Harrogate District Growth Strategy
3 Harrogate District Growth Strategy

Harrogate District Growth Strategy: Key Facts

- Household projections show household growth across the district of 11% between 2004-35, which is a lower level of growth than the region (15%) and England (20%).
- The three main urban areas of Harrogate, Knaresborough and Ripon support the largest concentrations of the district’s population. Since the Harrogate District Local Plan was adopted in 2001 these settlements, together with the market towns of Boroughbridge, Masham and Pateley Bridge, have accommodated the majority of new growth.
- The district has a large rural area containing villages and hamlets ranging from larger villages with local services and facilities down to small clusters of houses. There is a need to ensure that rural settlements can continue to support local village services.
- The district has high levels of employment and the highest rate of business start-ups of any district within the Leeds City Region. The district’s residents are some of the most qualified in the north of England.
- The local economy has a number of prominent high-value sectors (including wholesale, professional services and media) alongside a thriving visitor economy.
- Despite high resident skill levels and average earnings, workplace wages in the district are considerably lower than the regional and national average, with a disproportionate skew in local employment towards low value sectors.
- In the west of the district lies the Nidderdale Area of Outstanding Natural Beauty (AONB), which covers some 233 sq miles; more generally the district has high quality natural, built and historic environments.
- Around 11% of the district is designated as Green Belt.
- A higher proportion of residents describe their general health as very good or good compared to national and regional averages.\(^2\)
- The district’s population includes a greater proportion of people aged over 45 years than the region and England, and a much greater proportion of people aged over 85 years. Life expectancy is higher than the national average.

Key Diagram

3.1 The key diagram (figure 3.1) illustrates the main elements of the growth strategy. It includes a broad location for growth within which a site for a new settlement will be identified; the locations for major housing and employment growth; areas for major transport improvements; settlements within the settlement hierarchy as well as key features such as the Nidderdale Area of Outstanding Natural Beauty (AONB), the Green Belt and the World Heritage Site at Studley Royal Park. It does not show allocated development sites, for these please see policies HS10: Providing for the needs of Gypsies and Travellers; TI6: Provision of Education Facilities; DM1: Housing Allocations; DM2: Employment Allocations; DM3: Mixed Use Allocations, and the relevant Policies Maps (section 11).
LEGEND

Other Local Plan Proposals

- **Broad Location for Growth**
  Around 2700 homes; a range of job opportunities, shops, facilities and services; space for recreation; good public transport links.

- **Locations for Major Employment Growth**
  Station Parade, Harrogate
  Western Harrogate
  Claro Barracks, Ripon
  Pannal
  Flaxby Green Park (south of A59)

- **Locations for Major Housing Growth**
  Western Harrogate
  Claro Barracks and Deverell Barracks, Ripon

- **Major Transport Improvements**
  Transport Interchange, Harrogate
  Junction 47 A1(M)

Other Notations

- Studley Royal Park World Heritage Site (Fountains Abbey)
- Public Transport Corridor
- Green Belt
- Non Green Belt Rural Areas
- Major International Visitor Sites
- Main Rivers
- Motorway
- A Roads
- Urban Areas Outside Harrogate District
- Nidderdale Area of Outstanding Natural Beauty (AONB)
- Railway Line and Railway Station
- Major B Roads
- District Boundary

Map 3.2 Legend for Key Diagram
GS1: Providing New Homes and Jobs

Draft Policy GS 1

GS1: Providing New Homes and Jobs

Provision will be made in the district over the period 2014 - 2035 for:

A. A minimum of 14,049 new homes, including affordable housing;
B. Six Gypsy and Traveller pitches; and
C. A minimum of 38 ha of new employment land.

Justification

3.2 The National Planning Policy Framework (NPPF) requires that the objectively assessed need for housing in a housing market area is met in full in Local Plans. The council commissioned a Strategic Housing Market Assessment (SHMA) in 2015, which considered housing market geographies, taking account of existing research and analysis of differences in housing costs as well as migration and commuting flows. The analysis identified a complex set of relationships at play across the district and concluded that the district is split across two different housing market areas.

3.3 The north of the district, including Ripon, falls within a wider North Yorkshire housing market area, and relates strongly to the Hambleton district. The south of the district, which includes Harrogate town and Knaresborough is more closely related to, and falls within a Leeds housing market area. However, the SHMA analysis concluded that the assessment of housing needs for Harrogate district alone was appropriate given that the district sits across more than one housing market area. Any cross boundary issues will be picked up under the well-established duty to co-operate arrangements that exist between local authorities. It is, however, important to recognise overlaps between other authorities and markets. Although weaker than the core relationships, there are identifiable and important functional interactions in parts of the district with other adjoining authorities, particularly Richmondshire and the City of York. These reflect localised cross-boundary interactions in the northern and south-eastern parts of the district.

3.4 The council updated the SHMA through the commission of a Housing and Economic Development Needs Assessment (HEDNA) in 2017. The HEDNA deals specifically with development needs and does not seek to redefine the housing market area due to the relatively recent SHMA.

3.5 The HEDNA concludes that the objectively assessed housing need in the district is 669 dwellings per year, which over the plan period equates to 14,049 new homes. In coming to this conclusion the HEDNA considers a range of factors which influence housing need, and in so doing captures the impact of past under delivery of housing through adjustments made to the starting point of the demographic projections. Chapter 10: Delivery and Monitoring sets out how the annual requirement will be delivered over the plan period, including providing a level of flexibility.

3.6 The HEDNA also considers the level of affordable housing need in the district and finds that there is a need for 208 affordable homes per annum. National planning guidance, set out in the Planning Practice Guidance (NPPG), sets out how affordable housing should be considered as part of the plan making process and requires that:
'The total affordable housing need should be considered in the context of its likely delivery as a proportion of mixed market and affordable housing developments, given the probable percentage of affordable housing to be delivered by market housing led developments. An increase in the total housing figures included in the local plan should be considered where it could help deliver the required number of affordable homes.'

