



Rural Areas Consultation: Summary of Responses

Volume Six: Non-settlement & General Comments

February 2011

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1.0 INTRODUCTION

Harrogate District Local Development Framework: Sites and Policies DPD

- 1.1 Harrogate Borough Council is preparing the Harrogate District Local Development Framework which will guide development and conservation in the District up to 2021 and beyond. This will comprise The Core Strategy (adopted 2009) and the Sites and Policies Development Plan Document (due to be adopted May 2013).
- 1.3 The Sites and Policies DPD will make allocations of land for housing and employment uses to deliver the growth strategy set out in the Core Strategy as well as setting out policies to protect the character and heritage of the District and ensure development is of an appropriate scale, type and design. Where required, allocations will also be made for a range of other uses including new transport infrastructure, new sport, open space and recreation facilities and sites for Gypsies' and Travellers'.

Consultation

- 1.4 The Council has already undertaken public consultations during 2004, 2006 and 2008 on site options. The Council carried out a further consultation on Preferred Site Options for housing and employment in the rural areas of the District during 2010 that ran for a period of 8 weeks from 1 October to 26 November.
- 1.5 To ensure as many people and organisations as possible were able to engage with the consultation a summary newspaper identifying the Preferred Option Sites was sent to all rural households. In addition copies were sent to Parish Council's and placed in local libraries and Council offices. On request additional copies were sent to local residents for distribution or to be placed in the local shop. All consultees registered on the LDF database were notified of the start of the consultation.
- 1.6 The summary newspapers, together with background technical reports were also available on the Council's website. Residents and other interested groups could also visit one of seven exhibitions that were held during the consultation at Boroughbridge, Killinghall, Great Ouseburn, Pateley Bridge, Pannal, Masham, and Green Hammerton.

Consultation Responses

- 1.7 Respondents were encouraged to respond to the consultation by completing a questionnaire, which many chose to use. This was available in the newspaper and could also be downloaded from the Council's website. Responses were also received via email and by letter.
- 1.8 The Council received 8911 comments from 1060 individual respondents covering a range of issues. The comments received comprised of the following:
- Support 2294
 - Object 4201
 - Comment 2414
- 1.9 The comments received have been summarised under the following headings: Settlement Growth, Homes for Local People, Jobs & Business, Environment and

Quality of Life, Communities, Utilities, Implementation, Decision Making and Sustainability Appraisal. Summaries are provided for each Group B and C Settlement in alphabetical order. Summaries are also provided for those comments relating to non Group B and C settlements and also general comments that did not relate to any specific settlement.

What Happens Next?

- 1.10 The Council will now take time to consider in detail the responses received to the Rural Areas Consultation before deciding whether to continue with the preferred options or make amendments to them. Once these decisions are made the Council will Publish its draft Plan in March 2012 when there will be further opportunity to comment. Before this date, the Council will be undertaking consultation on Preferred Site Options for the Urban Areas.

Non-settlement
Sites & Policies DPD: Rural Areas Consultation Responses

Topic / Issue	Reference	Name	Stance	Comment
Non Site Specific Comments				
Settlement Growth				
G3 - Distribution of Development				
	1610_3756 / 31650	Lister Haigh Ltd - Mr R Turton	Object	A site should be allocated in Flaxby for market and affordable housing. The site meets many of the new housing criteria in the Core Strategy. The site is located adjacent to or nearby good public transport, is well connected to the existing built form and will not put pressure on the character of the village.
	1809_3663 / 31675	Lister Haigh Ltd - Mr and Mrs Craddock	Object	A site should be allocated for a mix of market and affordable housing in Hopperton. The site meets many of the new housing criteria in the Core Strategy. The site is located adjacent to or nearby good public transport, is well connected to the existing built form and will not put pressure on the character of the village.
	1815_3692 / 31830	Lister Haigh Ltd - Exors of J Walker Deceased	Object	A site should be allocated in Weeton for market and affordable housing. The site meets many of the new housing criteria in the Core Strategy. The site is located adjacent to or nearby good public transport, is well connected to the existing built form and will not put pressure on the character of the village.
G4 - General / Other				
	1808_3662 / 31741	Lister Haigh Ltd - Mr A Clarke	Object	Support growth beyond the main built up area at Farnley Grange, near Markington.
	1610_3756 / 31635	Lister Haigh Ltd - Mr R Turton	Comment	In settlements not listed in Core Strategy policy SG2 restricting development or development of affordable housing will give rise to a shortage of cheaper open market homes to purchase in those areas. Many people still want to buy a starter home. Policy should be adapted to ensure a balance of houses built and hence open market homes to purchase in those areas.
G6 - No Growth Beyond the Main Built Up Area				
	1610_3756 / 31622	Lister Haigh Ltd - Mr R Turton	Object	Support growth beyond the main built up area.
	1809_3663 / 31670	Lister Haigh Ltd - Mr and Mrs Craddock	Object	Support growth beyond the main built up area.
	1815_3692 / 31828	Lister Haigh Ltd - Exors of J Walker Deceased	Object	Support growth beyond the main built up area at Weeton.
G7 - Development Limit				
	1610_3756 / 31654	Lister Haigh Ltd - Mr R Turton	Object	A development limit should be created for Flaxby, incorporating a new site for market and affordable housing.
	1809_3663 / 31676	Lister Haigh Ltd - Mr and Mrs Craddock	Object	A development limit should be created for Hopperton, including a site of Hopperton Street.
	1815_3692 / 31833	Lister Haigh Ltd - Exors of J Walker Deceased	Object	A development limit should be created for Weeton including the site.

Homes for Local People

Topic / Issue	Reference	Name	Stance	Comment
H4 - General / Other - Comments (Including tenure)				
	0099_3654 / 31592	Lister Haigh Ltd - Trustees of W Trustees of Wilfred Appleyard Trust	Object	In settlements not recognised in Policy SG2, restricting development or development of 100% affordable homes could deter landowners from promoting land this concentrating the provision of homes to recognised settlements. Too much reliance is placed on Group C settlements to provide affordable homes and any further development could be to the detriment of the rural character of Group C settlements. Provision should not necessarily only be in Group A, B and C settlements but should be allowed on appropriate sites throughout rural areas.
	0147_3668 / 31614	Lister Haigh Ltd - Mr R J Gascoyne	Comment	In settlements not recognised in Policy SG2, restricting development or development of 100% affordable homes could deter landowners from promoting land this concentrating the provision of homes to recognised settlements. Too much reliance is placed on Group C settlements to provide affordable homes and any further development could be to the detriment of the rural character of Group C settlements. Provision should not necessarily only be in Group A, B and C settlements but should be allowed on appropriate sites throughout rural areas.
	0207_3669 / 31751	Lister Haigh Ltd - Mr J Goodwill	Comment	In settlements not listed in Core Strategy policy SG2 restricting development or development of affordable housing will give rise to a shortage of cheaper open market homes to purchase in those areas. Many people still want to buy a starter home. Policy should be adapted to ensure a balance of houses built and hence open market homes to purchase in those areas.
	0214_3653 / 31595	Lister Haigh Ltd - Estate of Mr J Appleyard	Comment	In settlements not listed in Core Strategy policy SG2 restricting development or development of affordable housing will give rise to a shortage of cheaper open market homes to purchase in those areas. Many people still want to buy a starter home. Policy should be adapted to ensure a balance of houses built and hence open market homes to purchase in those areas.
	0214_3653 / 31599	Lister Haigh Ltd - Estate of Mr J Appleyard	Comment	In settlements not recognised in Policy SG2, restricting development or development of 100% affordable homes could deter landowners from promoting land this concentrating the provision of homes to recognised settlements. Too much reliance is placed on Group C settlements to provide affordable homes and any further development could be to the detriment of the rural character of Group C settlements. Provision should not necessarily only be in Group A, B and C settlements but should be allowed on appropriate sites throughout rural areas.
	1808_3662 / 31742	Lister Haigh Ltd - Mr A Clarke	Comment	In settlements not listed in Core Strategy policy SG2 restricting development or development of affordable housing will give rise to a shortage of cheaper open market homes to purchase in those areas. Many people still want to buy a starter home. Policy should be adapted to ensure a balance of houses built and hence open market homes to purchase in those areas.
	1809_3663 / 31673	Lister Haigh Ltd - Mr and Mrs Craddock	Comment	In settlements not listed in Core Strategy policy SG2 restricting development or development of affordable housing will give rise to a shortage of cheaper open market homes to purchase in those areas. Many people still want to buy a starter home. Policy should be adapted to ensure a balance of houses built and hence open market homes to purchase in those areas.
	1815_3692 / 31829	Lister Haigh Ltd - Exors of J Walker Deceased	Comment	In settlements not listed in Core Strategy policy SG2 restricting development or development of affordable housing will give rise to a shortage of cheaper open market homes to purchase in those areas. Many people still want to buy a starter home. Policy should be adapted to ensure a balance of houses built and hence open market homes to purchase in those areas.

H5 - Approach to Affordable Housing

	1808_3662 / 31745	Lister Haigh Ltd - Mr A Clarke	Object	In settlements not recognised in Policy SG2, restricting development or development of 100% affordable homes could deter landowners from promoting land this concentrating the provision of homes to recognised settlements. Too much reliance is placed on Group C settlements to provide affordable homes and any further development could be to the detriment of the rural character of Group C settlements. Provision should not necessarily only be in Group A, B and C settlements but should be allowed on appropriate sites throughout rural areas.
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Topic / Issue	Reference	Name	Stance	Comment
	1809_3663 / 31678	Lister Haigh Ltd - Mr and Mrs Craddock	Object	In settlements not recognised in Policy SG2, restricting development or development of 100% affordable homes could deter landowners from promoting land this concentrating the provision of homes to recognised settlements. Too much reliance is placed on Group C settlements to provide affordable homes and any further development could be to the detriment of the rural character of Group C settlements. Provision should not necessarily only be in Group A, B and C settlements but should be allowed on appropriate sites throughout rural areas.
	1815_3692 / 31834	Lister Haigh Ltd - Exors of J Walker Deceased	Object	In settlements not recognised in Policy SG2, restricting development or development of 100% affordable homes could deter landowners from promoting land this concentrating the provision of homes to recognised settlements. Too much reliance is placed on Group C settlements to provide affordable homes and any further development could be to the detriment of the rural character of Group C settlements. Provision should not necessarily only be in Group A, B and C settlements but should be allowed on appropriate sites throughout rural areas.
	1610_3756 / 31655	Lister Haigh Ltd - Mr R Turton	Comment	In settlements not recognised in Policy SG2, restricting development or development of 100% affordable homes could deter landowners from promoting land this concentrating the provision of homes to recognised settlements. Too much reliance is placed on Group C settlements to provide affordable homes and any further development could be to the detriment of the rural character of Group C settlements. Provision should not necessarily only be in Group A, B and C settlements but should be allowed on appropriate sites throughout rural areas.

