



# HARROGATE DISTRICT SITES & POLICIES DPD Consultation Statement


May 2013

*Harrogate*  
BOROUGH COUNCIL

Working for you



## 1.0 INTRODUCTION

- 1.1 The planning system requires Local Planning Authorities to involve the wider community including stakeholders at an early stage in preparing Local Plans in order to achieve local ownership of and legitimacy for its policies and proposals.
- 1.2 This Publication Consultation Statement describes how Harrogate Borough Council has undertaken community participation and stakeholder involvement to produce the Sites and Policies Development Plan Document (DPD). This statement is required under Regulation 17 of the Town and Country Planning (Local Planning) (England) Regulations 2012, which came into force on 6 April 2012. Regulation 17 requires a statement setting out:
- which bodies and persons were invited to make representations under regulation 18
  - how those bodies were invited to make representations;
  - a summary of the main issues raised by those representations; and
  - how those main issues have been addressed in the DPD.
- 1.3 When production of the Sites and Policies DPD commenced, the relevant regulations were the Town and Country Planning (Local Development)(England) Regulations 2004. These were subsequently updated in 2008 and 2009. In April 2012 the new set of Regulations were issued. This means that the specific requirements which refer to production of this Consultation Statement have changed. The Regulations refer to the entire process of preparing DPD's, however work undertaken under the previous Regulations is still valid although the specific Regulation (including numbers) may have changed. Under previous regulations most of the work in preparing the Local Plan was referred to as Regulation 25 whereas the 2012 Regulations refer to the equivalent stage as Regulation 18.
- 1.4 Consultation on the Sites and Policies DPD also complies with the Council's adopted Statement of Community Involvement (SCI) which was adopted in April 2006 and sets out how Harrogate Borough Council intended to involve the community and stakeholders through the preparation of the Local Plan and DPD's [www.harrogate.gov.uk/LocalPlan](http://www.harrogate.gov.uk/LocalPlan)
- 1.6 A Sustainability Appraisal is an essential component of the current Local Plan system and where a Sustainability Appraisal or Scoping Report was prepared the consultation process included consultation on these documents as well as the main DPD documents.
- 1.7 It is important to emphasise that consultation was not just restricted to the formal consultation periods highlighted in this statement but has been continuous since 2008 and has included discussions with landowners, developers as well as ensuring information was made available on the Council's website.

## 2.0 DUTY TO CO-OPERATE

- 2.1 The Borough Council, in preparing the Sites and Policies DPD, will need to demonstrate that it has discharged the Duty to Co-operate with Neighbouring Authorities under Section 110 of the Localism Act 2011. The Borough Council must work with neighbouring authorities and North Yorkshire County Council as well as the following organisations on planning issues that cross administrative boundaries, particularly those that relate to strategic priorities:
- Environment Agency
  - Historic Buildings & Monuments Commission for England
  - Natural England
  - Civil Aviation Authority
  - Homes & Communities agency
  - Primary Care Trusts
  - Office of the Rail Regulator
  - Highways Agency
  - Integrated Transport Authorities
- 2.2 The Council has had on-going dialogue with its neighbouring authorities and agreed a set of actions and mitigation measures in response to key strategic cross boundary issues. A separate report on the discharge of the Duty to Co-operate requirement has been prepared and can be found on the Council's website. The remainder of this section provides a summary of joint working and liaison that the Council has undertaken with neighbouring authorities and other public bodies.
- 2.3 The Borough Council has worked closely with key stakeholders, service providers and statutory agencies to ensure that future development is of the right amount, in the right location and can be successfully delivered. In addition, some of these organisations have submitted comments on the DPD and are represented on working groups.
- 2.4 The Borough Council has also been working closely with North Yorkshire County Council to identify future education provision required to deliver the Sites and Policies DPD. The North Yorkshire Local Transport Plan (LTP) is a jointly agreed strategy between North Yorkshire County Council and Harrogate Borough Council to deliver transport infrastructure. The Highways Agency and Primary Care Trust have also been engaged throughout the development of the Sites and Policies DPD.
- 2.5 Harrogate Borough Council has also worked jointly with a number of authorities and key organisations in preparing the evidence base for the DPD as shown in the following table:

DOCUMENT	OTHER ORGANISATIONS INVOLVED
North Yorkshire Strategic Housing Market Assessment Nov 2001	North Yorkshire Strategic Housing Partnership (NYCC, Craven District Council, Hambleton District Council, Selby District Council, Richmondshire District Council, Ryedale District Council, Scarborough Borough Council, City of York Council, North York Moors National Park, Yorkshire Dales National Park)

North Yorkshire Strategic Flood Risk Assessment 2010	Craven District Council, Richmondshire District Council, Environment Agency
Gypsy and Traveller Accommodation Assessment	Selby District Council
Habitat Regulations Assessment	Natural England, Nidderdale Area of Outstanding Natural Beauty
Infrastructure Delivery Plan	North Yorkshire County Council, Yorkshire Water, PCT, Highways Agency
Harrogate and Knaresborough Traffic Model	North Yorkshire County Council
Leeds City Region Green Infrastructure Strategy 2011	Natural England, Leeds City Region Partnership (Local Authorities – Bradford, Barnsley, Calderdale, Craven, Kirklees, Leeds, Selby, Wakefield, York)
Yorkshire and Humber Green Infrastructure Mapping Project	Natural England

### 3.0 CONSULTATION

- 3.1 Between 2004 and 2008 the Council undertook a number of major public consultations on 3 of the 4 separate documents which were being prepared as part of the Local Development Framework. These were the Site Allocations DPD, Development Control Policies DPD, and Community Sports Regeneration Area Action Plan. Following the publication of new guidelines (PPS12) on the preparation of Development Plans in 2008, the Council took the decision to consolidate all the documents into one Sites and Policies DPD even though preparation on 3 of these documents had already started and had reached different stages of consultation under the old 2004 regulations. Consultation was not carried out on the Harrogate and Knaresborough Area Plan prior to the decision to consolidate the documents. The flow chart overleaf, shows the stages of consultation carried out for the preparation of the Sites and Policies DPD and the earlier DPD's.



#### Sites and Policies DPD



## WHO DID WE CONSULT ?

- 3.2 All of the consultations carried out as part of the preparation of the Site Allocations DPD, Community Sports Regeneration Area Action Plan, Development Control Policies DPD and the consolidated Sites and Policies DPD all targeted individuals, businesses, groups and organisations listed on the Council's consultation database. This list included specific and general consultees and as set out in Appendix A of the Council's Statement of Community Involvement [www.harrogate.gov.uk/LocalPlan](http://www.harrogate.gov.uk/LocalPlan) . The consultee database is kept up to date to enable the Council to carry out continuous consultation with the community throughout the whole Local Plan preparation process and also enabled everybody who had commented on previous consultation to be kept informed of future consultations. At March 2013, there were 8783 consultees on the Local Plan database. The database also enables specific consultees to be identified when focused consultation is needed on area or issue.
- 3.3 As detailed overleaf, three separate documents consolidated to become the Sites and Policies DPD and this section briefly examines the consultation undertaken for these documents and how the issues raised fed into the Sites and Policies DPD.

## 4.0 SITE ALLOCATIONS (HOMES AND JOBS) DPD

- 4.1 The aim of this DPD was to identify sufficient sites throughout the District to meet the identified need for new housing and employment land up to the year 2021 and provide guidelines on how and when the sites should be developed.

### ISSUES CONSULTATION (SUMMER 2004)

- 4.2 This was primarily concerned with the Core Strategy but also asked a number of questions relating to the approach to be taken for housing allocations and whether there was a need for the Council to consider extensions to the built up areas of the six main settlements. The consultation documents can be viewed on [www.harrogate.gov.uk/plan/Pages/Core-Strategy-Archive.aspx](http://www.harrogate.gov.uk/plan/Pages/Core-Strategy-Archive.aspx)