3.7 The analysis set out in the HEDNA does not suggest that there is strong evidence of a need to consider additional housing over and above that suggested by the demographic and economic based calculations to help meet affordable housing need. Consequently an uplift has not been applied to the objectively assessed need for housing. There is, however, strong justification for the inclusion of policies in the Local Plan that seek to maximise affordable housing. Policy HS2: Affordable Housing requires the provision of affordable housing to respond to the identified level of need.

3.8 In addition to housing need, the HEDNA provides information on the types and sizes of homes, both market and affordable, that will be needed. Overall it concludes that there will be a need for a mix of house sizes; with an emphasis on the provision of two and three bedroom houses but recognising that larger family housing will also be required. Policy HS1: Housing Mix and Density responds to the need to provide a good mix of new homes over the plan period.

3.9 The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (June 2017) has identified a need for six additional pitches up to 2032 to meet the needs of households who meet the planning definition of a Gypsy and Traveller. Policy HS10: Providing for the Needs of Gypsies and Travellers sets out how this need will be met.

3.10 In respect of economic development needs, the HEDNA concluded that the district’s economy is expected to grow by 1.9% (gross value added (GVA) growth per annum) between 2014 and 2035. The total number of jobs growth forecast is 11,400, which equates to an annual growth rate of 0.5%. As this baseline forecast is largely trend based and does not reflect local investment or planning growth, the HEDNA adjusted the forecasts to reflect this resulting in additional employment growth of 800 jobs (12,200 jobs in total).

3.11 The future GVA growth is particularly driven by growth in the professional, scientific and technical activities and wholesale sectors whilst the agricultural and manufacturing sectors are both expected to see job losses. Based on these job forecasts, the HEDNA concluded that there is a future need for 54.8 hectares of employment land up to 2035, which covers the need for all B-class accommodation as well as sui-generis development on B-class land.3

3.12 The HEDNA identifies in the order of 16 hectares of vacant land on existing employment sites, which results in a need to provide for a minimum of 38 hectares of new employment land. However, there is a need to allocate more than this figure to provide for a choice of sites and ensure flexibility of supply.

3 Class B1a/b (offices and research), B1c (light industrial), B2 (general industrial), B8 (storage and distribution).
Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

Further information/guidance for applicants (see bibliography under Growth Strategy for more details)


Designations/boundaries to be shown on the policies map

- See allocations made under policies:
  - HS10: Providing for the Needs of Gypsies and Travellers
  - DM1: Housing Allocations
  - DM2: Employment Allocations
  - DM3: Mixed Use Allocations
The need for new homes and jobs will be met as far as possible in those settlements that are well related to the key public transport corridor. The scale of development will reflect:

A. The settlement’s role and character.
B. Its relationship to the public transport corridor.
C. The need to deliver new homes and jobs.
D. The need to maintain or enhance services and facilities in rural villages.

and have regard to the capacity of infrastructure within the settlement and the time frame for any necessary investment and improvement.

New development will be located as follows:

E. **Main Settlements**: Major allocations of land will be provided to deliver new homes, employment land and other uses where necessary in Harrogate, Knaresborough and Ripon or on land specifically identified for employment purposes outside of the main settlement.

F. **Local Service Centres**: Allocations of land will be provided for new homes and local job opportunities in Boroughbridge, Masham and Pateley Bridge.

G. **Primary and Secondary Service Villages**: Allocations of land for new homes; with new village shops and businesses encouraged to support their continued sustainability.

H. **Smaller Villages**: Small scale windfall and rounding off in accordance with Policy GS3

A broad location for growth is identified in the Green Hammerton/Cattal area, as shown on the key diagram. Within this area a site for a new settlement will be allocated through the adoption of a separate Development Plan Document (DPD). The DPD will be brought forward in accordance with the development principles outlined in Policy DM4.

**Main Settlements** are: Harrogate, Knaresborough and Ripon

**Local Service Centres** are: Boroughbridge, Masham and Pateley Bridge

**Primary Service Villages** are: Green Hammerton, Hampsthwaite, Killinghall, Kirkby Malzeard, Pannal, Ripley, Spofforth, Summerbridge, Tockwith

**Secondary Service Villages** are: Askwith, Beckwithshaw, Birstwith, Bishop Monkton, Bishop Thornton, Burnt Yates, Burton Leonard, Dacre/Dacre Banks, Darley, Dishforth, Follifoot, Glasshouses, Goldsborough, Grantley, Great Ouseburn, Crewelthorpe, Huby, Kettlesing Bottom, Kirby Hill, Kirk Hammerton, Kirkby Overblow, Lofthouse, Long Marston, Markington, Marton cum Grafton, North Rigton, North Stainley, Nun Monkton, Roecliffe, Sharow, Sicklinghall, Skelton on Ure, Staveley
**Smaller Villages** are: Arkendale, Baldersby, Bewerley, Brearton, Copgrove, Copt Hewick, Cowthorpe, Farnham, Galphay, Hunsingore, Kirk Deighton, Little Ouseburn, Little Ribston, Littlethorpe, Marton le Moor, Melmerby, Middlesmoor, Minskip, Rainton, Rامsgill, Sawley, Scotton, South Stainley, Studley Roger, Weeton, Whixley, Winksley

**Justification**

3.13  The key public transport corridors are highlighted on the key diagram and comprise the rail line connecting Harrogate to both Leeds and York, together with the following strategic bus routes:

- Ripon to Harrogate and on to Leeds
- Harrogate to Knaresborough
- Harrogate to Boroughbridge
- Harrogate to Pateley Bridge
- Harrogate to Bradford via Leeds Bradford airport
- Harrogate to Wetherby

3.14  Those settlements within, or located in close proximity to, the key public transport corridors have the best access to public transport and therefore also a wide range of jobs, services and facilities within the district and further afield.