Jobs and Business

J1 - General / Other

1610_3756 / 31621	Lister Haigh Ltd - Mr R Turton	Object	Land at Flaxby should be allocated for employment use. The site meets many of the employment development criteria that are identified in the Core Strategy.
1810_3665 / 31748	Lister Haigh Ltd - Mr S Falshaw	Object	Land at Lingerfield, near Scotton should be allocated for employment use. The site is in an excellent position to improve accessibility to jobs. The site meets many of the criteria of the Core Strategy.

Travel

T4 - Accessibility to Jobs, Shops and Services

3390_3443 / 34472	Smiths Gore - Weston Hall Estate	Support	Land to the north of Throstle Nest Close, north of Otley (but within Harrogate Borough Council) should be allocated for development. The site is in close proximity to a range of services and facilities in Otley.
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Environment and Quality of Life

Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges

3390_3443 / 34471	Smiths Gore - Weston Hall Estate	Support	Land to the north of Throstle Nest Close, north of Otley (but within Harrogate Borough Council) should be allocated for development. There would be no environmental impact.
3390_3443 / 34473	Smiths Gore - Weston Hall Estate	Object	Land to the north of Throstle Nest Close, north of Otley (but within Harrogate Borough Council) should be allocated for development. The site does not meet any of the purposes of being within the green belt and should be deleted from the green belt.

Q3 - Impact on Biodiversity

3390_3443 / 34470	Smiths Gore - Weston Hall Estate	Support	Land to the north of Throstle Nest Close, north of Otley (but within Harrogate Borough Council) should be allocated for development. The site has no ecological impact.
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Communities

C8 - Additional Open Space

Topic / Issue	Reference	Name	Stance	Comment
	1610_3756 / 31653	Lister Haigh Ltd - Mr R Turton	Comment	As part of the proposed new site for market and affordable housing in Flaxby, the site should incorporate an area of open space.

RL1081 Land east of Ferrensby

Settlement Growth

G3 - Distribution of Development

0147_3668 / 31609	Lister Haigh Ltd - Mr R J Gascoyne	Object	Site RL 1081 should be allocated for a mix of market and affordable housing. It meets many of the new housing criteria in the Core Strategy. The site is located adjacent to or nearby good public transport, is well connected to the existing built form, will not put pressure on the character of the village and is available.
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G6 - No Growth Beyond the Main Built Up Area

0147_3668 / 31600	Lister Haigh Ltd - Mr R J Gascoyne	Object	Support growth beyond the main built up area.
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G7 - Development Limit

0147_3668 / 31611	Lister Haigh Ltd - Mr R J Gascoyne	Object	The development limit should include RL1081.
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Homes for Local People

H4 - General / Other - Comments (Including tenure)

0147_3668 / 31608	Lister Haigh Ltd - Mr R J Gascoyne	Comment	In settlements not listed in Core Strategy policy SG2 restricting development or development of affordable housing will give rise to a shortage of cheaper open market homes to purchase in those areas. Many people still want to buy a starter home. Policy should be adapted to ensure a balance of houses built and hence open market homes to purchase in those areas.
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RL1105 Land at Copgrove

Settlement Growth

G3 - Distribution of Development

0214_3653 / 31596	Lister Haigh Ltd - Estate of Mr J Appleyard	Object	RL1105 at Copgrove should be allocated for a mix of market and affordable housing. It meets many of the new housing criteria in the Core Strategy. The site is located adjacent to or nearby good public transport, is well connected to the existing built form and will not put pressure on the character of the village and is available.
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G6 - No Growth Beyond the Main Built Up Area

0214_3653 / 31594	Lister Haigh Ltd - Estate of Mr J Appleyard	Object	Support growth beyond the main built up area.
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G7 - Development Limit

0214_3653 / 31598	Lister Haigh Ltd - Estate of Mr J Appleyard	Object	A development limit should be created for Copgrove, including site RL1105.
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RL1114 Land adjoining Jubilee Mill, Copgrove

Topic / Issue	Reference	Name	Stance	Comment
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Settlement Growth

G3 - Distribution of Development

0099_3654 / 31588	Lister Haigh Ltd - Trustees of W Trustees of Wilfred Appleyard Trust	Object	RL1114 should be allocated for a mix of market and affordable housing. It meets many of the new housing criteria in the Core Strategy. The site is located adjacent to or nearby good public transport, is well connected to the existing built form and will not put pressure on the character of the village.
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G6 - No Growth Beyond the Main Built Up Area

0099_3654 / 31593	Lister Haigh Ltd - Trustees of W Trustees of Wilfred Appleyard Trust	Object	Support growth beyond the main built up area.
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G7 - Development Limit

0099_3654 / 31591	Lister Haigh Ltd - Trustees of W Trustees of Wilfred Appleyard Trust	Object	A development limit should be created for Copgrove, including site RL1114.
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Jobs and Business

J1 - General / Other

0099_3654 / 31590	Lister Haigh Ltd - Trustees of W Trustees of Wilfred Appleyard Trust	Support	The site would provide employment where there is high demand, without putting pressure on the character of the village. Development will be carefully designed in order to minimise any harm to the character and appearance of the village.
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RL111b Land at Wormald Green

Settlement Growth

G3 - Distribution of Development

0133_3676 / 31806	Lister Haigh Ltd - Messrs J F and W Houseman	Object	A site should be allocated in Wormald Green for market and affordable housing. The site meets many of the new housing criteria in the Core Strategy. The site is located adjacent to or nearby good public transport, is well connected to the existing built form and will not put pressure on the character of the village.
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G6 - No Growth Beyond the Main Built Up Area

0133_3676 / 31799	Lister Haigh Ltd - Messrs J F and W Houseman	Object	Support growth beyond the main built up area at Wormald Green.
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G7 - Development Limit

0133_3676 / 31804	Lister Haigh Ltd - Messrs J F and W Houseman	Object	A development limit should be created for Wormald Green, including site RL111b.
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Homes for Local People

H4 - General / Other - Comments (Including tenure)

Topic / Issue	Reference	Name	Stance	Comment
	0133_3676 / 31801	Lister Haigh Ltd - Messrs J F and W Houseman	Comment	In settlements not listed in Core Strategy policy SG2 restricting development or development of affordable housing will give rise to a shortage of cheaper open market homes to purchase in those areas. Many people still want to buy a starter home. Policy should be adapted to ensure a balance of houses built and hence open market homes to purchase in those areas.

H5 - Approach to Affordable Housing

	0133_3676 / 31808	Lister Haigh Ltd - Messrs J F and W Houseman	Object	In settlements not recognised in Policy SG2, restricting development or development of 100% affordable homes could deter landowners from promoting land this concentrating the provision of homes to recognised settlements. Too much reliance is placed on Group C settlements to provide affordable homes and any further development could be to the detriment of the rural character of Group C settlements. Provision should not necessarily only be in Group A, B and C settlements but should be allowed on appropriate sites throughout rural areas.
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RL112 Land at South Stainley

Settlement Growth

G3 - Distribution of Development

	0133_3676 / 31796	Lister Haigh Ltd - Messrs J F and W Houseman	Object	A site should be allocated in South Stainley for market and affordable housing. The site meets many of the new housing criteria in the Core Strategy. The site is located adjacent to or nearby good public transport, is well connected to the existing built form and will not put pressure on the character of the village.
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G6 - No Growth Beyond the Main Built Up Area

	0133_3676 / 31789	Lister Haigh Ltd - Messrs J F and W Houseman	Object	Support growth beyond the main built up area at South Stainley.
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G7 - Development Limit

	0133_3676 / 31797	Lister Haigh Ltd - Messrs J F and W Houseman	Object	A development limit should be created for South Stainley, including site RL112.
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Homes for Local People

H4 - General / Other - Comments (Including tenure)

	0133_3676 / 31794	Lister Haigh Ltd - Messrs J F and W Houseman	Comment	In settlements not listed in Core Strategy policy SG2 restricting development or development of affordable housing will give rise to a shortage of cheaper open market homes to purchase in those areas. Many people still want to buy a starter home. Policy should be adapted to ensure a balance of houses built and hence open market homes to purchase in those areas.
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H5 - Approach to Affordable Housing

	0133_3676 / 31798	Lister Haigh Ltd - Messrs J F and W Houseman	Object	In settlements not recognised in Policy SG2, restricting development or development of 100% affordable homes could deter landowners from promoting land this concentrating the provision of homes to recognised settlements. Too much reliance is placed on Group C settlements to provide affordable homes and any further development could be to the detriment of the rural character of Group C settlements. Provision should not necessarily only be in Group A, B and C settlements but should be allowed on appropriate sites throughout rural areas.
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RL112a Land at South Stainley