### ISSUES AND OPTIONS CONSULTATION (JUNE 2006)

- 4.3 The purpose of the Issues and Options stage was to gather information from the local community, statutory bodies and interested parties on the options for potential housing and employment sites throughout the District. The consultation documentation included a number of sites suggested as having potential for development and also asked for suggestions for new sites. The consultation ran from 9<sup>th</sup> June 2006 to 21<sup>st</sup> July 2006 and the documentation can be viewed at [www.harrogate.gov.uk/plan/Pages/Core-Strategy-Archive.aspx](http://www.harrogate.gov.uk/plan/Pages/Core-Strategy-Archive.aspx)

### Methods of Consultation

Consultation Newspaper	Newspaper delivered to households and businesses in the District.(Appendix)
Press Release	Article in the Advertiser series of newspapers that covers the District

Availability of Documents	Consultation documents (including response forms) were made available for inspection in Council Offices, libraries and on website (see link above)
Public Exhibitions	Held in Ripon and Harrogate
Public Meetings	Held in Ripon and Harrogate
Contact with statutory bodies/key stakeholders	Statutory bodies contacted by letter or email and all the Infrastructure providers sent detailed forms to fill in
Contact with Parish Councils	Parish Councils contacted by letter informing them of the consultation
Contact with Respondents to earlier consultations	All respondents contacted via letter or email informing them of the consultation and how they can view the documents and respond to the consultation (Appendix)
Telephone / email	A telephone contact number and dedicated email address provided the opportunity for members of the public to contact the planning policy team to discuss their thoughts and to ask questions regarding the content of the planning documents
Freepost Address	A freepost address provided for return of consultation correspondence to encourage a greater response

4.4 There were 1772 responses from 1742 respondents to this consultation

#### PREFERRED OPTIONS CONSULTATION (JAN 2008)

4.5 The Preferred Options consultation put forward the Council's preferred site options for new homes and jobs. This consultation ran from 18<sup>th</sup> Jan to 29<sup>th</sup> February 2008. The consultation documents can be viewed at [www.harrogate.gov.uk/plan/Pages/LP-Archive-Consultations.aspx](http://www.harrogate.gov.uk/plan/Pages/LP-Archive-Consultations.aspx)

#### Methods of Consultation

Consultation Newspaper	Newspaper delivered to households and businesses in the Harrogate District. (EXTRACT IN APPENDIX)
Site Notice	Displayed at all the Preferred Option sites (Appendix)
Press Release	Article in the Advertiser series of newspapers that covers the District
Availability of Documents	Consultation documents (including response forms) were made available for inspection in Council Offices, libraries and on website (Appendix)
Public Exhibitions	7 public exhibitions held in Harrogate, Knaresborough, Ripon, Boroughbridge, Pateley Bridge, Masham and Tockwith during the consultation period (Appendix)
Contact with statutory bodies/key stakeholders	Statutory bodies contacted by letter or email and all the Infrastructure providers sent detailed forms to fill in for each Preferred Option
Contact with Parish Councils	Parish Councils contacted by letter informing them of the consultation
Contact with landowners	All owners of land identified as a Preferred Option were informed of the consultation by letter.



Contact with Respondents from earlier consultations	All respondents contacted via letter or email informing them of the consultation and how they can view the documents and respond to the consultation (Appendix)
Telephone / email	A telephone contact number and dedicated email address provided the opportunity for members of the public to contact the planning policy team to discuss their thoughts and to ask questions regarding the content of the planning documents
Freepost Address	A freepost address provided for return of consultation correspondence to encourage a greater response

### Consultation Responses

- 4.6 A total of 16,360 individual comments were received to this consultation from 1647 respondents. All of the comments were summarised and added to the consultation database and can be viewed on [www.harrogate.gov.uk/plan/Pages/LP-Archive-Consultations.aspx](http://www.harrogate.gov.uk/plan/Pages/LP-Archive-Consultations.aspx). The comments received comprised of the following:

- Support : 3696
- Object : 10,947
- Comment: 1717

## 5.0 COMMUNITY SPORTS REGENERATION AREA ACTION PLAN

### ISSUES CONSULTATION (JULY 2006)

- 5.1 A preliminary consultation was undertaken between 9 June and 21 July 2006. The purpose of this consultation was to make people aware of the Council's intention to prepare the Area Action Plan and to ask interested parties what they saw as the constraints and opportunities for increased sports provision in this area. There were approximately 500 comments to this consultation and these and other issues arising were taken into account during the formulation of the Issues and Options report.