3.15  Harrogate, Knaresborough and Ripon are the district's main urban areas and over the plan period will accommodate most of the district's growth. These are the settlements in the district that offer the greatest range of jobs, shops and services. They are well connected to each other and to areas outside the district by public transport. In Harrogate and Knaresborough this will be accommodated primarily through the release of land on the edge of the settlement to deliver urban extensions (to the west of Harrogate and east of Knaresborough)

3.16  In Ripon, the majority of new development will come forward as a result of the re-development of the former Claro and Deverall Barracks for new homes, jobs and community uses. A Neighbourhood Plan is currently being prepared for Ripon by the City Plan team which, with the exception of the Barracks site, is not making larger scale allocations of land for new homes. It is, however, identifying mixed use regeneration areas where employment opportunities would be provided and housing and community facilities would be developed. The Harrogate District Local Plan is therefore making allocations of land for new homes in Ripon. It is also identifying the Barracks site as this represents a strategic allocation. The council will work together with the City Plan team in developing a more detailed development brief for the site.

3.17  In addition to the Ripon Barracks sites, the Ministry of Defence have also announced the disposal of that part of Dishforth Airfield no longer required for operational purposes. As the site is not expected to become available until 2031 at the earliest, the consideration of the development potential of the Airfield will be undertaken as part of any future plan review.

3.18  Land in the Green Hammerton/Cattal area has been identified as a broad location for strategic growth at which it is proposed new housing, employment and supporting services will be delivered during the plan period and beyond through the development of a new settlement. It is anticipated that around 1,000 dwellings and five hectares of employment land will be delivered by 2034/35. Only a broad location has been identified at present: the council will prepare a separate Development Plan Document (DPD) to guide the detailed planning of the area, including defining the development area. Further information is set out in Policy DM4.
The district’s smaller market towns of Boroughbridge, Masham and Pateley Bridge will maintain their roles as local service centres, providing a good range of local employment, shops and services for their rural hinterland. Allocations of land will be made in order to ensure that they continue to thrive.

There are many villages and hamlets spread across the district; allowing development in all of these would not result in a sustainable pattern of growth as many offer little in the way of local services and facilities, can be in more isolated locations and/or may comprise of little more than a cluster of houses. Primary Service Villages act as local service hubs providing residents and people in surrounding villages with a range of basic services and facilities. These offer access to a range of basic retail, service and leisure businesses (such as shops, post office, hair dresser, café, pub etc.), at least one key public service (such as a primary school and/or a GP surgery) and a range of community facilities (including recreational facilities, a village hall and at least one place of worship). Secondary Service Villages offer residents and people living nearby with some basic services and facilities including a key public service, such as a primary school or GP surgery. These villages also contain community facilities, recreational facilities and either a village hall or a place of worship, and most also contain a shop (general store catering for day-to-day needs) or a pub or a café. Together these villages represent the most sustainable in the district and in order to support and enhance service provision in these villages, allocations of land will be made for new development.

The district also includes a number of smaller villages and hamlets that offer only basic community facilities (recreational facilities and a village hall or place of worship). Here new development will be restricted to small scale windfalls and rounding off.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy DM4: Green Hammerton/Cattal Broad Location for Growth

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4 The villages of Askwith, Follifoot, Kirkby Overblow and Sicklingall lie within the Green Belt. Policy GS3 sets out the approach to development in these settlements
GS3: Development Limits

Draft Policy GS 3

GS3: Development Limits

Development limits have been drawn around those settlements listed in policy GS2: Growth Strategy to 2035, and as shown on the Policies Map. Within development limits, proposals for new development will be supported provided it accords with other policies in the Local Plan.

Proposals for new development on sites outside the development limit of a settlement will be supported where it is consistent with the role of the settlement in the growth hierarchy set out in policy GS2: Growth Strategy to 2035, does not result in a disproportionate level of development compared to the existing settlement and meets the following criteria:

A. The site is well related to the existing built form of the settlement;
B. There is either no suitable and available site for the proposed use within the settlement development limit or site allocated under policies DM1: Housing Allocations, DM2: Employment Allocations and DM3: Mixed Use Allocations;
C. It would not result in coalescence with a neighbouring settlement;
D. It would not have a significant adverse impact on the character and appearance of the surrounding countryside or heritage assets;
E. The proposal is of a scale and nature that is in keeping with the core shape and form of the settlement and will not significantly harm its character and appearance; and
F. It would not result in ribbon development.

In settlements where there is an allocation(s), development proposals on sites outside the development limit and for the same proposed use, will not be supported in advance of the development of that allocation(s) unless it can be demonstrated that the allocation will not come forward within the plan period or, in the case of housing, there is no five year supply of housing land.

In settlements within the Green Belt, proposals for new development will be limited to infill sites within the development limit and the redevelopment of brownfield sites where the openness of the Green Belt or the purposes of including land in the Green Belt is not harmed.

Justification

3.22 Development limits have been drawn around the settlements set out in policy GS2: Growth Strategy to 2035. Development limits are used to define the areas where specific plan policies will apply. They indicate the extent to which each settlement should be allowed to develop during the plan period and where, within the defined area, there will be a presumption in support of development. Any land and buildings outside the defined limit will generally be considered countryside where there is a stricter control over development.

3.23 The inclusion of land within a development limit does not indicate that it is suitable for development. There may be areas of open space, woodland, areas at risk of flooding, areas that contribute to a settlement's local distinctiveness and other protected sites that would be inappropriate for development. Additionally, other material considerations may influence whether development within development limits is acceptable or not.
The following principles have been used to define settlement development limits:

- that they are drawn around the 'main' built area of the settlement;
- on the 'inside' of the development limit it will generally be developed i.e. taken up by buildings, roads;
- on the 'outside' of the development limit land will generally be used for agriculture, outdoor sport or woodland or other open uses e.g. allotments, cemeteries and will include farm buildings extending beyond the main built area of the settlement;
- wherever possible the development limit should follow physical features such as roads, walls and field boundaries; and
- settlement boundaries do not need to be contiguous. It may be appropriate given the nature and form of a settlement to define two or more separate elements.

In defining the development limits, consideration has been given to including land which would provide infill and rounding off opportunities that are physically, functionally and visually related to the existing built up area or the opportunity for improvements to the entrance to a settlement.

The development limits defined in the Harrogate District Local Plan (2001) have been reviewed and remain largely unchanged with the exception of:

- sites proposed for allocation through this Local Plan where they are outside of the 2001 development limit;
- to reflect development proposals completed or with outstanding planning permission since development limits were last reviewed; and
- to address the principles set out above.