Settlement Growth

Topic / Issue	Reference	Name	Stance	Comment
G3 - Distribution of Development				
	0135_3675 / 31814	Lister Haigh Ltd - Mr F Houseman	Object	A site should be allocated in South Stainley for market and affordable housing. The site meets many of the new housing criteria in the Core Strategy. The site is located adjacent to or nearby good public transport, is well connected to the existing built form and will not put pressure on the character of the village.
G6 - No Growth Beyond the Main Built Up Area				
	0135_3675 / 31811	Lister Haigh Ltd - Mr F Houseman	Object	Support growth beyond the main built up area at South Stainley.
G7 - Development Limit				
	0135_3675 / 31816	Lister Haigh Ltd - Mr F Houseman	Object	A development limit should be created for South Stainley, including site RL112a.
Homes for Local People				
H4 - General / Other - Comments (Including tenure)				
	0135_3675 / 31813	Lister Haigh Ltd - Mr F Houseman	Comment	In settlements not listed in Core Strategy policy SG2 restricting development or development of affordable housing will give rise to a shortage of cheaper open market homes to purchase in those areas. Many people still want to buy a starter home. Policy should be adapted to ensure a balance of houses built and hence open market homes to purchase in those areas.
H5 - Approach to Affordable Housing				
	0135_3675 / 31817	Lister Haigh Ltd - Mr F Houseman	Object	In settlements not recognised in Policy SG2, restricting development or development of 100% affordable homes could deter landowners from promoting land this concentrating the provision of homes to recognised settlements. Too much reliance is placed on Group C settlements to provide affordable homes and any further development could be to the detriment of the rural character of Group C settlements. Provision should not necessarily only be in Group A, B and C settlements but should be allowed on appropriate sites throughout rural areas.
RL116 Spofforth Lane, Little Ribston				
Settlement Growth				
G3 - Distribution of Development				
	0207_3669 / 31753	Lister Haigh Ltd - Mr J Goodwill	Object	A site should be allocated in Little Ribston for market and affordable housing. The site meets many of the new housing criteria in the Core Strategy. The site is located adjacent to or nearby good public transport, is well connected to the existing built form and will not put pressure on the character of the village.
G6 - No Growth Beyond the Main Built Up Area				
	0207_3669 / 31750	Lister Haigh Ltd - Mr J Goodwill	Object	Support growth beyond the main built up area at Little Ribston.
G7 - Development Limit				
	0207_3669 / 31757	Lister Haigh Ltd - Mr J Goodwill	Object	A development limit should be created for Little Ribston, including site RL116.
Homes for Local People				

Topic / Issue	Reference	Name	Stance	Comment
H5 - Approach to Affordable Housing				
	0207_3669 / 31760	Lister Haigh Ltd - Mr J Goodwill	Object	In settlements not recognised in Policy SG2, restricting development or development of 100% affordable homes could deter landowners from promoting land this concentrating the provision of homes to recognised settlements. Too much reliance is placed on Group C settlements to provide affordable homes and any further development could be to the detriment of the rural character of Group C settlements. Provision should not necessarily only be in Group A, B and C settlements but should be allowed on appropriate sites throughout rural areas.

RL127 Land at Middleton Quernhow

Settlement Growth

G3 - Distribution of Development

	0148_3667 / 31782	Lister Haigh Ltd - Mr J Foster	Object	Land should be allocated in Middleton Quernhow for market and affordable housing. The sites meet many of the new housing criteria in the Core Strategy. The site is located adjacent to or nearby good public transport, is well connected to the existing built form and will not put pressure on the character of the village.
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G6 - No Growth Beyond the Main Built Up Area

	0148_3667 / 31777	Lister Haigh Ltd - Mr J Foster	Object	Support growth beyond the main built up area in Middleton Quernhow.
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G7 - Development Limit

	0148_3667 / 31783	Lister Haigh Ltd - Mr J Foster	Object	A development limit should be created for Middleton Quernhow, including site RL127.
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Homes for Local People

H4 - General / Other - Comments (Including tenure)

	0148_3667 / 31780	Lister Haigh Ltd - Mr J Foster	Comment	In settlements not listed in Core Strategy policy SG2 restricting development or development of affordable housing will give rise to a shortage of cheaper open market homes to purchase in those areas. Many people still want to buy a starter home. Policy should be adapted to ensure a balance of houses built and hence open market homes to purchase in those areas.
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H5 - Approach to Affordable Housing

	0148_3667 / 31784	Lister Haigh Ltd - Mr J Foster	Object	In settlements not recognised in Policy SG2, restricting development or development of 100% affordable homes could deter landowners from promoting land this concentrating the provision of homes to recognised settlements. Too much reliance is placed on Group C settlements to provide affordable homes and any further development could be to the detriment of the rural character of Group C settlements. Provision should not necessarily only be in Group A, B and C settlements but should be allowed on appropriate sites throughout rural areas.
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RL2068 Land at Farnley Grange, Markington

Settlement Growth

G3 - Distribution of Development

Topic / Issue	Reference	Name	Stance	Comment
	1808_3662 / 31743	Lister Haigh Ltd - Mr A Clarke	Object	Site RL3143 at Farnley Grange near Markington should be allocated for market and affordable housing. The site meets many of the new housing criteria in the Core Strategy. The site is located adjacent to or nearby good public transport, is well connected to the existing built form and will not put pressure on the character of the village.

G7 - Development Limit

	1808_3662 / 31744	Lister Haigh Ltd - Mr A Clarke	Object	A development limit should be created including site RL1114 at Farnley Grange of the development limit of Markington extended to include the site.
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RL30 Land at Deighton Banks

Communities

C8 - Additional Open Space

	3480_3562 / 37136	Mr and Mrs R and P Watson	Object	Greenfield, approved conservation area, key views, red kites nest nearby.
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RL35a Land at Little Ribston

Settlement Growth

G3 - Distribution of Development

	0207_3669 / 31769	Lister Haigh Ltd - Mr J Goodwill	Object	A site should be allocated in Little Ribston for market housing. The site meets many of the new housing criteria in the Core Strategy. The site is located adjacent to or nearby good public transport, is well connected to the existing built form and will not put pressure on the character of the village.
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G6 - No Growth Beyond the Main Built Up Area

	0207_3669 / 31765	Lister Haigh Ltd - Mr J Goodwill	Object	Support growth beyond the main built up area at Little Ribston.
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G7 - Development Limit

	0207_3669 / 31771	Lister Haigh Ltd - Mr J Goodwill	Object	A development limit should be created for Little Ribston to include the site.
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Homes for Local People

H4 - General / Other - Comments (Including tenure)

	0207_3669 / 31766	Lister Haigh Ltd - Mr J Goodwill	Comment	In settlements not listed in Core Strategy policy SG2 restricting development or development of affordable housing will give rise to a shortage of cheaper open market homes to purchase in those areas. Many people still want to buy a starter home. Policy should be adapted to ensure a balance of houses built and hence open market homes to purchase in those areas.
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H5 - Approach to Affordable Housing

	0207_3669 / 31773	Lister Haigh Ltd - Mr J Goodwill	Object	In settlements not recognised in Policy SG2, restricting development or development of 100% affordable homes could deter landowners from promoting land this concentrating the provision of homes to recognised settlements. Too much reliance is placed on Group C settlements to provide affordable homes and any further development could be to the detriment of the rural character of Group C settlements. Provision should not necessarily only be in Group A, B and C settlements but should be allowed on appropriate sites throughout rural areas.
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Topic / Issue	Reference	Name	Stance	Comment
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RL41 Land at Hutton Moor, Rainton

Jobs and Business

J1 - General / Other

	0217_3695 / 31725	Lister Haigh Ltd - Mr L T Webster	Object	Site RL41 should be allocated for employment use. The site is in an excellent location close to the A1(M) to provide accessibility to jobs and services for the local nearby villages. Settlement growth can only be sustainable with the provision of small employment sites related to good transport networks.
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Sites & Policies DPD: Rural Areas Consultation Responses

Topic / Issue	Reference	Name	Stance	Comment
Non Site Specific Comments				
Settlement Growth				
G1 - Brownfield / Windfall Housing				
	3535_3638 / 31070	A M Westaway	Support	develop brownfield sites before using greenfield sites.
G3 - Distribution of Development				
	3318_3341 / 31554	Mr C Nicolson	Support	There could be some growth at the Hall End of the village which has more open space than elsewhere.
	0283_3760 / 29885	Carter Jonas - Rudding Park Estate Ltd	Object	Where circumstances permit and to ensure flexibility in supply and delivery of housing across the Core Strategy period, sufficient land should be identified in each Group B settlement to accommodate between 40 and 70 dwellings, some 1.3 to 2.3 hectares.
	2042_3508 / 35764	Carter Jonas - Various Landowners - Carter Jonas	Object	PPS3 requires that local authorities maintain a 5-year supply of housing land and identify a (minimum) 15-year supply of housing sites from the date of adoption. The Sites and Policies DPD should therefore identify land through to 2028, representing just over 15 years from the anticipated date of adoption.
	2042_3508 / 35769	Carter Jonas - Various Landowners - Carter Jonas	Object	With the intention to abolish RSS some adjacent authorities are seeking to renege on their RSS housing requirement and introduce significantly lower housing figure, including Leeds and York. This will increase pressure on neighbouring authorities such as Harrogate and the Core Strategy may not be sufficiently robust to take into account the strategic relationship with adjoining authorities.
	2042_3508 / 35770	Carter Jonas - Various Landowners - Carter Jonas	Object	With the acceptance of the RSS housing requirement it would be prudent for the Council to consider the evidence base for the emerging RSS Review that was being prepared and based on household formation rates plan for an increase in housing numbers for the period to 2026 of between 18% and 32%.
	2042_3508 / 35771	Carter Jonas - Various Landowners - Carter Jonas	Object	In the Rural Areas the Council has identified around 11% more land than the Core Strategy requirement. In the event that 10% of these do not come forward for whatever reason there is no flexibility. A more reasonable approach would be to identify sufficient land to provide for a minimum 20% flexibility in terms of delivery of sites.
	2042_3508 / 35772	Carter Jonas - Various Landowners - Carter Jonas	Object	Planning up to 2027/28 as required by PPS3 (15 years from adoption) to allow for flexibility the following requirements should be followed: Boroughbridge (including Langthorpe) 224 dwellings; Masham 128 dwellings; Pateley Bridge (including Bridgehousegate) 192 dwellings; and villages and countryside 1344 dwellings.
	2042_3508 / 35774	Carter Jonas - Various Landowners - Carter Jonas	Object	It is not clear from the various documents how the distribution of sites arises, other than through site specific site appraisals. As a consequence there does not appear to be a fair and equitable distribution of sites across the District.
	2042_3508 / 35775	Carter Jonas - Various Landowners - Carter Jonas	Object	Within the Group B villages which are the most sustainable locations the Council should be seeking to accommodate 70% of the housing requirement for villages and the countryside in these locations. If distributes equally across the settlements land should be identified in each for about 70 dwellings. It is recognised that there are a few settlement that are capable of accommodating more and some such and Ripley and Follifoot, less.

