>Support</b>				
<b>Policy EQ7: Conservation of the natural environment</b>				Respondents: 2
Reference	Name	Agent	Comment	Council's response
1032_2575_823	Cllr A Willoughby, Knarsborough Town		This is an important policy and needs to be worded	Noted.

	Council		carefully due to the importance of the natural environment to tourism and trade in Knaresborough	
2042_2599_827	Various clients	Carter Jonas	The policy should encourage measures that will enhance the natural environment and interests of acknowledged importance	Noted.
<b>Comments</b>				
<b>Policy EQ8: Townscape and Environmental Improvement Areas</b>				Respondents: 4
Reference	Name	Agent	Comment	Council's response
1032_2575_311  0347_2567_812	Cllr A Willoughby, Knaresborough Town Council Harrogate Civic Society		Needs to include areas enjoyed by tourists and locals. Waterside in Knaresborough is not included in townscape, but is vital to the town's sustainability. Devonshire Place, Harrogate should be included	Areas to be designated under Policy EQ8 will be identified during survey work of all group A, B and C settlements within the District. The Council will investigate the case for the designation of Waterside and Devonshire Place as townscape and environmental improvement areas. Further consultation will take place on the detailed policy wording.
2042_2599_346 0930_2553_306	Various Clients Mr P Pickburn	Carter Jonas	Not clear what the policy hook is within the Core Strategy, nor how such areas will be defined and what constitutes a "significant" benefit.	Core Strategy Policy EQ2 sets out the Council's approach to protecting the District's high quality natural and built environment. It states that <i>"more detailed protection and where appropriate enhancement measures will be applied through the Development Control Policies DPD"</i> (now the Sites and Policies DPD). The

				identification of townscape and environmental areas in need of improvement is an enhancement measure.
<b>Objections</b>				
<b>Policy EQ8: Townscape and environmental improvement areas</b>				Respondents: 3
Reference	Name	Agent	Comment	Council's response
0253_2601_017 0253_2601_022 2730_2602_051	Land Improvements Crest Nicholson Various clients	Barton Willmore Barton Willmore Barton Willmore	The policy should be deleted or significantly amended to be clear how the Council is intending "working with landowners"	The consultation leaflet sets out in broad terms the content of the policies and proposals that are likely to be included in the Sites and Policies DPD. Detailed policy wording and explanation (including how the policy should be implemented) will follow in a later consultation.
<b>Comments</b>				
<b>Proposal C4: Sites for new sport, open space and recreation</b>				Respondents: 3
Reference	Name	Agent	Comment	Council's response
1032_2575_312	Cllr A Willoughby, Knaresborough Town Council		Needs to be more definite in the provision of sport and open space to avoid confusing the two separate uses. Also needs to deal with existing public rights of way on allocated sites	Noted. There will be a need to distinguish between the need for sport and the need for other types of open space when allocating land. Issues relating to public rights of way on allocated sites will be dealt with on a site-by-site basis under each allocation.
0549_2548_815	Mrs P Sheard		Children's play areas need to be better sited	Noted.
2042_2599_828	Various clients	Carter Jonas	Should proposals for sporting facilities re-emerge for land at Kingsley Drive full dialogue should take place with landowners	Landowners will be consulted prior to the allocation of their land to ascertain whether the site is available for the development proposed.

<b>Objections</b>				
<b>Policy C5: Protection of existing sport, open space and recreation facilities</b>				Respondents: 1
Reference	Name	Agent	Comment	Council's response
0253_2601_023	Crest Nicholson	Barton Willmore	The policy is not clear and needs to be applied flexibly to ensure that sites can be brought through the planning system for potential redevelopment	Policy C5 will identify the circumstances where land could be released for other uses.
<b>Support</b>				
<b>Policy C5: Protection of existing sport, open space and recreation facilities</b>				Respondents: 2
Reference	Name	Agent	Comment	Council's response
0347_2567_813	Harrogate Civic Society		We are pleased to see the phrase 'existing and last use' used in this connection	Noted.
2042_2599_829	Various clients	Carter Jonas	Supports a policy providing appropriate protection for such facilities where they are required and continued use for such purposes is consistent with and supports the broader spatial strategy. Where proposals come forward for the development of open space it is expected that appropriate and replacement facilities are provided	Noted
<b>Comments</b>				
<b>Policy C6: Protection and enhancement of community facilities and local services</b>				Respondents: 4
Reference	Name	Agent	Comment	Council's response
0893_2549_041	Ramblers Association		The supporting statement makes no reference to enhancement aspects	Core Strategy policy C1 expects developers to provide for and/or contribute towards the provision of community