Development limits have been defined for the first time around: Arkendale; Baldersby; Beckwithshaw; Beverley; Brearton; Burnt Yates; Copgrove; Copt Hewick; Cowthorpe; Dacre; Farnham; Galphay; Grantley; Hunsingore; Kettlesing Bottom; Kirk Deighton; Little Ribston; Littlethorpe; Little Ouseburn; Lofthouse; Marton le Moor; Middlesmoor; Nun Monkton; Rainton; Ramsgill; Ripley; Roecliffe; Sawley; South Stainley; Studley Roger; Weeton and Winksley.

Whilst most new development should be located within settlement development limits, to provide an element of flexibility in delivering the growth strategy sites outside development limits may be brought forward where they provide for small scale development. The definition of small scale will vary from settlement to settlement but will be dependant on the size and characteristics of the existing built up area. In all cases, any new development should not be out of proportion to the size or character of the existing settlement and consistent with the role of the settlement in the growth hierarchy. Development outside of a development limit should not be seen as an alternative to sites allocated under policies DM1: Housing Allocations, DM2: Employment Allocations and DM3: Mixed Use Allocations where these are available.

Several smaller settlements are washed over either wholly or partly by the Green Belt. In these settlements development that accords with national planning policy only will be permitted i.e. limited to infilling or redevelopment of brownfield sites where redevelopment would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy GS2: Growth Strategy to 2035
- Policy GS4: Green Belt
- Policy HP3: Local Distinctiveness

Designations/boundaries to be shown on the policies map

- Settlement development limits.
GS4: Green Belt

Draft Policy GS 4

GS4: Green Belt

The extent of the Green Belt within Harrogate district is shown on the Policies Map. Inappropriate development in the Green Belt will not be approved except in very special circumstances in accordance with national policy.

The council encourages proposals for the beneficial use of Green Belt to achieve the following opportunities provided that they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it:

A. To retain and enhance the character of the district's landscape, visual amenity and biodiversity.

B. To provide outdoor sport and recreation.

C. To improve public access.

Within the sites inset in the Green Belt and allocated as Gypsy and Traveller sites, only uses appropriate in the Green Belt will be permitted should the sites no longer be needed for Gypsy and Traveller purposes.

Justification

3.30 Harrogate district incorporates parts of two different Green Belts, namely the West Yorkshire Green Belt and the York Green Belt. The purposes of these designations are to check the further growth of the West Yorkshire conurbation, to protect the special character of the towns of Harrogate and Knaresborough and prevent them from merging and to protect the special character of the City of York. The NPPF makes clear that once established the Green Belt boundary can only be altered in exceptional circumstances following a full review. The extent of the Green Belt in Harrogate district has been established in earlier development plans; it has not been found necessary to amend the extent of the Green Belt in order to deliver sustainable growth within the district. The extent of the Green Belt is set out on the Policies Map.

3.31 All proposals for development within the Green Belt will need to be in accordance with the National Planning Policy Framework (NPPF), which makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The council will give substantial weight to any harm to the Green Belt and ‘very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

3.32 NPPF states that the construction of new buildings in the Green Belt is inappropriate. Exceptions to this are set out in the NPPF and include limited infilling or the partial or complete redevelopment of previously developed sites (brownfield sites), whether redundant or in continuing use, (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
3.33 Taking into consideration the importance of protecting and enhancing the natural environment, the need to provide sites for new sport, open space and recreation facilities and the need to make the most of opportunities for improving green infrastructure, the council encourages the beneficial use of the Green Belt for the opportunities identified in this policy. Such proposals will need to demonstrate that they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it as defined in national policy.

3.34 National guidance (Planning Policy for Traveller Sites, (2015) paragraphs 16-17) identifies that traveller sites within the Green Belt are inappropriate development. It suggests that where sites are located within the Green Belt the council could consider limited alterations to the Green Belt boundary to meet specific needs (which might be to accommodate a site inset within the Green Belt) but with clear provisions that these are only for meeting the needs of Gypsy and Traveller accommodation. Therefore, in relation to the site allocations identified under Policy HS10: Providing for the Needs of Gypsies and Travellers, which are within the Green Belt it is proposed that these are removed from the Green Belt and allocated solely for accommodating Gypsy and Traveller needs. The alterations to the Green Belt which the council intends to adopt through the Local Plan are shown on the Policies Map.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy HS10: Providing for the Needs of Gypsies and Travellers
- Policy HP7: New Sports, Open Space and Recreation Development
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character
- Policy NE5: Green Infrastructure

Further information/guidance for applicants (see bibliography under Growth Strategy for more details)


Designations/boundaries to be shown on the policies map

- Green Belt
GS5: Supporting the District’s Economy

Draft Policy GS 5

GS5: Supporting the District’s Economy

The council will encourage sustainable economic growth in the district by supporting the development aspirations of indigenous businesses and promoting inward investment opportunities; specifically by:

A. Supporting the growth of key sectors including:
   - Creative and digital
   - Scientific research and development
   - Financial and professional services
   - Logistics

B. Providing a range of quality business sites and premises

C. Supporting a strategic employment site at Flaxby, adjacent to the A1(M)

D. Identifying Station Parade, Harrogate as a significant mixed-use, employment and commercial development location strengthening the town centre's role as an attractive location for business and contributing to its vitality and diversity

E. Encouraging the retention of B1 office space

F. Maintaining and enhancing the district’s visitor economy

G. Supporting the rural and agricultural economy and its diversification

Justification

3.35 The National Planning Policy Framework (NPPF) places particular importance on building a strong competitive economy and states that local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st Century.

3.36 The objectives of the Local Plan seek to support business, enterprise and job creation in order to achieve a sustainable and diverse economy that provides a range of employment and a higher proportion of high value jobs. This also reflects one of the council’s corporate priorities which is to support a strong and diverse local economy.