Topic / Issue	Reference	Name	Stance	Comment
	2042_3508 / 35776	Carter Jonas - Various Landowners - Carter Jonas	Object	The Council should be seeking to identify sites and locations, or at least putting the planning policy into place, that enables sites to come forward in the settlements where landowners are willing to make land available.
	2532_3177 / 31575	A E Jones And Son	Object	Baldersby, though not a Group C settlement, has access to employment, has a farm shop and garden centre, a playing field, a church and bus service to Thirsk 3 times a day. The infrastructure is in place to support a small number of medium value homes to give a balance of income groups.
	2942_2847 / 31579	Mr G Hatfield	Object	All types of housing is needed in Cowesby to make the village viable. Why are there no plans of sites out for consultation in Cowesby?
	2954_2859 / 31584	Mr and Mrs A C Nicholson	Object	Grange Farm in Littlethorpe is no longer used for farming and the buildings will fall into disrepair. It would be sensible to use the old farmstead for affordable housing than develop on greenfields. The village is close to Ripon for services.
	3255_3250 / 31568	Dr G A Wood	Object	Policy of no growth in villages that make up Lower Washdale Parish will inflate value of existing housing stock beyond the range of local people, lead to stagnation / reduction in provision of local services, stop growth and demand for economic development and lead to a reduced demand for schooling at closure of local schools. New housing, both market and affordable can be built more sustainably in rural areas. The distribution of development proposed will lead to rural areas being continuously overlooked and the potential for growth stifled.
	3453_3531 / 34362	Cllr M E Atkinson	Object	The proposals for the Rural Areas seems to concentrate houses in villages close to Harrogate where there may not be capacity in schools whilst the villages to the north have been ignored.
	3479_3561 / 35670	Mrs M Scholefield	Object	For more houses to be built, particularly in the area of upper Nidderdale (Summerbridge and further up the valley) seems to directly conflict with the Government aims for sustainable development and the need for the country to reduce the carbon footprint and look to the future.
	3530_3632 / 30456	Mr and Mrs I and M Andrew	Object	Rather than a small number of villages taking a large amount of housing it would be better to share development among all villages so no individual area takes more than about 10% of the total housing number.
	1445_2940 / 31368	Mr J Matthews	Comment	I am surprised and concerned that 6 out of the 8 Group C villages have not had suitable development sites identified. If the Council believes affordable housing is necessary then each village should have a site identified.
	1608_3702 / 36160	Carter Jonas - Trustees of the J M and Mrs HM Hope	Comment	The Council should undertake a simple exercise of accommodating around 70% of the Villages and Countryside development within the 14 Group B settlements. This would suggest that the Council should be seeking to identify sufficient land to cater for between 40 and 70 dwellings in every Group B settlement, given capacity and environmental constraints.
	1611_3717 / 37142	Carter Jonas - Mr N Meader	Comment	We consider where possible that the Council should be identifying several sites within each Category B village in order to avoid a situation where the non-delivery of a single site can lead to no housing being provided within a settlement.
	3060_2987 / 34266	Mrs R Mann	Comment	Small scale building in villages such as Grewelthorpe, Grantley, Sawley etc could be useful for local people, employment etc
	3278_3288 / 34486	DW and JA Dobson	Comment	I agree that there may be a need for some provision for housing within the West of the district, but think they need to be distributed more evenly. In my opinion, all areas and all villages should be considered for small, developments, for local people only, even in single unit developments where this is appropriate.
	3393_3446 / 35330	Nidderdale Strategic Partnership	Comment	Focusing housing developments in larger villages we feel will result in the smaller hamlets getting left behind,(access to services and local amenities) and larger villages out growing current services. Recommend more balanced approach, single in fill sites should not be ruled out.

Topic / Issue	Reference	Name	Stance	Comment
	3466_3545 / 35488	Mr and Mrs A M Homer	Comment	Other sites should be considered closer to Harrogate e.g. Glasshouses Mill, Killinghall, Hampsthwaite, Birstwith etc that are closer and will reduce the cost of living for locals.
G4 - General / Other				
	0428_2904 / 29022	Ms J Hicks	Support	
	0501_2791 / 34500	Mr D Wilson	Support	Support some growth in all areas, but with strict provisos.
	2852_2737 / 28662	Mr and Mrs I B Pickard	Support	I support growth in all areas especially Masham.
	2852_2737 / 28664	Mr and Mrs I B Pickard	Support	Happy with all proposed developments as long as has provision for 4 and 5 bedroom properties.
	2980_2888 / 34393	Mr and Mrs C S White	Support	Support some growth at all proposed sites.
	3278_3288 / 34468	DW and JA Dobson	Support	Support some growth at all sites.
	2802_2682 / 28339	Mr B G Thorlow	Object	Objects to growth in all areas.
	2802_2682 / 28341	Mr B G Thorlow	Object	It is important that all areas are considered to the development and growth of the area objectively by competent and unbiased person who have done their research for the greater and long term needs of all.
	3398_3454 / 36753	Ms C Ford	Object	Harrogate is the jewel in the crown of Yorkshire and it has been developed too much already.
	3494_3580 / 37498	Mr and Mrs C Wilson, Mr C Wilson and Mr G Wilson	Object	The sites south of Brookfield has been rejected twice before.
	0501_2791 / 34512	Mr D Wilson	Comment	Approach should attempt to prevent the rich/poor gap from widening and the countryside becoming barren with only second homes and holiday lets.
	1889_3188 / 32703	Mrs Havas	Comment	It is possible to build more houses near Cardale Park so that people could live near the business rather than having lots of congestion on the roads as people travel across town to work.
	3245_3240 / 34436	Mr T Pringle	Comment	I suggest the Council should build new houses on the sites of disused industrial estates to use up these previously scarred areas of the townscape.
	3278_3288 / 34474	DW and JA Dobson	Comment	I feel that the distribution of new housing schemes should be focussed within the areas offering most employment opportunities. That is not to say however, that there should be no development in other areas.
	3298_3313 / 33100	S Mickleburgh	Comment	It would be better to increase the areas out of the AONB for housing that are nearer to towns for travel for work / shops etc.
	3412_3471 / 36842	Mr and Mrs J and C Atkinson	Comment	I read that home owners wanting to sell houses cannot do so and there are too few buyers - so why extra housing?
	3479_3561 / 35723	Mrs M Scholefield	Comment	Looking at the proposals as a whole I do think there should be space for sufficient new development, possibly just less than half of the original proposals, on infill type land which would not directly overlook or be overlooked by original housing.
	3532_3634 / 34385	Mr M Atkinson	Comment	2 and 3 bedroomed houses are needed in villages in the north of the Rural Areas including Grantley, North Stainley and Grewelthorpe where there are excellent schools.
G6 - No Growth Beyond the Main Built Up Area				
	3024_2942 / 31563	Mr B R Preston	Support	No growth at Wormald Green.

Topic / Issue	Reference	Name	Stance	Comment
	3061_2988 / 31157	Dr and Mrs B D Davis	Support	
	3124_3071 / 34404	Mr D Halliday	Support	For all settlements.
	3529_3631 / 31111	Mr I Crampton	Support	
	2887_2780 / 30620	Mr and Mrs D A Wingate	Object	
	3278_3288 / 34467	DW and JA Dobson	Object	
	2720_3389 / 35900	The Coal Authority	Comment	There are localised pockets of mining legacy in the District and ground conditions should be checked when identifying sites for future growth including checking for mine entries or other coal mining related hazards. The Coal Authority and the Council are liaising on the preparation of a mining legacy information document for development management purposes which will form a useful part of the LDF evidence base.

G7 - Development Limit

	2935_2838 / 28363	Ms M Holdsworth	Support	
	2980_2888 / 34400	Mr and Mrs C S White	Support	For all settlements.
	1128_3529 / 30442	Mrs M Waite	Object	
	2042_3508 / 35767	Carter Jonas - Various Landowners - Carter Jonas	Object	One of the purposes of the current consultation is to define development limits. Policy SG9 has been identified as setting out the preferred approach towards the designation of development limits, however this policy has not formally been consulted upon or subject to sustainability appraisal so can therefore little weight can be attached to the policy.
	2917_2817 / 31460	Mr J Bradley	Object	In order to provide new housing limited revisions of the development limit is needed.
	3018_2934 / 32217	Mrs C Edwards	Object	
	3532_3634 / 34387	Mr M Atkinson	Object	Some development limits omit too much (important buildings like schools and churches) and should be more flexible

Homes for Local People

H1 - Affordable Housing Threshold

	0109_3686 / 31215	Lister Haigh Ltd - Mr and Mrs Scarborough	Object	The threshold should be increased to 5 in all areas.
	0137_3673 / 29386	Lister Haigh Ltd - Mr T Harland	Object	The rural area threshold should be increased to 5 dwellings.
	1814_3689 / 30858	Lister Haigh Ltd - Mr and Mrs C Smithson	Object	The threshold should be increased to 5 or more dwellings in all areas. Over this threshold the negotiating target should be 25%.
	2677_3678 / 31148	Lister Haigh (Knaresborough) Ltd - Mrs C Johnston	Object	The threshold should be raised to 5 or more dwellings in all areas.

