

## Proposed Changes to Harrogate Borough Council's Local Validation Criteria December 2010

### Items To Be Removed from the Local Validation Criteria

Local List Item	Why Being Removed
Assessment for the Treatment of Foul Sewage	Questions on the application form or supporting information required for non-mains drainage
Historical , Archeological Features and Schedule Ancient Monuments	Replaced with Heritage Statement

### Items To Be Retained in the Local Validation Criteria

Local List Item	Policy Driver	Type of Application that requires this information
Biodiversity - protected species, wildlife & habitats	PPS 9 - Biodiversity and Geological Conservation	Table1 for Non Domestic Planning applications (including Outline and Reserved matters), Conservation Area applications, Listed Building applications, Deletion of Variation of Conditions
Extra Care Housing Proforma	HD LDF CS Policy C1	Any applications which involve close care housing, where residents will live in individual apartments/flats, i.e. with cooking and cleaning facilities, but who receive care.
Applications Made By Harrogate Borough Council	HBC Practice	The application must be accompanied by a copy of the minute recording Cabinet Member approval, or for works of a minor works, either signed by an Executive Director, other than the Director of Development Services, or providing evidence of Executive Director approval for the application to be made. The application must also state whether the development is to be provided by the council (RG3), or whether it is the intention that the development be provided by other means, such as the land to be sold off to a developer (RG4)
Planning For Town Centres - Sequential Test	PPS 4 - Planning For Sustainable Economic Growth - Practice Guidance on need, impact and the sequential approach.	Hotels, Offices in Town Centres
Land Contamination	PPS 23 - Planning & Pollution Control	Where contamination is known, or suspected or the proposed use is potentially contaminative, or the proposed use is particularly vulnerable to contamination - refer to specific criteria with the Local Validation Criteria manual.

Landscaping	HDLP - Policy HD20	Where relevant applications should be accompanied by landscaping details and include proposals for long term maintenance and landscape management.
Loss of Care Homes Supporting Information	HDLP - Policy CFX	Applications involving the loss of care homes
Loss Of Community Facilities Supporting Information	HDLP - Policy CFX	Applications involving the loss of community facilities.
Loss of Hotels with 30+ Bedrooms Supporting Information	HD LDF CS - Policy JB1 (Harrogate only) - TR1 - superceded??	Applications involving the loss of a hotel with 30+ bedrooms
Noise Impact Assessment	PPG 24 - Planning and Noise, HD LDF CS - Policy SG4	New Industrial or Commercial Use near to Residential Use, New Residential Properties near to Transportation Noise Sources (such as busy roads) or in Areas of Mixed industrial and Transportation Sources, New Residential Development near to existing Industrial or Commercial Use where industrial noise is the dominant source, New Entertainment Premises near to existing Residential. Or Development containing New Entertainment and New Residential, New Noise Sensitive Premises near to Places of Entertainment
Non Mains Drainage Supporting Information	DETR Circular 03/99 - Planning Requirement in respect of the Use of Non Mains Sewerage incorporating Septic Tanks in New Development	Applications involving new, or expanded use of existing, non mains drainage.
Open Space	PPG 17 - Planning for open space, sport and recreation	Applications which include any areas of existing or proposed open space within or adjoining the application site.
Planning Obligations	ODPM Circular 05/05 - Planning Obligations, PPS1 - Delivering Sustainable Development	
Planning Statement - Including Statement of Community Involvement	PPS1 - Delivering Sustainable Development	Major development
Affordable Housing Proforma	PPS 3 - Housing, HD LDF CS - Policies HLP3 & HLP 4, HDLP H5,	Residential development: Harrogate, Knaresborough Ripon = / >0.5 ha site or = / >15 dwellings (within development limits, excluding Pannal but including Scriven). All other locations = / >0.1 ha site or = / >3 dwellings
Agricultural Workers Dwelling Supplementary Information	PPS 7 - Sustainable Development in Rural Areas	Any application involving the creation of an Agricultural Workers Dwelling
· Details of the ventilation and fume extraction systems both on plan and elevations and manufacturers specifications including an Acoustic Report	PPG 24 - Planning and Noise, PPS 23 - Planning & Pollution Control, HD LDF CS - Policy SG4	Restaurants/Cafes/Take-Aways - A3/A4/A5 Uses