3.37 Harrogate district is a great place to do business, illustrated by its diverse business demography, including world leaders bioscience, professional/financial service providers and logistics, creative and digital businesses. This is evidenced by the district’s above average business start-up rate. Comparatively, its residents are well qualified. The quality of its built and natural environment attracts circa five million visitors a year and boasts excellent motorway and broadband connectivity (with 94% of premises capable of accessing Next Generation speeds). All of these factors contribute to high levels of enterprise and employment.
3.38 There are other factors, however, that are constraining economic growth including the significantly below average workplace earnings, driven by high levels of employment within lower value sectors and in part-time jobs such as health/social care and hospitality. This is exacerbated by the relatively high cost of housing within the district.

3.39 Supporting a strong local economy is a key corporate priority for the council and is reflected in the Economic Growth Strategy 2017-2035. Working with private and public sector partners, the strategy identifies priorities for intervention to ensure a sustainable economy, by building upon the district's strengths and developing a business environment in which high-value growth sectors can grow and invest.

Key Sectors

3.40 In terms of employment sectors, the council’s Housing and Economic Development Needs Assessment (HEDNA) states that future gross value added (GVA) growth is particularly driven by growth in the professional, scientific and technical activities, wholesale and business support services sectors. The agricultural and manufacturing sectors are both expected to see job losses going forward.

3.41 The Economic Growth Strategy places importance on the provision of ‘higher value’ growth sectors. These sectors are sympathetic to the strong local labour market conditions within the district and reflect: forecast growth and the existing strengths of the district’s offer to these sectors with an attractive environment, quality of local services and education facilities, and central location in the UK. With an aim of delivering the largest increases in economic productivity, the target sectors are: the target growth sectors are:

- creative and digital
- scientific research and development
- financial and professional services
- logistics

3.42 The council’s discretionary business rate relief scheme has also been revised to prioritise support for further investment and growth within these sectors - as well as incentivising new, high quality office space.

3.43 Harrogate district benefits from its location within two Local Enterprise Partnership (LEP) areas; Leeds City Region (LCR) and York, North Yorkshire and East Riding (YNYER) both of whom acknowledge the importance of the Harrogate economy within their sub-region. The Leeds City Region Strategic Economic Plan (SEP) (2016) describes Harrogate as having notable strengths in financial and professional services, digital, creative and life science sectors whilst the York, North Yorkshire and East Riding LEP, in their draft SEP (2016), highlights Station Parade, Harrogate and Flaxby Green Park as important future development projects. Harrogate Borough Council is committed to working collaboratively with both LEPs to maximise economic opportunities.

Range of sites and premises

3.44 The success of the Harrogate district as a business location is, in part, due to its attractive built and natural environments and its highly skilled workforce.

3.45 It is important for the sustainable growth of the local economy that a range of different sites and premises is provided to accommodate the full spectrum of user requirements. This will be achieved by allocating, promoting and protecting a range of employment sites and premises suitable for start-ups to existing small and medium sized enterprises (SMEs) with the ambition to grow and larger businesses looking to establish and invest in the district. Businesses need space to start up, move to and grow and providing a range of business sites and premises is important. There is present demand for co-working office space, small
units in rural areas, high-tech business parks, industrial units, (particularly in the 1,000 to 10,000 sq ft range), serviced sites, grade A office accommodation in Harrogate town centre, warehouse units of all sizes, retail premises and workshop space. Enquiries show demand for premises is equally split across these sectors, with quality of accommodation, environment and proximity to road and public transport services being important factors.

3.46 The importance of a portfolio of the right business premises in the right location has been highlighted by a variety of local companies that are seeking to grow and remain within the Harrogate district but could be prevented from doing so by a lack of available and suitable employment sites and/or premises, particularly office space. This has been evidenced through the council’s on-going engagement with local companies, property agents and reports in the regional business press.

3.47 Providing a range of sites and premises is central to the district’s ability to retain and attract businesses, sustain the important diversity of the local economy and to enable its strong entrepreneurial spirit to flourish.

3.48 Given the shortfall in available employment land to meet the projected B1 and B8 need over the period to 2035, there is also sound justification for the continued protection of existing employment areas where their condition and location meet known and future business demand and attract inward investors in the future.

**Strategic employment site at Flaxby**

3.49 Flaxby has been identified as the most appropriate location for a strategic employment site as it has excellent access to the strategic transport network and will benefit from planned improvements to Junction 47 of the A1(M). The site benefits from a planning approval for a high quality, landscaped ‘green business park’, focusing on high quality business uses which will meet a significant proportion of the identified needs in the Harrogate district.

**Station Parade**

3.50 Harrogate’s railway station and adjoining facilities on Station Parade, including the town centre’s bus station, have long been identified by the council as an area for improvement. A development brief was developed for the site in 2005 but the subsequent downturn in the economy has seen this proposal stall. The current buildings and infrastructure detract from the overall quality of the town centre environment and provide a poor gateway for commuters, business and leisure visitors. However, various recent factors strongly indicate an appetite for the comprehensive redevelopment of the site being a more viable prospect which could be delivered in the plan period. These include the proposed electrification of the Leeds-Harrogate-York railway line and renewed developer interest in parts of the site. The Harrogate Town Centre Strategy and Masterplan Supplementary Planning Document (2016) sets out a number of key principles for the future development of this area. Working with private and public sector partners, the council is involved in the preparation of a masterplan for the mixed use development of the area including high quality office accommodation that reflects its landmark location.

3.51 Station Parade is also a popular location for office accommodation with its proximity to transport and town centre facilities, including The Exchange and Copthall Bridge House. Property agents and local companies have repeatedly highlighted the attraction of Harrogate town centre as an office location, due to the quality of the environment, accessibility to public transport links, and to facilities such as shops and restaurants and other professional services. The attraction of the town as a place to ‘do business’, for business owners, their clients and prospective customers, has been highlighted by a range of local companies. As evidenced in the HEDNA and the council’s own records, around 40,000 square meters of office space is identified to be lost to residential use through the permitted development right changes.
The council has acknowledged the potential threat to good quality office floorspace within Harrogate town centre and have confirmed an Article 4 direction affecting properties used as offices on Victoria Avenue in Harrogate, which removes the right of owners of properties falling within B1(a) use class to convert these properties to residential use. The council will continue to use its Article 4 powers, where appropriate, which may include the area around The Exchange.