Topic / Issue	Reference	Name	Stance	Comment
	2802_2682 / 28340	Mr B G Thorlow	Object	Developers should build the allocated affordable housing within the boundaries of the particular development not in some other area to increase profits without consideration that a potential SLDM area will not be developed as has been the case in the past.
H2 - Affordable Housing Target				
	2935_2838 / 28366	Ms M Holdsworth	Support	
	3129_3077 / 29844	Mr Councell	Support	The amount proposed is too many.
	0109_3686 / 31217	Lister Haigh Ltd - Mr and Mrs Scarborough	Object	The target for negotiation should be 25%.
	0137_3673 / 29383	Lister Haigh Ltd - Mr T Harland	Object	A 50% target would result in housing imbalance and reduce market housing supply. A target of 25% would be more appropriate
	1128_3529 / 30446	Mrs M Waite	Object	The 50% target is far too high. Affordable homes should be built in the areas where they are most needed, not just spread around the country ad hoc.
	1814_3689 / 30856	Lister Haigh Ltd - Mr and Mrs C Smithson	Object	The 50% target for Group B settlements will cause an imbalance and will result in an under provision of market housing required by those people not meeting the criteria for affordable housing.
	2677_3678 / 31150	Lister Haigh (Knaresborough) Ltd - Mrs C Johnston	Object	The negotiating target should be 25%.
	3049_2974 / 32259	Mr P A Sharp	Object	The 50% target is excessive as there is no demand to justify it.
	3144_3094 / 31585	Dr B D Hames	Object	Having a target of 40% in rural areas makes little sense when there is no proven need. The actual percentage should not exceed 40% but should be guided by local need.
	1623_3192 / 30453	Mrs P Ward	Comment	Support in principle, but 10 houses should be the maximum in small villages such as Follifoot. Consideration should be given to reclassifying Follifoot as a Group C settlement for 100% affordable housing only.
H3 - Rural Exception Sites				
	0132_3677 / 32771	Lister Haigh Ltd - Mr M Hymas	Support	Ensure there is an appropriate balance of affordable homes
	2677_3678 / 31146	Lister Haigh (Knaresborough) Ltd - Mrs C Johnston	Object	Development in Group C settlements should not be restricted to Rural Exception Sites. Such an approach will give rise to a shortage of cheaper open market homes.
	3344_3376 / 31552	Fisher German - Trustees of the Cundall Estate Settlement	Object	Identifying small rural exception sites has a low prospect of delivering affordable homes. Big assumptions are being made about the willingness of landowners to make land available without proper economic incentive.
	1622_3072 / 30419	Mr J M Cox	Comment	
	1631_2815 / 30463	Mrs E A Carter	Comment	Agree with the approach provided they are allocated to local villagers or former villagers.
	2883_2774 / 30981	Mr and Mrs Kennett	Comment	
	2896_2789 / 30992	Mr C B Smith	Comment	Homes for young local people.

Topic / Issue	Reference	Name	Stance	Comment
	2940_2845 / 30629	Mr and Mrs B S Fisher	Comment	Homes for local people.
	2944_2849 / 31200	Ms H Galloway	Comment	Homes for local people or workers of decent quality and materials to blend in with the village, including off street parking.
	3042_2966 / 31209	R P M Owthwaite	Comment	
	3044_2968 / 33029	Mr and Mrs F Shuttleworth	Comment	New homes are needed for local people only.
	3109_3054 / 30658	Ms H Hann	Comment	
	3147_3098 / 30680	Mr and Mrs D Lister	Comment	
	3153_3104 / 30700	Ms H Ross	Comment	
	3272_3279 / 30725	Ms J Bradburn	Comment	
	3476_3558 / 30765	Mr and Mrs S and R Glendinning	Comment	Homes are needed for local people and families at affordable houses. Priority should be given to young village inhabitants.

H4 - General / Other - Comments (Including tenure)

	0775_3273 / 29014	Mr and Mrs H Hodgson	Support	Agree with the Council's approach for affordable housing up to a point but unless there are local jobs than the relatively low paid people who occupy these properties in the rural areas will not be able to afford to travel to the towns to access jobs and services they require.
	1061_3412 / 29961	Mr D Wood	Support	New homes should be for local people and families at affordable prices.
	2954_2859 / 31586	Mr and Mrs A C Nicholson	Support	The approach is supported but do not believe the Council appreciates the huge demand that exists.
	0099_3654 / 31589	Lister Haigh Ltd - Trustees of W Trustees of Wilfred Appleyard Trust	Comment	In settlements not listed in Core Strategy policy SG2 restricting development or development of affordable housing will give rise to a shortage of cheaper open market homes to purchase in those areas. Many people still want to buy a starter home. Policy should be adapted to ensure a balance of houses built and hence open market homes to purchase in those areas.
	0501_2791 / 34502	Mr D Wilson	Comment	There should be rented housing for people on low incomes, not benefits, whose work is needed in rural areas, with no 'right to buy' ever.
	0501_2791 / 34507	Mr D Wilson	Comment	Affordable property is needed for people working in the rural economy who've gotten established financially.
	0733_3125 / 29854	Mr M J Hammond	Comment	A combination of affordable and normal housing is required.
	1064_3413 / 29965	Mrs P E Wood	Comment	New homes are needed for local people and families of villagers in Follifoot.
	1068_3563 / 29978	D E Adam	Comment	Previous surveys have shown that there is no demand among people / residents in Follifoot for affordable housing.
	1275_3543 / 31025	Mr P Roth	Comment	Smaller properties to allow elderly people in large properties to move into smaller accommodation.
	1277_3546 / 30887	Tockwith with Wilstrop Parish Council	Comment	High quality and locally distinctive, providing a mix of open market and affordable housing of all sizes.

Topic / Issue	Reference	Name	Stance	Comment
	1658_3141 / 30482	Mrs J Bucklow	Comment	The young people of the village and suitable in size and quality for small families.
	1659_3162 / 30491	Mrs M A Hirst	Comment	Affordable housing.
	2816_2700 / 29257	Mr A Freeman	Comment	Low cost housing but for local resident families only. How is this defined?
	2864_2751 / 29494	Ms K Bramley	Comment	There is a need for affordable homes for local people.
	2900_2794 / 31444	Mr and Mrs D Charlwood	Comment	New homes are not needed.
	2925_2828 / 31136	Mr R Hobbs	Comment	New homes are needed for farmers and locally employed people.
	2980_2888 / 34396	Mr and Mrs C S White	Comment	Homes are needed across the District for local people. Small homes and family homes for young people, with or without families, starting out in life.
	3055_2981 / 31226	Mrs C E Warrington	Comment	New homes are needed for local people.
	3086_3025 / 31003	Mr and Mrs J S Fear	Comment	Mix of market housing and homes that are affordable for local people.
	3097_3039 / 29697	Mr and Mrs J E Carruthers	Comment	First time buyers and the elderly.
	3119_3066 / 31088	Mr J Loades	Comment	All types of housing.
	3124_3071 / 34406	Mr D Halliday	Comment	Homes are needed across the District for married families and pensioners.
	3179_3137 / 30943	Mr P Osborn	Comment	Town houses that are affordable for local people.
	3198_3165 / 33229	Mr W A Birch	Comment	Housing should be provided for true local people who live and work in the area., but not for weekenders or holiday lets.
	3278_3288 / 34469	DW and JA Dobson	Comment	Homes are needed for local people.
	3335_3361 / 34463	G and S Ball	Comment	The Council should make it's own decisions relating to the population.
	3436_3501 / 31041	Peacock and Smith - Mr N Crowther and Mr M Bell	Comment	A mix of open market and homes for local people and families in need of affordable housing.
	3512_3607 / 36010	Dr and Mrs C and I McDonald	Comment	Elsewhere in Nidderdale housing should be located near employment sites outside the AONB, e.g. Menwith Hill base. Housing should be developed on relatively nondescript land in their immediate vicinity to relieve pressures within the AONB.
	3535_3638 / 31061	A M Westaway	Comment	New homes are needed for compliance with the Council commitment to new homes quota.

H5 - Approach to Affordable Housing

	0132_3677 / 32772	Lister Haigh Ltd - Mr M Hymas	Support	Numbers of affordable homes should not be decided in isolation
	0448_3749 / 29431	Cllr C M Leather	Support	Support affordable housing but a suggested 50% target on greenfield land is too high. Development should concentrate on 3 bed properties and bungalows.
	0718_3751 / 29823	Mr R Cobbald	Support	Support but with free market and assisted housing.

Topic / Issue	Reference	Name	Stance	Comment
	1025_3729 / 31313	Mr N Byron	Support	Support but new affordable homes should be provided in villages with reasonable infrastructure including public transport and amenities which should be in place before development takes place.
	1030_2992 / 31023	Mr and Mrs S and J Lawrie	Support	Further information is required on the operation of discounted sale, financial contributions in lieu of on site provision, and how the locals only approach would operate on Rural Exception Sites.
	1127_3528 / 30399	Mr C Waite	Support	Support only if such houses are strictly allocated to those people who can prove a need within their existing family area.
	1128_3529 / 30443	Mrs M Waite	Support	Only if they are genuine local people.
	1227_3189 / 30114	Mrs J Lupton	Support	If there is a need in Follifoot it should be provided on RL1093.
	1238_2985 / 30773	Ms A Stewart	Support	
	1277_3546 / 30916	Tockwith with Wilstrop Parish Council	Support	Support provision for people with a local connection.
	1331_3138 / 30803	Mr and Mrs F Turner	Support	
	1344_2759 / 30198	Mr A J Martin	Support	Need a mix of housing size to provide for key workers. A form of points system to establish true local ties.
	1585_2819 / 31337	Mrs M W Woolley	Support	
	1622_3072 / 30435	Mr J M Cox	Support	
	1764_3222 / 29452	Mr I Moverley	Support	
	1774_2729 / 30852	Mr G Marsden	Support	
	1972_2878 / 34354	Mr and Mrs E R Downer	Support	
	2783_2659 / 31250	Mrs D Alexander	Support	People can not afford housing so a little help from the Council will improve lives.
	2805_2684 / 31419	Mr A Rayner	Support	It is a good approach - consideration has been given to maintaining the village ambience whilst delivering Government targets.
	2809_2692 / 31069	Mr R D Machin	Support	The approach must not make it prohibitive for developers to build homes, and homes for open market buyers.
	2811_2695 / 30960	Mr and Mrs D Stephenson	Support	
	2816_2700 / 29269	Mr A Freeman	Support	Agree but how do you define local people?
	2823_2707 / 34083	Mr and Mrs S Deller	Support	
	2829_2713 / 29351	Ms J Hardcastle	Support	
	2833_2717 / 29724	Ms L Mackenzie	Support	Affordable is not fully defined nor local.
	2839_2723 / 29492	Mr J Ashford	Support	