Details of refuse storage and removal	PPS 23 - Planning & Pollution Control, HD LDF CS - Policy SG4	Restaurants/Cafes/Take-Aways - A3/A4/A5 Uses
Access (details of ramps including gradient) and toilet arrangements to enable disabled access should be addressed in the application.	PPS 1 - Delivering Sustainable Development	Restaurants/Cafes/Take-Aways - A3/A4/A5 Uses
Retail Assessments	PPS 4 - Planning For Sustainable Economic Growth	For all retail and leisure developments over 2500m2 gross floor space
Reducing Travel By Car & Improving Accessibility	HD LDF CS - Policy TRA1	<ol style="list-style-type: none"> <li>1. a residential development of 10 or more dwellings, or where the number of dwellings is not given, the site area is 0.3 hectares or more and located in or adjacent to the built up areas of Harrogate, Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge;</li> <li>2. A non residential development within one of the following categories where the gross floorspace is equal to or greater than the following: <ul style="list-style-type: none"> <li>Food Retail/Non food retail - 1,000sqm</li> <li>A2 offices/B1 business/B2 industry - 2,500 sqm</li> <li>C2 residential (institutions/hospitals) - 2,500sqm</li> <li>D1 non res. Institutions - 2,500 sqm</li> <li>D2 Assembly &amp; Leisure - 2,500 sqm</li> <li>Cinemas &amp; Conference centres - 1,000 sqm</li> <li>Stadia - 1,500 seats</li> </ul> </li> </ol>
Sustainable Construction & Design	HD LDF CS - Policy EQ1	The erection of new residential development* New build non residential development**, or Conversion or extension to non residential development of more than 1000 sq m.
Structural Survey	HD LDF CS - Policy SG3, HDLP - Policy C16, PPS 5 - Planning For The Historic Environment	For conversion of existing buildings outside of a Development Limit as defined in the Harrogate & District Local Plan or when significant changes are proposed to historic buildings.
Telecommunication - General Supporting Information	PPG 8 - Telecommunications	Either planning applications or Prior Noticiation for telecommunication develoment

Transport Assessment / Transport Statement / Travel Plan	HD LDF CS - Policy TRA1	<p>Food Retail (A1) 250sq m  Non Food Retail (A1) 800sq m  A2 financial &amp; professional services 1,000 sqm  A3 restaurants and cafes 300 sqm  A4 drinking establishments - 300sqm  A5 hot food takeaway - 250sqm  B1 business - 1500sq m  B2 general industrial - 2,500sqm  B8 storage or distribution - 3,000sqm  C1 hotels - 75 bedrooms  C2 residential institutions - 30 beds (Hospitals/nursing homes)§ C2 residential institutions - 50 students (Residential education)  C2 residential institutions - 250 residents (Institutional hostels)  C3 dwelling houses - 50 units  D1 non res. Institutions - 500 sqm  D2 assembly &amp; Leisure - 500 sqm  Others - to be determined through discussion with the Highway Authority.</p>
Tree Survey / Arboricultural Statement	HDLP - Policy HD13	Applications which affect / may affect Trees
Flood Risk Assessment	PPS25 - Development & Flood Risk	Planning applications for development proposals of 1ha or greater in Flood Zone 1 and all proposals for new development, which are located in Flood Zones 2 and 3, or other areas where the Environment Agency, Internal Drainage Boards and other bodies have indicated that there may be drainage problems, should be accompanied by a Flood Risk Assessment. This should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed taking climate change into account.

**New Criteria**

Local List Item	Policy Driver	Type of Application that requires this information
Heritage Statement	PPS 5	Contained within the Statutory Design & Access Statement (DAS)
Coal Mining Risk Assessment Report	PPG 14 - Development on Unstable Land	All Non householder applications in Coal Mining Development Referral Areas
Ground Stability Report	HDLP - Policy A7	New building development within Gypsum areas.

## **Glossary of Terms**

PPS - Planning Policy Statement

PPG - Planning Policy Guidance

ODPM - Office of the Deputy Prime Minister

HDLP - Harrogate District Local Plan

HD LDF CS - Harrogate District Local Development Framework

Core Strategy

DETR - Department of the Environment, Transport & The  
Regions