3.52 The re-development of Station Parade offers the opportunity to provide the modern office facilities that many of these businesses are seeking to relocate to, and strengthen the town’s business offer.

Visitor economy

3.53 Supporting a growing tourism sector that attracts greater numbers of business and leisure visitors, and provides a vibrant offer for all visitors is an important objective. This includes seeking to maintain the position of Harrogate as an important conference and exhibition destination with a range of venues and a thriving conference, exhibition and events programme. The Leeds City Region SEP (May 2016) also recognises the district is home to a renowned visitor economy offer but highlights the challenges presented by the associated lower than average workplace earnings.

3.54 Tourism is important to the rural areas of the district. This reflects the area’s attractive countryside, including the Nidderdale Area of Outstanding Natural Beauty (AONB), historic market towns and villages and range of tourist attractions, including the Fountains Abbey and Studley Royal World Heritage Site. Tourism investment and visitor spending makes a significant contribution to the local economy, creating employment opportunities and assisting in attracting investment. Opportunities that sustain and enhance tourism will be supported in principle.

Supporting the rural economy

3.55 The NPPF supports economic growth in rural areas in order to create jobs and prosperity and encourages planning policies to take a positive approach to sustainable new development. This includes supporting the sustainable growth and expansion of all types of business and enterprise in rural areas as well as promoting the development and diversification of agricultural and other land-based businesses.

3.56 The west of the district is largely rural in character, comprised of a high quality and varied landscape that is greatly valued by both residents and visitors. Agriculture and forestry activities have influenced the character and appearance of the countryside and continue to do so. Reliance in these rural areas on limited employment sectors however has also resulted in a narrow range of job types characterised by low pay and seasonality. The over-dependency upon traditional rural industries that has in the past suffered due to declining incomes, foot and mouth etc. has also had an effect on the rural economy and future automation within agriculture and food/drink manufacturing threatens the current high levels of employment. It is increasingly important, therefore, to diversify the rural economy in order to ensure that large parts of the district continue to thrive. Diversification can bring with it development pressures, which if not carefully managed can harm the intrinsic character of the countryside.

3.57 Refurbishment of rural buildings also provides valuable opportunities to diversify and strengthen the local economy, and provide accessible employment opportunities for residents. Many rural based businesses start from the back bedroom, garage or vacant farm building. The provision of workspace and office accommodation in converted rural buildings enables these small businesses to expand, diversify and take on staff, whilst remaining local.
Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy EC1: Protection and Enhancement of Existing Employment Areas
- Policy EC2: Expansion of Existing Businesses
- Policy EC3: Employment Development in the Countryside
- Policy EC4: Farm Diversification
- Policy EC5: Town and Local Centre Management
- Policy EC6: Protection of Tourist Facilities
- Policy EC7: Sustainable Rural Tourism
- Policy HP1: Harrogate Town Centre Improvements

Further guidance for applicants (see bibliography under Growth Strategy for more details)

GS6: Sustainable Development

Draft Policy GS 6

GS6: Sustainable Development

When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in the neighbourhood plans), will be approved without delay, unless material considerations indicate otherwise.

Where there are no Local Plan policies relevant to the application or, relevant policies are out of date at the time of making the decision, the council will grant planning permission unless material considerations indicate otherwise taking into account whether:

A. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

B. Specific policies in that framework indicate that development should be restricted.

Justification

3.58 The National Planning Policy Framework (NPPF) makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development is described as having three mutually dependent dimensions: the economy, society and the environment. To achieve sustainable development the applicant will need to consider how development contributes to all three elements. All proposed developments within the district should contribute towards the achievement of sustainable development. Officers will work proactively with applicants where there is scope for an application to achieve sustainable development.

3.59 In accordance with the NPPF, the council will seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact should be considered. Paragraph 14 also indicates that development should be restricted in the following areas:

- Sites protected under the EU Birds and Habitats Directives
- Sites of Special Scientific Interest (SSSI)
- Green Belt
- Local Green Space
- Areas of Outstanding Natural Beauty (AONB)
- Designated heritage assets
- Locations at risk of flooding
3.60 Where adequate mitigation measures are not possible, compensatory measures may be appropriate or the application will be refused.

3.61 The presumption in favour of sustainable development does not apply where development requiring Appropriate Assessment under the Birds and Habitats Directives is being considered, planned or determined.

3.62 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. As such, the development plan is the starting point for decision making. Development that accords with the policies within this Local Plan, and any relevant Neighbourhood Plan that has been adopted by the planning authority, will be approved unless other material considerations indicate otherwise.

3.63 In order to work proactively to achieve sustainable development the council encourages pre-application discussion with applicants before a planning application is submitted. This will ensure that any key considerations can be discussed at the earliest stage. Applicants should have regard to, and make use of, local planning guidance and evidence base, where relevant, to ensure that proposals reflect local priorities and circumstances.

3.64 To ensure that proposals for development reflect the needs and views of the local community, applicants are required to carry out pre-application community involvement in accordance with the council's Statement of Community Involvement (SCI) and to consider the content of Parish Plans and Village Design Statements, where they exist.

3.65 The council will seek to approve without delay planning applications that accord with the policies in the development plan for the district. The current national target for determining major applications is thirteen weeks and the target for determining all other applications is eight weeks. An important aspect of minimising delay will be for applicants to make all relevant information available at the earliest opportunity. In order to reduce the amount of time that it takes to register a planning application, applicants will be required to submit information in accordance with the council's validation requirements.