### ISSUES AND OPTIONS CONSULTATION (SEPT 2006)

- 5.2 This consultation which took place between the 8<sup>th</sup> of September and 6<sup>th</sup> October 2006 sought views on 3 draft options for sport and recreation within the Bilton triangle, Harrogate. It built on a preliminary consultation carried out as part of the preparation of the Core Strategy where this area was identified as having potential for an integrated multi-purpose sports facility and the opportunities and constraints were investigated. The documentation for this consultation can be found at [www.harrogate.gov.uk/plan/Pages/LP-Archive-Consultations.aspx](http://www.harrogate.gov.uk/plan/Pages/LP-Archive-Consultations.aspx)

### Methods of Consultation

Leaflet	Delivered to every household in the AAP area.
Site Notice	Displayed at locations within the AAP area

Press Release	Article in the Advertiser series of newspapers
Availability of Documents	Consultation documents (including response forms - Appendix) were made available for inspection in Council Offices, libraries and on website
Public Exhibitions	Held at Harrogate Hockey Club, Claro Road – 21/09/2006
Public Meeting	Held at Harrogate Hockey Club, Claro Road – 21/09/2006
Contact with statutory bodies/key stakeholders	Statutory bodies contacted by letter or email and with consultation documentation attached.
Contact with Respondents	All respondents contacted via letter or email informing them of the consultation and how they can view the documents and respond to the consultation (Appendix)
Telephone / email	A telephone contact number and dedicated email address provided the opportunity for members of the public to contact the planning policy team to discuss their thoughts and to ask questions regarding the content of the planning documents
Freepost Address	A freepost address provided for return of consultation correspondence to encourage a greater response
Working Party	Working party consisting of elected members, sports representatives, local residents

### Consultation Responses

- 5.3 Approximately 850 individual comments were received to the consultation. The representations received offer both support and objection to the Council's three options and also introduced various alternative options. A copy of the key issues raised can be found in [www.harrogate.gov.uk/plan/Pages/LP-Archive-Consultations.aspx](http://www.harrogate.gov.uk/plan/Pages/LP-Archive-Consultations.aspx)
- 5.4 A working party was set up comprising landowners, residents, sports clubs, other interested parties and stakeholders and the consultations and meetings of this working party identified the following main issues that were considered particularly important:
- The need for sporting facilities
  - Alternative locations for sports facilities
  - The provision of sports facilities in this area
  - Traffic/Access
  - Impact on the environment
  - Impact on residential amenity
  - Planning policy and procedures
  - Delivery of sports facilities

### PREFERRED OPTIONS CONSULTATION (JAN 2008)

- 5.5 This consultation took place between 18<sup>th</sup> Jan 2008 and 29<sup>th</sup> February 2008 and offered the Council's preferred option for the use of the land in the AAP area.

### Methods of Consultation

Consultation Newspaper	Newspaper delivered to households and businesses in the District.(Extract found in Appendix)
Site Notice	Displayed at all the Preferred Option sites
Press Release	Article in the Advertiser series of newspapers
Availability of Documents	Consultation documents (including response forms) were made available for inspection in Council Offices, libraries and on website
Public Exhibitions	7 public exhibitions held in Boroughbridge, Pateley Bridge, Ripon, Tockwith, Harrogate, Knaresborough and Masham and an AAP specific exhibition at Harrogate Hockey Club. (Appendix)
Contact with statutory bodies/key stakeholders	Statutory bodies contacted by letter or email and all the Infrastructure providers sent detailed forms to fill in for each Preferred Option
Contact with Parish Councils	Parish Councils contacted by letter informing them of the consultation
Contact with Respondents	All respondents contacted via letter or email informing them of the consultation and how they can view the documents and respond to the consultation. Also contacted those respondents who submitted comments on Policy C3 <sup>1</sup> of the Core Strategy.
Telephone / email	A telephone contact number and dedicated email address which provided the opportunity for members of the public to contact members of the planning policy team to discuss their thoughts and to ask questions regarding the content of the planning documents
Freepost Address	A freepost address provided for return of consultation correspondence to encourage a greater response