				and other infrastructure needs generated by their development where this is necessary to make a scheme acceptable in planning terms. The Council will seek to enhance community and local services where an opportunity exists and it is reasonable to do so.
0930_2553_307	Mr P Pickburn		Community facilities not defined	A definition of what types of community facilities and local services are covered will be provided either in the policy or its supporting text.
1032_2575_313	Cllr A Willoughby, Knaresborough Town Council		Needs to be widened to include areas of tourism facilities. Alternatively this may require a separate policy. It is wrong that pubs and core shopping areas are the only things protected	There may be a case for identifying areas on the proposals map for the protection and enhancement of leisure tourism, where such uses are fundamental to the economy of the District's town centres. The Council will investigate where this approach may be applicable. Policy JB8 could, if necessary, be widened to include these areas of importance for leisure tourism.
2042_2599_347	Various Clients	Carter Jonas	Policy should recognise that the need for local services and facilities will change over time, as will delivery models, a flexible approach is required	Policy C6 will identify the circumstances where land and buildings could be released for other uses. The changing needs of local communities would be a material consideration in the determination of planning

				applications.
<b>Objections</b>				
<b>Policy C6: Protection and enhancement of community facilities and local services</b>				Respondents: 2
Reference	Name	Agent	Comment	Council's response
2731_2606_630 2732_2607_638	Land owner site H21 Land owner site H400	Dacres Commercial Dacres Commercial	There will be cases where a community use will be relocated and will require the existing land to be sold for a higher value in order to facilitate the move	Noted
<b>Comments</b>				
<b>Policy C7: Provision of new infrastructure and community facilities</b>				Respondents: 3
Reference	Name	Agent	Comment	Council's response
0253_2601_018 2730_2602_052 2042_2599_348	Land Improvements Various clients Various Clients	Barton Willmore Barton Willmore Carter Jonas	Reference should also be made to circular 05/05 (planning obligations) where they should only be sought where they meet tests in the circular. Policy should not seek to require new developments to address existing shortfalls in infrastructure or facilities provision	The provisions of Circular 05/05 will be reflected in the proposed policy.
<b>Objections</b>				
<b>Policy C7: Provision of new infrastructure and community facilities</b>				Respondents: 1
Reference	Name	Agent	Comment	Council's response
2704_2579_620	Hallam Land Management		The Council should identify the requirements for new infrastructure and community facilities resulting from the proposed development as set out in the Core Strategy. The council should then set out the costs through the CIL, not within the DPD	As part of the evidence base for the emerging Sites and Policies DPD the Council intends to prepare an Infrastructure Delivery Plan. This document will be prepared in close consultation with infrastructure and service providers, including NYCC, in order to determine the current

				capacity of the District's infrastructure and identify the requirements for new and/or improved infrastructure as a result of planned growth around key settlements. This policy will cross refer to the costs and evidence within the Infrastructure Plan. Specific infrastructure requirements for allocated sites will be identified in the DPD.
<b>Comments</b>				
<b>Policy C8: Sites for Gypsies' and Travellers' Accommodation</b>				Respondents: 3
Reference	Name	Agent	Comment	Council's response
0930_2553_308	Mr P Pickburn		No evidence of need or how this will be defined	A Gypsy and Traveller Accommodation Assessment has been carried out for the District as part of a wider North Yorkshire study and a need has been identified. This study was a requirement of Circular 01/2006.
2042_2599_349	Various Clients	Carter Jonas	We reserve the right to make comments on this policy and site allocations at a later stage	Noted
0572_2546_818	Mr P Metson		There should be no more special provision for gypsies and travellers	A Gypsy and Traveller Accommodation has been carried out for the District as part of a wider North Yorkshire study and a need for additional provision has been identified. This study was a requirement of Circular 01/2006.

<b>Suggested New Policies</b>				Respondents: 18
Reference	Name	Agent	Comment	Council's response
0893_2549_042	Ramblers Association		Consideration should be given to a new policy to deal with significant planning issues and the allocation of land such as extensions to the District Hospital or a new police station	The Sites and Policies DPD will determine the location of new development and policies to control development and promote conservation. The Council will monitor the potential needs for extensions to the District Hospital and a new police station. The DPD cannot necessarily allocate land for all uses. Such matters can be controlled using appropriate national and regional guidance and generic development plan policies.
0253_2601_019	Land Improvements	Barton Willmore	Additional policy for small scale land releases around other suitable settlements (other than Harrogate and Knaresborough)	Policy SG1 of the Core Strategy already makes allowance for "smaller scale land releases focussed around other settlements (i.e. not Harrogate and Knaresborough) with the best access to jobs, shops and services that are well related to the form, function and character of the settlement concerned."
1032_2575_314	Cllr A Willoughby, Knaresborough Town Council		A new policy to prevent inappropriate housing development in prime tourist attractions	There may be a case for identifying areas on the proposals map for the protection and enhancement of leisure tourism, where such uses are fundamental to the economy of the District's town centres. The Council will