3.66 The council is committed to ensuring an up to date plan and will carry out regular monitoring of policies through, for example, the Annual Monitoring Report (AMR). The council will undertake a review or partial review of the development plan, where necessary, in accordance with the most up to date regulations and guidance regarding plan making.
Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Supplementary Planning Documents (SPDs)
- Neighbourhood Plans prepared within the area

Further information/guidance for applicants (see bibliography under Growth Strategy for more details)

- Harrogate Borough Council: Annual Monitoring Reports (AMRs)
- Other relevant local planning guidance and evidence base as set out on the council's website

Evidence that may be required from applicants to accompany a planning application

- Information required by the council's validation criteria
- Evidence of pre-application community involvement for all major development in accordance with the council's SCI
GS7: Health and Wellbeing

Draft Policy GS 7

GS7: Health and Wellbeing

The potential for achieving positive health and wellbeing outcomes will be taken into account when considering development proposals. Where any potential adverse impacts are identified, the applicant will be expected to demonstrate how these will be addressed and mitigated.

Development proposals should promote, support and enhance health and wellbeing by:

A. Contributing to a high quality, attractive and safe public realm to encourage social interaction and facilitate movement on foot and cycle.

B. Providing sufficient and the right mix of homes to meet people's needs and in the right location.

C. Creating opportunities for employment in accessible locations.

D. Designing homes that reflect the changes that occur over a lifetime so people are not excluded by design as their circumstances change.

E. Building homes which are easy to warm and ventilate.

F. Ensuring high levels of residential amenity.

G. Providing opportunities for formal and informal physical activity, recreation and play.

H. Supporting and enhancing community and social infrastructure.

I. Improving the quality and quantity of green infrastructure and by protecting and enhancing public rights of way.

J. Alleviating risk from unhealthy and polluted environments such as air and noise pollution and water and land contamination.

Justification

3.67 The links between planning and health and wellbeing are found throughout the National Planning Policy Framework (NPPF) and creating and supporting strong, vibrant and healthy communities is a key element of delivering sustainable development.

3.68 There are many different factors which have an influence on people’s health and wellbeing including education, employment opportunities, good housing, open space, an active lifestyle, cultural and community facilities, care and health facilities and safe environments.

3.69 Harrogate's health priorities and issues are set out in the latest North Yorkshire Joint Health and Well Being Strategy 2015-2020 (2015), Joint Strategic Needs Assessment (2017) and Health Profile. The most significant issues identified in these are: increasing rate of excess weight in young children, high rates of road injuries and deaths and a significantly higher prevalence of smoking than the national average. Also, the district is expected to see over the plan period a notable increase in the older population: the total number of people aged 65 or over is expected to increase by 56% resulting in additional pressures for health and social care.
To address these issues, it is important that community needs are supported through appropriate physical and social infrastructure and by other facilities and key services which contribute to improving wellbeing and the overall quality of life experienced by residents. The planning system, and new development in particular, can make a real difference in these areas and helping residents experience a high quality of life is, therefore, a key theme that cuts across many policies of the Local Plan.

This Local Plan makes provision for appropriate housing, improved access to local services, healthy transport choices such as cycling and walking, access to green infrastructure, open space and active recreation, good design of the built environment, and promoting renewable energy and energy efficiency to help address fuel poverty.

The council will work in partnership with relevant partners and service providers to ensure the timely delivery of education, health and other social infrastructure to support growth.

Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Policy TI1: Sustainable Transport
- Policy TI4: Delivery of New Infrastructure
- Policy HP5: Public Rights of Way
- Policy GS1: Providing New Homes and Jobs
- Policy GS3: Development Limits
- Policy HS1: Housing Mix and Density
- Policy HS2: Affordable Housing and Starter Homes
- Policy HS3: Self and Custom Build Housing
- Policy HS4: Older People’s Specialist Housing
- Policy HS5: Space Standards
- Policy HS6: Conversion of Rural Buildings for Housing
- Policy EC3: Employment Development in the Countryside
- Policy CC4: Sustainable Design
- Policy HP4: Protecting Amenity
- Policy HP6: Protection of Existing Sport, Open Space and Recreation Facilities
- Policy HP7: New Sports, Open Space and Recreation Facilities
- Policy HP8: Protection and Enhancement of Community Facilities
- Policy HP9: Provision of New Community Facilities
- Policy NE5: Green Infrastructure
- Policy NE1: Air Quality
- Policy NE2: Water Quality
- Policy NE9: Unstable and Contaminated Land

Further information/guidance for applicants (see bibliography Growth Strategy for more details)

- Public Health England
- Health Profiles, Public Health England
GS8: Nidderdale Area of Outstanding Natural Beauty

Draft Policy GS 8

GS8: Nidderdale Area of Outstanding Natural Beauty (AONB)

The natural beauty and special qualities of the Nidderdale Area of Outstanding Natural Beauty (AONB) will be conserved and enhanced and the impact of proposals on the AONB and its setting will be carefully considered.

Proposals will be supported where they:

A. Do not detract from the natural beauty and special qualities of the AONB and its setting;
B. Seek to facilitate the delivery of the Nidderdale AONB Management Plan objectives;
C. Are considered appropriate for the economic, social and environmental well-being of the area or are desirable to support the understanding and enjoyment of the area.

Development proposals or land management practises that would have an adverse impact on the natural beauty and special qualities of the AONB will be resisted unless it can be demonstrated that the benefits of the proposal clearly outweighs any adverse impact and the proposal cannot be located elsewhere in a less damaging location.

Major development proposals within the AONB that would result in a significant adverse impact on the natural beauty and special qualities of the AONB will only be allowed in exceptional circumstances.

The council will require development that is outside the AONB, but that affects land within it, to conserve the natural beauty and special qualities of the Nidderdale AONB taking account of:

D. Blocking or interference of views out of the AONB particularly from public viewpoints;
E. Blocking or interference of views of the AONB from public viewpoints outside the AONB;
F. Introduction of an abrupt and harmful change of landscape character; and
G. Loss of biodiversity, particularly of species of importance in the AONB.

Within the areas designated as Dark Skies, proposals should take due consideration of the overall visual impact the lighting will have on the landscape, particularly with regard to shielding or removing lighting that would spill into sensitive habitats.