### Consultation Responses

5.6 A total of 334 individual comments were received to this consultation. All of the comments were summarised and added to the consultation database and can be viewed at [www.harrogate.gov.uk/plan/Pages/LP-Archive-Consultations.aspx](http://www.harrogate.gov.uk/plan/Pages/LP-Archive-Consultations.aspx) . The comments received comprised of the following:

- Support - 129
- Object - 118
- Comment - 87

## 6.0 DEVELOPMENT CONTROL POLICIES DPD

### ISSUES AND OPTIONS CONSULTATION (JULY 2007)

6.1 A public consultation on this DPD took place over an 8 week period between Friday 20 July and Friday 14 September 2007. At this time the Council invited the community and

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<sup>1</sup> This policy recommended the allocation of the land at the Bilton triangle for Community Sports within the Core Strategy but was deleted by the Inspector at the Examination.

stakeholders to submit representations in response to the scope and policy options set out in the Issues and Options consultation. Three public meetings were also held in Ripon, Knaresborough and Harrogate to discuss the document and to answer any questions.

- 6.2 The consultation documents are available to view on [www.harrogate.gov.uk/plan/Pages/LP-Archive-Consultations.aspx](http://www.harrogate.gov.uk/plan/Pages/LP-Archive-Consultations.aspx)

#### **DEVELOPMENT LIMITS AND LOCAL LANDSCAPE DESIGNATIONS CONSULTATION (JAN 2008)**

- 6.3 The purpose of this consultation which ran from Friday 18<sup>th</sup> January 2008 to Friday 29<sup>th</sup> February 2008 was to seek views on the draft development limits which had been drawn round all the Category A, B and C settlements in the District and also draft extensions to Green Wedges and changes associated with Special Landscape Areas. This consultation was part of the same consultation which included the Site Allocations Preferred options and Community Sports Area Action Plan Preferred Options and therefore employed the same methods of consultation as described above. The consultation documentation can be found on [www.harrogate.gov.uk/plan/Pages/LP-Archive-Consultations.aspx](http://www.harrogate.gov.uk/plan/Pages/LP-Archive-Consultations.aspx)

## **7.0 SITES AND POLICIES DPD**

- 7.1 The Sites and Policies DPD builds on and adds more detail to the objectives and strategic policies set out in the adopted Core Strategy. It will allocate suitable and deliverable sites to meet the identified need for housing and employment for the period to 2024. It will include policies to protect the character and heritage of the District and ensure development is of an appropriate type, scale and design and will be the starting point for the determination of planning applications in the District.

#### **PLAN THE FUTURE WITH US (SEPT 2009)**

- 7.2 Further to the decision to prepare a single Sites and Policies DPD, consultation was carried out in Sept/Oct 2009 on the scope and content of the policies. The consultation provided details of the proposed scope of each of the policies and asked for a response to two questions:
- Are there any policies or proposals listed that are unnecessary, inappropriate, or lacking in substance ?
  - Are there other policies/proposals that should be included in the Sites and Policies DPD?
- 7.3 This was considered necessary as previous consultation had only been on the 3 previous documents and views were needed on the scope of this DPD. The consultation also informed the community about how they could contribute to the preparation of the DPD in the future as it detailed a number of working groups/focus groups which would consider specific issues of the DPD and asked for expressions of interest to join these groups. The consultation documents and the summary of responses can be viewed at [www.harrogate.gov.uk/plan/Pages/Policy-Consult.aspx](http://www.harrogate.gov.uk/plan/Pages/Policy-Consult.aspx)
- 7.4 Officers from across the Council were also invited to attend an informal workshop in April 2011 to discuss the form and content of the policies.