Topic / Issue	Reference	Name	Stance	Comment
	2840_2724 / 30824	Mr and Mrs K Horner	Support	More young couples should be encouraged to stay and move into this area.
	2848_2733 / 31425	Skelton Newby Hall CE School	Support	The approach is helpful. There is an impoverishing effect on village life when young families can not afford to live in villages.
	2861_2748 / 31198	Ms C Murgatroyd	Support	
	2874_2765 / 30971	Mr D Littlewood	Support	
	2883_2774 / 30988	Mr and Mrs Kennett	Support	
	2886_2779 / 29744	Mr and Mrs M H Robinson	Support	If only the affordable housing is for people who have grown up in the area or serve the local community in their work.
	2892_2785 / 30908	Ms E Rock	Support	Where appropriate and at an appropriate number. The houses must blend in and not be an eyesore.
	2896_2789 / 30997	Mr C B Smith	Support	
	2928_2831 / 29243	Mr S Hawkesworth	Support	
	2940_2845 / 30634	Mr and Mrs B S Fisher	Support	Support the provision of affordable housing as long as buildings blend in.
	2943_2848 / 30920	P Bullivant	Support	
	2944_2849 / 31205	Ms H Galloway	Support	Need to ensure protection of affordable homes for local people in the future.
	2961_2866 / 31480	Ms S Jowett and Mr D McDonald	Support	
	2980_2888 / 34403	Mr and Mrs C S White	Support	All the sites should be 100% affordable housing.
	2984_2892 / 32201	Mrs E Gillanders	Support	
	2989_2898 / 29812	Mr and Mrs W C Turner	Support	Reservations about timing and quality.
	3000_2910 / 31577	Mr C Brawn	Support	
	3024_2942 / 31566	Mr B R Preston	Support	Supported on brownfield but not greenfield sites.
	3042_2966 / 31212	R P M Owthwaite	Support	
	3048_2973 / 31358	Mr A R Mitchell	Support	Agree as a need exists.
	3054_2980 / 31221	Mrs S M Hobbs	Support	
	3066_2994 / 32274	Ms L Whiting	Support	All areas of housing should have a mix to promote different types of social or/family groups living together as a mini community.
	3078_3015 / 31084	Mr D Harrison	Support	

Topic / Issue	Reference	Name	Stance	Comment
	3083_3021 / 30950	Miss E M Wilby	Support	
	3086_3025 / 31010	Mr and Mrs J S Fear	Support	
	3088_3027 / 32291	Mr N D Sefton	Support	
	3120_3067 / 31030	Mr and Mrs Pozman	Support	
	3124_3071 / 34416	Mr D Halliday	Support	In all settlements, where possible.
	3163_3115 / 35618	Mr and Mrs K Peters	Support	I can agree but I am not sure I really understand the term 'affordable'. The term should be defined within actual monetary values and/or details of mutual purchase or association schemes.
	3179_3137 / 30948	Mr P Osborn	Support	
	3187_3149 / 35709	Ms M Chadwick	Support	
	3209_3183 / 35818	Mr P Dickinson	Support	Good idea.
	3223_3205 / 29882	Mr and Mrs M E Avison	Support	Provided better public transport is available for local people who may not have a car.
	3228_3211 / 31504	Mr and Mrs J S Gibson	Support	There should be affordable homes generally not just for local people.
	3249_3244 / 36213	Mr and Mrs J S Allinson	Support	As long as these are carefully integrated with others.
	3262_3258 / 36275	Mr L Gilroy	Support	I think this is an excellent idea as we already have numerous public sector employees working in Harrogate and having to travel here from more affordable areas.
	3266_3263 / 32377	Mr P Osler and Ms J Lister	Support	affordable homes are OK in principle, but in small villages there also needs to be the employment, better transport services and support services to make it realistic for them to live in the area.
	3267_3265 / 36340	Mrs R Dickinson	Support	Good idea.
	3286_3297 / 29925	Mr and Mrs S and L Walsh	Support	Will locals get priority though?
	3292_3305 / 29941	Mr N Teed	Support	Involve innovative architects to ensure that the homes are truly affordable rather than securing developments where some affordable housing is tacked on just to tick a box.
	3335_3361 / 34466	G and S Ball	Support	
	0107_3688 / 36159	Lister Haigh Ltd - Mr and Mrs M Simmons	Object	A balanced housing development in relation to size and type of dwelling should be encouraged recognising that 100% affordable homes in Group B and Group C villages will cause an imbalance and under provision of market housing supply.
	0107_3688 / 36178	Lister Haigh Ltd - Mr and Mrs M Simmons	Object	The threshold for affordable housing provision should be increased to 5 or more dwellings and the target for negotiation should be 25%.
	0109_3686 / 31218	Lister Haigh Ltd - Mr and Mrs Scarborough	Object	Financial payments in lieu of on site provision should be allowed on all developments. This could then be used to provide affordable housing on appropriate sites (not just A,B C settlements)

Topic / Issue	Reference	Name	Stance	Comment
	0130_3680 / 29557	Lister Haigh Ltd - Mr F Leeson	Object	A balanced housing development in relation to size of dwellings and density should be encouraged. 50% affordable provision for group B settlements will result in an under provision of market housing. The threshold for affordable housing provision should be increased to 5 or more dwellings in all areas. Over this threshold the negotiating target should be 25%. Developers should be able to make financial contributions in all developments.
	0137_3673 / 29388	Lister Haigh Ltd - Mr T Harland	Object	Financial contributions in lieu of on-site provision should be allowed in all developments in order to provide affordable housing on appropriate sites. Affordable housing is not a panacea - it has an impact on overall supply and price. It is very difficult to set a local connection criteria. Because of the location of rural affordable housing it may be preferable for them to be sold in the unrestricted market where there is no need to restrict occupancy.
	1068_3563 / 29996	D E Adam	Object	How will housing be retained as affordable in perpetuity, who will fund provision and manage properties?
	1308_3375 / 31541	Mr and Mrs C and J Boyd	Object	The criteria for local people is not good enough nor the criteria for allocation of housing. The village/Parish input is ignored with remote control by Housing Associations.
	1723_3705 / 30847	F M Lister And Son - Mr J M Morrell	Object	It is completely unjustified to require all new homes outside existing built-up areas to be made available as affordable homes.
	1746_3383 / 32208	Mr M J Cowling	Object	What exactly is affordable housing? No one seems to know. There is no point forcing builders to put up a few affordable homes in small villages in the hope that some young people might suddenly feel the need to take on low paid farming jobs or similar. The people who buy these homes will need to travel to work in the towns, so why not put the accommodation there? They will move to rural locations when they are ready or their career has allowed them to.
	1806_3656 / 30931	Lister Haigh Ltd - Mr M Bell	Object	A balanced housing development in relation to size of dwellings and density should be encouraged. 50% affordable provision for group B settlements will result in an under provision of market housing. The threshold for affordable housing provision should be increased to 5 or more dwellings in all areas. Over this threshold the negotiating target should be 25%. Developers should be able to make financial contributions in all developments.
	2042_3508 / 35778	Carter Jonas - Various Landowners - Carter Jonas	Object	There are concerns over the Council's expectation that all sites within Group B settlements will provide a balance of market and affordable housing and that all sites in Group C will provide only affordable housing. Of the sites identified this means that 44% of the dwellings on preferred sites in the villages and countryside should be market and a staggering 56% be affordable. This may not be viable and the Council are too optimistic or naïve.
	2042_3508 / 35779	Carter Jonas - Various Landowners - Carter Jonas	Object	Whilst housing land prices have fallen, landowners if faced with levels of revenues suggested by the Council are likely to defer offering sites for sale with obvious consequences on land supply. Whilst there will always be exceptions others will inevitably weigh up the risks and costs involved in the promotion of land and defer putting sites forward whilst waiting for better times in the future.
	2042_3508 / 35780	Carter Jonas - Various Landowners - Carter Jonas	Object	On developers profits we suggest that a proposed basis of 205 on cost should be treated as an absolute minimum for the foreseeable future. Most recent national house builders appraisals have been based on 17.5% of anticipated revenue which would suggest a return on costs of 22.5% if not higher, depending on the scale, quality and nature of the scheme in question.
	2042_3508 / 35781	Carter Jonas - Various Landowners - Carter Jonas	Object	The Council's approach to affordable housing is fundamentally flawed with regard to securing 100% affordable sites in Group B and C villages as it is not economically viable nor likely to be achievable.
	2677_3678 / 31152	Lister Haigh (Knaresborough) Ltd - Mrs C Johnston	Object	Financial payments in lieu of on site provision should be allowed on all developments. This could then be used to provide affordable housing on appropriate sites (not just A,B C settlements)

Topic / Issue	Reference	Name	Stance	Comment
	2746_3513 / 37201	Mr & Mrs S Barker	Object	Does not provide the opportunity for young people to be able to live in their village. Young people who have well paid jobs and pensioners who wish to down size would not be able to gain enough points to stay in village.
	2792_2669 / 30815	Mr and Mrs M Tankard	Object	Disagrees with the approach as the Council seeks to build many houses in one area rather than spreading a few here and there.
	2833_2717 / 29725	Ms L Mackenzie	Object	A mix is needed - not just affordable. Affordable does not always help the not-rich in these villages.
	2859_2744 / 31441	Mr and Mrs S A Tovey	Object	
	2875_2766 / 30885	Mr and Mrs Livesley	Object	The approach is poorly thought out, following political doctrine rather than meeting local needs.
	2900_2794 / 31447	Mr and Mrs D Charlwood	Object	The approach is too heavy handed.
	2917_2817 / 31462	Mr J Bradley	Object	Providing affordable housing, particularly in these economic times, is stifling development. A new approach is needed.
	2919_2820 / 34553	Mr and Mrs J A Holder	Object	Should only be in true rural areas where occupation is permanent and not transitory. Pannal is not such an area.
	2993_2902 / 30930	Mr P H Rose	Object	Locals never get a look in.
	3115_3061 / 31244	Mr and Mrs D T Devenish	Object	We had to leave out village to start but after hard work and moving up the housing ladder have been able to afford to move back.
	3131_3079 / 35508	Mr E G Bousfield	Object	It is not sufficiently robust and appears to meekly accept objections from existing residents arguments regarding lowering the standard of the existing area proposed.
	3199_3167 / 31022	Mr D Greenwood	Object	Supply is restricted due to planning rules so release more land to improve affordability as suggested by the Barker Review.
	3241_3236 / 32368	Mr and Mrs F Ward	Object	People should be taught to save. When I bought my house in 1950 I paid £800 and started with a card table, two fire side chairs and a bed. I had no tv, phone, washing machine, car etc and worked hard to pay cash for everything. Today people expect everything on a plate.
	3245_3240 / 34441	Mr T Pringle	Object	It is patronising, let these people move freely to find houses they can afford, especially to town where they may work, this will negate the need for them to run motor vehicles to and from work, and for leisure pursuits.
	3252_3247 / 36254	Mr D Kaye	Object	Although well intended it is a folly to try to distort the market.
	3260_3256 / 30670	Ms A Barnes	Object	There are more effective policies in response to the need for affordable housing e.g buy back schemes, purchasing housing originally built for rent.
	3284_3295 / 30746	Mrs S Hinchcliffe	Object	Not all sites are appropriate and all low cost in one area is never great. A balance is needed.
	3310_3329 / 30092	Mr and Mrs T and V Robeson	Object	Need to think about the impact of too many affordable homes on a community.
	3315_3338 / 30757	Mr P Swinburn	Object	Developing just affordable housing is poorly thought out. Any development that takes place should be mixed housing which will allow better integration.
	3436_3501 / 31057	Peacock and Smith - Mr N Crowther and Mr M Bell	Object	The principle is supported but the level of new housing proposed will be inadequate to meet the Core Strategy affordable housing requirement and needs arising in the area so additional allocations are required.