Justification

3.73 Areas of Outstanding Natural Beauty (AONBs) were originally identified via the National Parks and Access to the Countryside Act 1949 with the primary purpose to conserve the natural beauty of the landscape. The Nidderdale AONB was designated in 1994 and covers an area of 60117 hectares to the west of the district. It borders the Yorkshire Dales National Park and comprises large parts of upper and middle Nidderdale itself, part of lower Wharfedale, the Washburn valley and part of lower Wensleydale. It includes the town of Pateley Bridge and many villages. A smaller area of the AONB, to the north, is within the Hambleton and Richmondshire districts.
3.74 The AONB’s landscape is diverse with the scenery to the west dominated by heather moors: the international importance of these areas to biodiversity is recognised by their identification as Special Protection Areas and Special Areas of Conservation. To the east the landscape broadens and flattens and is a more pastoral landscape containing historic parks and gardens and the Fountains Abbey World Heritage Site.

3.75 The Nidderdale AONB Management Plan 2014-2019 (2014) prepared by the AONB Joint Advisory Committee is a high level strategy that provides a framework for coordinating action to protect the AONB’s special qualities in response to existing and future challenges. The Management Plan contains policies and objectives based on landscape, the natural environment, heritage and the historic environment, understanding and enjoyment and living and working. The Plan is intended to be an aid to more effective and efficient action on the ground and progress against actions is reviewed annually by the Joint Advisory Committee. The AONB Management Plan policies and objectives are reflected in this Local Plan.

3.76 Paragraph 115 of the National Planning Policy Framework (NPPF) is clear that AONBs should be afforded the highest level of protection in relation to conserving landscape and scenic beauty. Designation does not preclude development, but all proposals for development within or adjacent to the AONB will be expected to conserve and enhance its special qualities. In assessing this, the proportion and form of development, how it reflects local vernacular and the distinctive historic and settlement character through design, style, scale, massing and materials used will be considered.

3.77 Applications for major development in the AONB will be refused unless exceptional circumstances are demonstrated and the development is proven in the public interest. The council will have regard to the principles outlined in paragraph 116 of the NPPF in considering major developments.

3.78 There is no national definition of major development and the council do not consider it appropriate to define major development in terms of numbers as this is context specific and dependant on the particular development proposed. Major development will be defined on a case by case basis taking account of relevant factors such as the size, scale and setting of the proposed development, the cumulative effect of development in a particular location, the potential for adverse impacts and the extent to which these could be moderated or mitigated.

3.79 The surroundings of the AONB are also important to its landscape character and quality. The council recognises that development outside of the AONB, but within its setting, can also have an impact on the AONB. This includes for example views out of the AONB into the surrounding countryside. Whilst it is not possible to define the extent of this area, the setting of the AONB is considered to be the area within which proposals for development by virtue of their nature, size, scale, materials or design could be considered to have an impact on the Nidderdale AONB.

3.80 Although the district is not within the Yorkshire Dales National Park, it is within the setting of this National Park and where appropriate development proposals in the AONB should take account of the National Park and its Management Plan.

3.81 The AONB includes the Local Service Centre of Pateley Bridge, the Primary Service Villages of Kirkby Malzeard and Summerbridge and the Secondary Service Villages of Askwith, Dacre/Dacre Banks, Darley, Glasshouses, Grantley, Grewelthorpe, Kettlesing Bottom and Lofthouse. A number of smaller settlements are identified in the growth strategy settlement hierarchy as smaller villages.

3.82 In pursing the primary purpose of designation, account must also be taken of the economic and social needs of local communities within the AONB. These communities have development needs which should be met including: the need for housing, including affordable...
homes, employment, community facilities, and a population sufficient to enable rural facilities and services to remain viable. The Local Plan seeks to address the needs of local communities, whilst preserving the special qualities, features and character of the AONB in accordance with the NPPF, with the allocation of modest levels of housing growth in Pateley Bridge, Kirkby Malzeard, Summerbridge, Dacre/Dacre Banks and Darley. The identification of site allocations in the AONB has taken account of the impact of development on settlement character and the special qualities of the wider landscape.

3.83 The Nidderdale Joint Advisory Committee are seeking to join the Yorkshire Dales National Park Authority’s bid for Dark Sky Reserve status. This is public or private land possessing an exceptional or distinguished quality of starry nights and nocturnal environment that is specifically protected for its scientific, natural, educational, cultural, heritage and/or public enjoyment.\(^7\) In general terms all planning applications must take account of the impact of the development on the environment and this policy seeks to protect the natural beauty and special qualities of AONB and paragraph 125 of the NPPF identifies the need to minimise the impact of light pollution ‘by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.’

3.84 Development proposals in the Nidderdale AONB should ensure that lighting is carefully directed and sensitively designed so as to reduce obtrusiveness.

3.85 Proposals for development in the AONB should have regard to the Harrogate District Landscape Character Assessment and Landscape Design Guide as set out in Policy NE4: Landscape Character and if the impact of development on the landscape is considered to be significant, a full Landscape and Visual Impact Assessment (LVIA) will be required. The requirements of Policy NE5: Green Infrastructure will also need to be taken into account, including statements of environmental opportunity that identify potential landscape enhancements within the national character areas.

3.86 All features that contribute to the beauty and special nature of the AONB, which include man made features, buildings, walls, parks and gardens, planted woodland etc and consequently new design (including landscape design), should be of quality and appropriate to its context.

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7 The Yorkshire Dales National Park Authority is evaluating the designation of a Dark Sky reserve and the area that it will include.
Further Information

Related planning policies

- National Planning Policy Framework (NPPF)
- National Practice Guidance (NPPG)
- Policy GS2: Growth Strategy to 2035
- Policy NE3: Protecting the Natural Environment
- Policy NE4: Landscape Character
- Policy NE5: Green Infrastructure
- Policy NE7: Trees and Woodland
- Policy HP3: Local Distinctiveness

Further information/guidance for applicants (see bibliography Growth Strategy for more details)

- Harrogate Borough Council: Landscape Design Guide
- Yorkshire Dales National Park: International Dark Sky Reserve Bid

Evidence that may be required from applicants to accompany a planning application

- Landscape assessment

Designations/boundaries to be shown on the policies map

- Nidderdale Area of Outstanding Natural Beauty
- Allocations made under Policy DM1: Housing Allocations