## RURAL AREAS CONSULTATION (OCT 2010)

- 7.5 This consultation covered all the Group B and C settlements as identified by Policy SG2 of the Core Strategy and was carried out in October/November 2010. The consultation ran for 8 weeks between 1 October and 26 November 2010 and detailed the Council's Preferred Options for housing and employment sites in these towns and villages. The consultation documentation can be viewed at [www.harrogate.gov.uk/plan/Pages/Rural-Areas-Consult.aspx](http://www.harrogate.gov.uk/plan/Pages/Rural-Areas-Consult.aspx)

### Methods of Consultation

- 7.6 A full and varied range of consultation techniques were applied, involving statutory bodies, local representatives and residents. The methods of consultation used are described in more detail below:

Consultation Newspaper	Four area specific newspapers distributed by Royal Mail to households and businesses covered by the Group B and C settlements (30,500 in total) showing all the Preferred Option sites in those settlements and information on where to find out more and how to respond (Appendix)
Site Notice	Displayed at all the Preferred Option sites (Appendix)
Press Release	Article in the Advertiser series of newspapers
Availability of Documents	Consultation documents (including response forms - Appendix) were made available for inspection in Council Offices, libraries and on website
Public Exhibitions	7 public exhibitions held in Boroughbridge, Killinghall, Great Ouseburn, Green Hammerton, Pateley Bridge, Pannal and Masham during the consultation period
Contact with statutory bodies/key stakeholders	Statutory bodies contacted by letter or email and all the Infrastructure providers sent detailed forms to fill in for each Preferred Option
Contact with Parish Councils	Parish Councils contacted by letter informing them of the consultation (Appendix)
Contact with Respondents	All respondents contacted via letter or email informing them of the consultation and how they can view the documents and respond to the consultation (Appendix)
Telephone / email	A telephone contact number and dedicated email address provided the opportunity for members of the public to contact the planning policy team to discuss their thoughts and to ask questions regarding the content of the planning documents
Freepost Address	A freepost address provided for return of consultation correspondence to encourage a greater response

### Consultation Responses

- 7.7 A total of 8922 individual comments were received from 1060 respondents. All of the comments were summarised and added to the consultation database. The comments received comprised of the following:

- Support - 2297
- Object - 4203
- Comment - 2422

### Summary of the Main Issues Raised

- 7.8 The comments received can be viewed at [www.harrogate.gov.uk/plan/Pages/Rural-Areas-Consult.aspx](http://www.harrogate.gov.uk/plan/Pages/Rural-Areas-Consult.aspx) . Following the closure of the consultation, the sites were reassessed in the light of comments received. The Council analysed all comments received and any additional evidence supplied and a summary of the key issues for each site and officer response for each site can be viewed at [www.harrogate.gov.uk/plan/Pages/LP-Consultation-Statement.aspx](http://www.harrogate.gov.uk/plan/Pages/LP-Consultation-Statement.aspx) . This further assessment led to some preferred options not being taken forward as draft allocations and some sites becoming draft allocations that had not previously been identified as such. The table overleaf sets out the main changes from the Preferred Options to the publication stage and why they were made. The Draft allocations are those highlighted.

Site	Settlement	Preferred Options Status	Change and Reason
RL1109	Burton Leonard	Preferred Option	Not identified as draft allocation as the site is no longer available.
RL3040	Burton Leonard	Preferred Option	Not identified as draft allocation as the site is no longer available.
RL3032a	Burton Leonard	Rejected	Identify as draft allocation. Site was previously rejected because Preferred Option RL3040 performed better against the selection methodology.
RL98	Darley	Rejected	Identify as draft allocation as the previously identified access issue has been resolved.
RL113	Darley	Preferred Option	Not identified as draft allocation . Whilst previously mitigation was considered, development here would result in harm to the character of the settlement.
RL1064c	Great Ouseburn	New Site	The Council's sustainability appraisal indicates that development on this site would perform poorly against environmental objectives. However no other constraints have been identified. Whilst development of a larger area (RL1064b) would have resulted in harm to the character of the settlement, development of this smaller area is not considered to have the same level of harm subject to development respecting the approach to the village and landscape setting of the wider and with appropriate screen planting. There was sufficient flexibility in meeting the dwelling requirement for the villages and countryside at the preferred options stage to mean that the boundary of RL1064b could be amended to reduce the site size in response to concerns raised that the scale of proposed growth was too large.
P5a	Pateley Bridge	Preferred Option	Not identified as draft allocation as the harm caused to the character of the settlement is not warranted given that even with this site the number for the settlement cannot be delivered.
RL1084a	Birstwith	Preferred Option	Not identified as a draft allocation as there is currently a deficiency of open space in the village and this site performs an open space function.
RL99a	Darley	Preferred Option	Not identified as a draft allocations because consultation has revealed the need to buffer the foul sewer that would restrict the yield and options for layout.
RL1091	Kirkby Malzeard	Preferred Option	Not identified as draft allocation as planning permission has been granted on this site.
RL1009	Killinghall	Preferred Option	Not identified as a draft allocation to reflect concerns that the total yield from the three preferred options in the village was too large.
RL117	Bishop Monkton	Preferred Option	Not identified as draft allocation as the site is no longer available for that use.
RL1153	Dishforth	Preferred Option	Not identified as draft allocation as the site is no longer available.
RL1046	Goldsborough	Preferred Option	Not identified as draft allocation as the site is no longer available.
RL3042	Kirk Deighton	Preferred Option	Not identified as draft allocation as the site is no longer available.
RL3046	Lofthouse	Preferred Option	Not identified as draft allocation as the site is no longer available.