Topic / Issue	Reference	Name	Stance	Comment
	3453_3531 / 34365	Cllr M E Atkinson	Object	Affordable housing projects are not going ahead as there is no incentive to a landowner with the value offered for a site being less than that received for a paddock. Mixed schemes of market and affordable should be allowed as this is viable to a project builder.
	3529_3631 / 31119	Mr I Crampton	Object	The Council is trying to stuff too many houses into small villages, creating slums of the future with too high density and homes and gardens too small.
	3535_3638 / 31080	A M Westaway	Object	Why should you be entitled to live in an area because you are considered local and how is this classified? Residents should be considered on acceptable social behaviour.
	3552_3700 / 34598	The Land and Development Practice - Hargreaves Ash Marketing Ltd	Object	The delivery of housing in the District should not be compromised by unviable affordable housing targets. The current economic climate must be taken into account when deriving affordable housing targets and thresholds.
	0708_2839 / 31338	Mr A Steel	Comment	Shared ownership schemes should be considered so people have the right to buy in the future. Further information is required in terms of who is eligible under the local people banner.
	0930_3252 / 31171	Mr P J Pickburn	Comment	No where is it set out that affordable housing will always remain as affordable.
	1275_3543 / 31038	Mr P Roth	Comment	Affordable homes can no longer be built to comply with the Code for Sustainable Homes level 4.
	2069_3398 / 34504	Mr H Burrell	Comment	I agree that affordable homes should be built on new development land as long as the first choice is given to local people from the village or town not to people from somewhere in the Harrogate district.
	2334_2668 / 35863	Rural Action Yorkshire	Comment	Affordability is a high priority. This is raised by many quite young people long before they need to be doing anything about it.
	2728_3037 / 31409	Mr J Longbottom	Comment	It depends on what is meant by Local People - is it those from the village or with former links to it. It is also the case that other residents of the district who have greater need may get first preference.
	2867_2755 / 34514	Mrs S Snee	Comment	Agree with the need for affordable homes but not so closely built together to cause problems with car parking, noise and nowhere for children to play.
	3012_2927 / 35418	C P Mackintosh	Comment	Agree these are required but think affordable home conditions should be checked for general care.
	3100_3043 / 31234	Mr G Solomon	Comment	Where is money to provide the affordable housing in these austere times coming from?
	3100_3043 / 31235	Mr G Solomon	Comment	How is affordable defined?
	3100_3043 / 31236	Mr G Solomon	Comment	How is local need defined?
	3234_3224 / 31516	Mr A Speight	Comment	Discounted sale appears not to work as mortgage lenders are unwilling to lend this may result in the houses built being rented.

Jobs and Business

J1 - General / Other

	0324_3442 / 28618	Highways Agency	Support	Supportive of document objectives to choose sites that offer potential for railway related business and locate sites within 5 minutes walk of public transport networks.
	0313_3127 / 37372	Barton Willmore Partnership - Forward Investments LLP	Object	There is a gap in evidence as to supply, demand and take up of employment land within the District. The 2006 Employment Land Review suggests that a proactive approach in consultation with the owners and together with an inclusion of an element of non employment uses in any redevelopment scheme may be necessary to ensure delivery of the Dunlopillo site.

Topic / Issue	Reference	Name	Stance	Comment
	3067_2995 / 33050	Mr and Mrs J H Knocker	Object	
	0313_3127 / 37195	Barton Willmore Partnership - Forward Investments LLP	Comment	The economic crisis has resulted in a substantial decline in the employment demands within Harrogate District. A number of high profile occupiers have withdrawn from Harrogate leaving a range of vacant office space on existing office parks in addition to already vacant space. The town centre has also suffered decline from tenant demand.
	3198_3165 / 33239	Mr W A Birch	Comment	New shops and post offices would be required if large scale development goes ahead.
	3529_3631 / 31112	Mr I Crampton	Comment	There is not much need for new housing but some family homes and smaller units for younger people and elderly people downsizing.

Travel

T1 - Impact on Highway Network

	3198_3165 / 33237	Mr W A Birch	Object	Road system alterations would damage the environment
	3245_3240 / 34429	Mr T Pringle	Object	Some of the village roads are not suitable for more traffic due to their condition and size. There is also the cost of more road repairs.

T2 - Road Safety

	3107_3052 / 33075	Mr and Mrs S D Fraser	Object	development will increase the number of cars on the B6165 which cannot cope with the amount of traffic running through the village.
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T3 - Connectivity to Bus / Rail Services

	3245_3240 / 34427	Mr T Pringle	Object	Public transport in all villages is usually very limited.
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T4 - Accessibility to Jobs, Shops and Services

	0132_3677 / 32770	Lister Haigh Ltd - Mr M Hymas	Support	Burton Leonard is ideally situated for commuting to Harrogate, Knaresborough and Ripon
	3245_3240 / 34426	Mr T Pringle	Object	Villages generally offer very little employment prospects, therefore most people would have to commute to work putting more cars on the road.

T7 - General / Other

	0324_3442 / 28608	Highways Agency	Comment	The Strategic Network within Harrogate comprises of A1 (T)/A1 (M) which provides a north south link through the east of the district. The A1 (T)/A1 (M) is categorised as being of national nature.
	0324_3442 / 28609	Highways Agency	Comment	The Agency is interested in the safety of the routes adjoining the SRN, would be concerned if through land use planning policy the developments would increase levels of traffic such to create capacity problems in the future.
	0324_3442 / 28610	Highways Agency	Comment	Noted that since last comments the site locations and scales have largely remained the same.
	0324_3442 / 28613	Highways Agency	Comment	The majority of the sites assessed within the DPD will not have a material impact on the SRN individually except for B18a. The sites should be assessed in combination with the other preferred sites in Harrogate, Knaresborough and Ripon.
	0324_3442 / 28614	Highways Agency	Comment	The Agency has undertaken brief analysis of the potential impact of the 'other site options' and found the majority of these sites will not impact on the SRN however if the sites come forward cumulative impact should be considered.

Topic / Issue	Reference	Name	Stance	Comment
	0324_3442 / 28615	Highways Agency	Comment	Following sites may have a material impact on the SRN; B4, B6, B8, RL42, RL1102, RL118b, RL55, RL39a and RL2054.
	0324_3442 / 28619	Highways Agency	Comment	Interested in evidence which identifies potential number of trips generated by a development, particularly those resulting from strategic allocations and the impact on the SRN, individually and cumulatively, specifically any impacting the A1 (M).
	0324_3442 / 28620	Highways Agency	Comment	Expects necessary measures are identified to mitigate any identified impact, including sustainable transport improvements, ITB measures, network management improvements and any physical measures.
	0324_3442 / 35580	Highways Agency	Comment	The majority of the sites within the DPD will not have a material impact on the Strategic Road Network but these should be assessed in combination with sites in the Urban Areas to understand the full impact of all preferred option sites.
	2935_2838 / 28365	Ms M Holdsworth	Comment	More frequent buses.

Environment and Quality of Life

Q1 - Impact on Built Heritage

	3245_3240 / 34435	Mr T Pringle	Object	Some villages have been 'scarred' by new houses been built not adhering to the local vernacular.
	2980_2888 / 34397	Mr and Mrs C S White	Comment	All sites should be sympathetic to the villages around.

Q10 - Pollution

	3245_3240 / 34431	Mr T Pringle	Object	Effect of more CO2 emissions from additional cars.
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Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges

	2989_2898 / 29793	Mr and Mrs W C Turner	Comment	As a general point annexing of greenfield sites makes one uneasy.
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Q3 - Impact on Biodiversity

	1843_3315 / 35607	Yorkshire Wildlife Trust	Object	The Trust would object should any development be proposed on sites that fall within the Trust's Living Landscape area.
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Q6 - Ground Conditions / Drainage / Flooding

	3566_3728 / 30468	Mrs A Whiteley	Object	The flooding problem would be exacerbated.
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Q7 - Density / Design Layout

	3057_2983 / 30648	Mr and Mrs G A Ackernley	Comment	Any homes should be of good quality stone construction to upkeep the quality of the village.
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Q8 - General / Other

	1710_3649 / 31274	Arrowsmith Associates - Ripley Castle Estate	Comment	Consideration should be given to including a policy on Enabling development (see English Heritage's current guidance on enabling development)
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Communities