				investigate where this approach may be applicable. Policy JB8 could, if necessary, be widened to include these areas of importance for leisure tourism.
2508_2569_606	McCarthy & Stone Retirement Lifestyles	The Planning Bureau Ltd	A specific policy on the delivery of housing to meet older persons housing needs, a view that is supported by PPS3 and a range of other authorities evidence based documents.	Policy SG8 will cover the issue about the type and mix of new market homes and for sites to provide for the needs of the elderly.
2558_2572_900	Covance Labs Ltd		A new policy is required or a supplement to proposed proposal JB5 for the redevelopment and extension of industrial and business development to read: "The redevelopment or expansion of existing industrial and business sites for industrial and business uses will be permitted provided this would not cause unacceptable planning problems."	There is no need for a new policy as this will be covered by Policy JB6 and through the provision of PPS4.
1266_2585_316	The National Trust		A new policy that should refer to the policy approach for the World Heritage Site, and a policy approach for the buffer zone around the World Heritage Site	Agree that the Sites and Policies DPD will need to set out a local policy approach for the protection of the World Heritage Site and its Buffer Zone as required by Circular 07/2009 (Protection of World

				Heritage Sites).
1683_2576_319	Mrs J Bradburn	Mr W Kemp	A new policy to protect existing or potential archaeological assets, and for proper related investigations to take place prior to the determination of planning permission	PPG16 (Archaeology and Planning) sets out national policy to protect existing or potential archaeological assets.
2735_2608_838	Henshaws College	DPP	A new policy is required for major developed sites in the green belt	Agree that the Sites and Policies DPD will need to set out a local policy approach for major developed sites in the Green Belt. PPG2 'Green Belts' places an onus on local planning authorities to set out policies for these sites
0347_2597_033	Harrogate Civic Society		An additional policy for advertisement control policy should be included as the amenity of the built and natural environment can be adversely affected by unsuitable signs and advertisements	The Council considers that a separate policy on advertisement control is not necessary. A recent appeal decision in November 2009 highlights that this topic is adequately covered by the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and PPG19 Outdoor Advertising Control. If additional guidance is needed this could be included as SPD
2723_2586_044	Harrogate Congregation of Jehovah's Witnesses	Mr L Forster	A generic policy supporting community uses is not sufficient and a policy is required that supports the provision specifically of places of worship	Core Strategy Policy C1 states that, "proposals for the use and development of land will be assessed having regard to community needs within the District". If there is an identified need for a particular

				community use, including places of worship, then additional weight will be afforded to development proposals for such uses proportionate to the level of need. However, this will always need to be balanced against other potential social, economic and environmental impacts of development.
2723_2586_045	Harrogate Congregation of Jehovah's Witnesses	Mr L Forster	If a specific allocation cannot be made for places of worship, a positive policy is required determining that applications for development of places of worship will be considered favourably where identified environmental constraints are not impacted upon to their detriment	Core Strategy Policy C1 states that, "proposals for the use and development of land will be assessed having regard to community needs within the District. If there is an identified need for a particular community use, including places of worship, then weight will be afforded to development proposals for such uses appropriate to the level of need. However, this will always need to be balanced against other potential social, economic and environmental impacts of development.
2507_2605_605	Hargreaves Ash Marketing	The Land and Development Practice	A new policy needs to be proposed to promote the provision of open space on new developments	The Council currently operates an SPD relating to the provision of open space in connection with new housing development, linked to Core Strategy Policy C1. This is considered sufficient policy coverage for this issue

2600_2577_612	Lightwater Valley Attractions Ltd	RPS	Need to provide detailed policy framework for sustainable rural enterprises, including tourism encouraged by policy SG3	PPS4 provides sufficient encouragement to proposals for new and expanded tourist facilities. Core Strategy Policy SG3 supports proposals for sustainable rural enterprises in the countryside including tourism, whilst Policy JB1 places importance on developing and enhancing holiday tourism throughout the District. This is considered sufficient policy coverage for this issue. If additional guidance is needed this could be included as SPD
2600_2577_613	Lightwater Valley Attractions Ltd	RPS	Need to provide detailed policy to facilitate the development of sustainable holiday tourism, encouraged by policy JB1	PPS4 provides sufficient encouragement to proposals for new and expanded tourist facilities. Core Strategy Policy SG3 supports proposals for sustainable rural enterprises in the countryside including tourism, whilst Policy JB1 places importance on developing and enhancing holiday tourism throughout the District. This is considered sufficient policy coverage for this issue. If additional guidance is needed this could be included as SPD
2600_2577_615	Lightwater Valley Attractions Ltd	RPS	Policy for promoting rural facilities in Harrogate District - general tourism based policy is needed to provide greater confidence	PPS4 provides sufficient encouragement to proposals for new and expanded tourist facilities. Core Strategy Policy SG3 supports proposals for