RL29a	Long Marston	Preferred Option	Not identified as draft allocation as the site is no longer available.
RL1010b	Melmerby	Preferred Option	Adjacent site recently granted permission and additional land not recommended
RL3025	Scotton	Preferred Option	Not identified as draft allocation as the site is no longer available.
RL3026	Scotton	Preferred Option	Not identified as draft allocation as the site is no longer available.
RL3035	Scotton	Preferred Option	Not identified as draft allocation as the site is no longer available.
RL553	Skelton on Ure	Preferred Option	Not identified as draft allocation as the site is no longer available.
RL2016	Skelton on Ure	Preferred Option	Not identified as draft allocation as the site is no longer available.
RL1145	Sicklinghall	Preferred Option	Not identified as draft allocation as planning permission has been granted on this site. Shown as a commitment on the Proposals Map
RL3036	Hampsthwaite	Preferred Option	Sufficient flexibility in meeting the dwelling requirement for the villages and countryside at the preferred options stage to mean that the boundary of this site could be amended to reduce the site size in response to concerns raised that the scale of proposed growth was too large.
RL3039(1)	Green Hammerton	Preferred Option	Sufficient flexibility in meeting the dwelling requirement for the villages and countryside at the preferred options stage to mean that the boundary of this site could be amended to reduce the site size in response to concerns raised that the scale of proposed growth was too large.
RL113	Darley	Preferred Option	Whilst mitigation was considered in selecting this site as a preferred option, development here would result in some harm to the character of the settlement. There is now a better performing site when assessed against the selection methodology (RL98) that can satisfy the development needs of the village
RL98	Darley	Rejected	Site performed slightly better against the environmental objectives of the sustainability appraisal than either of the preferred options (RL99a/RL113) but a development constraint (access) was for the site. This issue has now been resolved.
RL99a	Darley	Preferred Option	Consultation has revealed the need to buffer the foul sewer that would restrict the yield and options for layout
RL2073b	Pannal	Preferred Option	Given the decision to include a mixed use scheme at Dunlopillo there is no compelling reason to retain this site as a draft allocation in order to meet the housing requirement. The Dunlopillo site is a brownfield site and re-development is considered preferable to this greenfield site.



## URBAN AREAS CONSULTATION AND DISTRICT WIDE DEVELOPMENT MANAGEMENT POLICIES (SEPT 2011)

7.9 This consultation covered the towns of Harrogate, Knaresborough and the City of Ripon and was carried out from 9 Sept to 4 Nov 2011. The consultation ran for 8 weeks and identified the Preferred Options for housing and employment sites within these settlements. District wide development management policies were also consulted on. As well as the Sites and Policies, this consultation welcomed comments on the following documents, all of which can be found at [www.harrogate.gov.uk/plan/Pages/Urban-Areas-Consult.aspx](http://www.harrogate.gov.uk/plan/Pages/Urban-Areas-Consult.aspx) and [www.harrogate.gov.uk/plan/Pages/Policy-Consult.aspx](http://www.harrogate.gov.uk/plan/Pages/Policy-Consult.aspx)