C1 - Education

Topic / Issue	Reference	Name	Stance	Comment
	3453_3531 / 34363	Cllr M E Atkinson	Object	There are new schools in Grantley and Grewelthorpe and excellent schools elsewhere including Kirkby Malzeard and North Stainley. New development should be located in all these locations.
	3198_3165 / 33244	Mr W A Birch	Comment	Large development would mean that schools would need to be extended or rebuilt.
C2 - Health				
	3198_3165 / 33243	Mr W A Birch	Comment	Doctors surgeries are already overstretched.
C3 - Sport, Recreation and Open Space				
	0775_3273 / 29006	Mr and Mrs H Hodgson	Support	
C4 - New Facilities				
	3153_3104 / 30704	Ms H Ross	Support	
	2959_2864 / 31471	Mr and Mrs D Dunnington	Comment	Allotments.
	2980_2888 / 34402	Mr and Mrs C S White	Comment	All settlements need plenty of space, green areas, allotments and trees.
	2993_2902 / 30929	Mr P H Rose	Comment	More allotments.
	3037_2961 / 30075	Mr P A Lewis	Comment	Need more open spaces, better road safety and environmental improvements.
	3078_3015 / 31083	Mr D Harrison	Comment	Cycle friendly route between Kirk Hammerton village and retail facilities on A59 and other community facilities in Green Hammerton.
C5 - General / Other				
	2935_2838 / 28361	Ms M Holdsworth	Support	
	2334_2668 / 35864	Rural Action Yorkshire	Comment	Rural communities are especially inclined to be self reliant.
	2935_2838 / 28364	Ms M Holdsworth	Comment	More allotments.
C7 - Protection of Open Spaces				
	0733_3125 / 29859	Mr M J Hammond	Support	
	1277_3546 / 30900	Tockwith with Wilstrop Parish Council	Support	
	1585_2819 / 31334	Mrs M W Woolley	Support	
	1631_2815 / 30460	Mrs E A Carter	Support	
	1683_3277 / 30614	Mrs M J Bradburn	Support	
	2015_3496 / 31474	Kirk Deighton Parish Council	Support	
	2811_2695 / 30958	Mr and Mrs D Stephenson	Support	

Topic / Issue	Reference	Name	Stance	Comment
	2826_2710 / 31481	Mr and Mrs B Fox	Support	
	2833_2717 / 29701	Ms L Mackenzie	Support	
	2842_2726 / 32676	Mr M Howell	Support	
	2861_2748 / 31194	Ms C Murgatroyd	Support	
	2874_2765 / 30966	Mr D Littlewood	Support	
	2896_2789 / 30994	Mr C B Smith	Support	
	2925_2828 / 31137	Mr R Hobbs	Support	
	2940_2845 / 30632	Mr and Mrs B S Fisher	Support	
	2944_2849 / 31202	Ms H Galloway	Support	
	2980_2888 / 34399	Mr and Mrs C S White	Support	In all settlements.
	3024_2942 / 31564	Mr B R Preston	Support	
	3048_2973 / 31357	Mr A R Mitchell	Support	
	3055_2981 / 31230	Mrs C E Warrington	Support	
	3061_2988 / 31158	Dr and Mrs B D Davis	Support	
	3086_3025 / 31006	Mr and Mrs J S Fear	Support	
	3095_3036 / 35435	Mr M G Winter	Support	
	3115_3061 / 31240	Mr and Mrs D T Devenish	Support	
	3119_3066 / 31089	Mr J Loades	Support	
	3124_3071 / 34413	Mr D Halliday	Support	In all settlements.
	3147_3098 / 30686	Mr and Mrs D Lister	Support	
	3212_3191 / 30715	Mr P Wood	Support	
	3261_3257 / 37232	Mr and Mrs S J Cove	Support	
	3315_3338 / 30749	Mr P Swinburn	Support	
	3317_3340 / 31365	Dr F Fullerton and Mr J Thomas	Support	

Topic / Issue	Reference	Name	Stance	Comment
	3535_3638 / 31072	A M Westaway	Support	
	0529_2764 / 30867	Mr M Harvey	Object	
	2991_2900 / 34127	Mrs M Blackburn	Object	
	1679_3276 / 30543	Ms A Bradburn	Comment	
	3335_3361 / 34464	G and S Ball	Comment	Depends on the communities needs.
C8 - Additional Open Space				
	1308_3375 / 31539	Mr and Mrs C and J Boyd	Comment	Millennium Pond area at the Corner of Back Lane and Main Street should be protected.
	2863_2750 / 31125	Mr and Mrs M J Hare	Comment	Playing Field.
Utilities				
U2 - Waste, Sewage and Sewerage				
	3198_3165 / 33246	Mr W A Birch	Comment	Water, drainage and sewage would need to be upgraded if development went ahead.
U3 - Gas and Electricity				
	3198_3165 / 33245	Mr W A Birch	Comment	The electricity and gas supply would need increasing if large developments went ahead.
Implementation				
I2 - Master Planning				
	0501_2791 / 34515	Mr D Wilson	Comment	All new buildings could have; roof space water harvesting, solar heating, small wind turbines, ready built compost bins, high insulation values, triple glazing and car parking n garages situated beneath the dwelling.
	2980_2888 / 34398	Mr and Mrs C S White	Comment	Gardens should be of a decent size with trees around the developments.
I3 - Viability				
	2042_3508 / 35777	Carter Jonas - Various Landowners - Carter Jonas	Object	The Council should be mindful of viability considerations and on this basis secure sites or a range of sites that are capable of delivering housing, including affordable housing, alongside other possible benefits to the community where these are offered by the landowner or enabled by the development through other channels.
Decision Making Process				
D2 - Methodology				
	0132_3677 / 32767	Lister Haigh Ltd - Mr M Hymas	Support	Agree with approach for group B settlements to be able to expand development limits
	1843_3315 / 35606	Yorkshire Wildlife Trust	Support	The trust is satisfied with the methodology employed to assess the impact of development on biodiversity.

Topic / Issue	Reference	Name	Stance	Comment
	0253_3334 / 35494	Barton Willmore Partnership - Crest Nicholson	Object	The methodology paper at paragraph 1.2 should include the SHLAA as a source of sites to be assessed against.
	0253_3334 / 35495	Barton Willmore Partnership - Crest Nicholson	Object	Paragraph 1.3 of the methodology paper refers only to Group B and C settlements. It is not clear if the methodology is to be repeated for Group A settlements.
	0253_3334 / 35496	Barton Willmore Partnership - Crest Nicholson	Object	Criteria 6 in Appendix A of the methodology paper screens out sites from further consideration where a surplus of open space is unlikely to be identified because open space is not easily relocated. Whilst sports facilities are not 'easy' to relocate this should not result in a prejudged assessment from the Council without initially assessing all other options available. A process should be followed to consider all reasonable options which includes residential development on sustainable located sites.
	0253_3334 / 35497	Barton Willmore Partnership - Crest Nicholson	Object	Criteria 11 in Appendix A of the methodology paper screens out sites from further consideration where a site cannot be developed without the loss of open space or key views identified in the conservation area appraisal. There is however no reference regarding the principle of the loss of open space and the position of the Council on this should be clarified.
	2042_3508 / 35765	Carter Jonas - Various Landowners - Carter Jonas	Object	PPS 12 sets out that the Core Strategy should set out the framework for subsequent documents. Nowhere in the current set of documents is it immediately apparent about the relationship between the current consultation documents and the Core Strategy.
	2042_3508 / 35766	Carter Jonas - Various Landowners - Carter Jonas	Object	Whilst guidance from CLG confirms that saved Local Plan policies remain a consideration in the selection of sites for development, these saved policies may be subject to review. Hence the context for assessing the Councils 'preferred' sites is not clear and the current consultation cannot be considered to be robust.
	2042_3508 / 35782	Carter Jonas - Various Landowners - Carter Jonas	Object	There is no evidence presented on the key issues of deliverability or developability within the consultation documents to judge whether the strategy and sites identified in the consultation is the most reasonable in the circumstances and in the framework provided by the Core Strategy.

D3 - Evidence

	0253_3334 / 35493	Barton Willmore Partnership - Crest Nicholson	Object	The Council has undertaken various assessments including a site selection process which follows a methodology. There has been no opportunity for stakeholders to comment on the methodology to select preferred option sites. PPS12 sets out that a DPD should be justified, effective and consistent with national policy, that is founded on a robust credible evidence base. Having not sought comments on the methodology, there is a risk that the soundness of the DPD could be undermined.
	0313_3127 / 37226	Barton Willmore Partnership - Forward Investments LLP	Object	The proposed mix of uses on the site have not been tested or subjected to any masterplanning at this stage. It is noted that the Council's evidence base is still evolving and in this regard updated employment land work and studies regarding the need for a park and ride facility etc are yet to be completed.

D4 - Consultation

	0253_3334 / 35492	Barton Willmore Partnership - Crest Nicholson	Object	The consultation process is confused, given that there was consultation for the Group B and C settlements at the same time as discussions on the overall development issues affecting Harrogate and Knaresborough. Given that approximately 70% of the housing growth should be directed to Group A settlements priority should be given to consideration and selection of sites in the Group A settlements. The consultation is in effect 'the wrong way round'.
	0789_2922 / 29050	Pateley Bridge Town Council	Object	The consultation form is inadequate and will not deliver information to enable informed decisions to be made.
	1391_3438 / 31876	Mrs I McLaughlin McLaughlin	Object	The newspaper distributed to householders did not show areas of Greenbelt, Areas of Outstanding Natural Beauty or areas of Special Landscape Interest. Householders were therefore misled by the lack of information.

Topic / Issue	Reference	Name	Stance	Comment
	1734_3566 / 32128	All Saints Courtyard Residents Association	Comment	The newspaper is lacking in detail. In particular there is no indication of the Green Belt or Special Landscape Area.
	2950_2855 / 34581	Mr H Norton	Comment	It is a pity that no meetings were made prior to sending out the forms etc. It is essential to find out the feelings of people in the area before any action is taken.
D5 - General / Other				
	0324_3442 / 28617	Highways Agency	Support	Supports the methodology for the selection of preferred sites, particularly supportive of the use of a settlement hierarchy.
	0313_3127 / 37200	Barton Willmore Partnership - Forward Investments LLP	Object	We are concerned as to the alignment of the current consultation process with the consideration of development sites in the District's Towns. Ideally sites should be considered at the same time to ensure the right balance. Growth in Pannal forms part of the overall requirement for Harrogate so it would seem sensible to consider development opportunities jointly.
	0324_3442 / 28612	Highways Agency	Comment	Essential that the necessary measures and infrastructure required to ensure the sustainable delivery are clearly identified within strategy or a supporting document are based on or supported by evidence and linked to the development. Evidence should include need, cost, funding and phasing.
	1491_1585 / 28301	Mr C Skeels	Comment	Test
	3335_3361 / 34465	G and S Ball	Comment	Councillors are paid to make decisions for the benefit of the population in the area. Make sure they are the right ones.