			to the industry helping to nurture the economic performance and competitiveness.	sustainable rural enterprises in the countryside including tourism, whilst Policy JB1 places importance on developing and enhancing holiday tourism throughout the District. This is considered sufficient policy coverage for this issue. If additional guidance is needed this could be included as SPD
2600_2577_830	Lightwater Valley Attractions Ltd	RPS	New site-specific policy for Lightwater Valley. "The Council will support the ongoing development of tourism-related uses at Lightwater Valley Theme Park that are appropriate to its function as a major rural visitor attraction. Acceptable tourism uses at the site include: theme park rides and attractions; retail (that complements the provision originally granted planning permission within the retail shopping village); other family related tourism uses; holiday accommodation"	Disagree. PPS4 provides sufficient encouragement to proposals for new and expanded tourist facilities, provided that they meet the requirements of the sequential and impact tests. In addition, Core Strategy Policy JB1 places importance on developing and enhancing holiday tourism throughout the District, whilst Policy SG3 supports proposals for sustainable rural enterprises in the countryside including tourism.
2726_2589_834	Harrogate and District NHS Foundation Trust		The Trust would still like to see the existing Harrogate Town Football site allocated for hospital use in any future plan	Noted. The Council will be consulting infrastructure and service providers during the preparation of the Sites and Policies DPD, including the NHS Foundation Trust. The Council will discuss this matter

				further with the NHS Foundation Trust
	Nidderdale AONB Officer		Some concern expressed over the lack of a specific policy to protect the Nidderdale AONB	The Council will investigate the need for a separate policy to protect the locally specific characteristics of the AONB
<b>Site specific or development limit comments only or no comments to make at this stage (for consideration during the preparation of this DPD)</b>				Respondents: 27
Reference	Name	Agent	Comment	Council's response
0094_2554	Halfpenny Lane	Cunnane Town Planning	Comments in support of allocating land identified as NE2 / NE2.1 in the HKUES2	Noted
0094_2554	Halfpenny Lane	Cunnane Town Planning	No comments on DC policies	Noted
0238_2557	Government Office		No comments	Noted
1811_2592		Lister Haigh	Comments in support of allocation site H19	Noted
0340_2590	Haverah Park with Beckwithshaw Parish Council		Comments objecting to allocation of sites H32(1) and H27	Noted
0388_2555	Elizabeth Barclay		Comments concerned about sites in the location of Ure Bank and Hutton Bank, Ripon	Noted
0408_2564	Ian Irving		Comments objecting to allocation of sites H32(1) and H27(1)	Noted
0468_2583	Kirkby Malzeard, Laverton and Dallowgill Parish Council		Comments relating to sites RL5, RL1035, RL1063, RL1091, RL2001, RL2022 at Kirkby Malzeard	Noted
0705_2560	D. Rimington		Comments relating to the general level of proposed new housing	Noted

0725_2598	Mr A Speight		Comments relating to affordable housing in Skelton on Ure	Noted
0878_2581	NYCC	Jacobs	Comments supporting allocation of site R3 at Ripon for housing	Noted
0890_2568	Marton cum Grafton Parish Council		General comments on the format of the consultation	Noted
1096_2578	Killinghall Parish Council		Comments provided on adopted Core Strategy policies	Noted
1308_2566	Mr and Mrs Boyd		Comments on sites in Skelton on Ure – no need to build on greenfield land in villages	Noted
1310_2565	Mrs H Peck		Comments in support of site R1 at Ripon	Noted
1361_2594	Mr D Gutteridge		Objection to site RL2057 at Long Marston	Noted
1404_2563	D and L Day		Objection to site RL134 at Bishop Monkton	Noted
1548_2588	Mr and Mrs J M Ramsden		Objection to sites RL553 and RL555(1) at Skelton on Ure	Noted
1963_2603	The Theatres Trust		No comments	Noted
2015_2584	Kirk Deighton parish Council		General comments on the consultation and plan preparation	Noted
2083_2561	Irene Davison		General comments on the DPD	Noted
2366_2556	Local Government Yorkshire and the Humber		No comments	Noted
2707_2552	G McDonald		Comments on rethinking the allocation of two affordable housing sites at Bishop Monkton	Noted

2710_2558	J Gosney		Objection to site RL117 at Bishop Monkton and support for site RL134 at Bishop Monkton	Noted
2719_2570	D Briggs		General comments on the planning policy and plan preparation	Noted
2729_2596	Kebble Homes Ltd	Emery Planning Partnership	Support for site RL117 at Bishop Monkton	Noted
2729_2596	Kebble Homes Ltd	Emery Planning Partnership	Support for the development limit at Bishop Monkton in the adopted Local Plan and not that proposed in the Issues and Options consultation	Noted