- Sustainability Appraisal
- Sports, Recreation, Open Space and Village Hall Study
- Homes for Local People SPD
- Renewable and Low Carbon Energy SPD
- Habitats Regulations Assessment
- Harrogate and Knaresborough Cycling Implementation Plan

### Methods of Consultation

7.10 A full and varied range of consultation techniques were applied, involving statutory bodies, local representatives and residents. The methods of consultation used for both the sites and policies are described in more detail below and in the Rural Areas Appendix:

Leaflet	Leaflet setting out a summary of the policies, links to the urban areas consultation, and information on where to find out more and how to respond. Delivered to households and businesses in the District excluding those in Harrogate, Knaresborough and Ripon (16,000 in total) (Appendix)
Site Notices	Displayed at all the Preferred Option sites (Appendix)
Consultation Newspaper	Newspapers distributed by Royal Mail to households and businesses in Harrogate, Knaresborough and Ripon (50,500 in total) showing all the Preferred Option sites in those settlements, a summary of the development management policies and information on where to find out more and how to respond Appendix
Targeted Leaflet	Leaflet distributed to the residents and businesses of Melmerby detailing a specific employment allocation not consulted on before. Appendix
Newspaper Article	Article in the Advertiser series of newspapers Appendix
Press Release	Press release distributed to local newspapers
Availability of Documents	Consultation documents (including response forms) were made available for inspection in Council Offices, libraries and on website Appendix
Public Exhibitions	6 public exhibitions (2 in Harrogate, 2 in Knaresborough and 2 in Ripon) during the consultation period
Contact with statutory bodies/key stakeholders	Statutory bodies contacted by letter or email and all the Infrastructure providers sent detailed forms to

	fill in for each Preferred Option
Contact with Parish Councils	Parish Councils contacted by letter informing them of the consultation Appendix
Contact with Respondents	All respondents contacted via letter or email informing them of the consultation and how they can view the documents and respond to the consultation Appendix
Telephone / email	A telephone contact number and dedicated email address provided the opportunity for members of the public to contact the planning policy team to discuss their thoughts and to ask questions regarding the content of the planning documents
Freepost Address	A freepost address provided for return of consultation correspondence to encourage a greater response

### Consultation Responses

- 7.11 A total of 21,146 individual comments were received from 1924 respondents. All of the comments were summarised and added to a database. The comments received comprised of the following:

- Support : 5540
- Object : 11081
- Comment : 4525

### Summary of the Main Issues Raised

- 7.12 The comments received can be viewed at [www.harrogate.gov.uk/plan/Pages/Urban-Areas-Consult.aspx](http://www.harrogate.gov.uk/plan/Pages/Urban-Areas-Consult.aspx) and [www.harrogate.gov.uk/plan/Pages/Policy-Consult.aspx](http://www.harrogate.gov.uk/plan/Pages/Policy-Consult.aspx) . Following the closure of the consultation, the sites were reassessed in the light of comments received. The Council analysed all comments received and any additional evidence supplied and a summary of the key issues for each site and officer response for each site can be viewed at [www.harrogate.gov.uk/plan/Pages/LP-Consultation-Statement.aspx](http://www.harrogate.gov.uk/plan/Pages/LP-Consultation-Statement.aspx) . This further assessment led to some preferred options not being taken forward as draft allocations and some sites becoming draft allocations that had not previously been identified as Preferred Options. Changes were also made to the boundary and/or dwelling yield of some of the sites. The table overleaf sets out the main changes from the Preferred Options to the publication stage and why they were made.

Site	Settlement	Preferred Options Status	Change and Reason
H1022	Harrogate	Preferred Option	Not identified as draft allocation as the site is no longer available.
H18	Harrogate	Preferred Option	Not identified as draft allocation as planning permission has been granted on this site. Will be identified as a commitment.
H104	Harrogate	Preferred Option	Not identified as draft allocation as planning permission has been granted on this site. Will be identified as a commitment.
H105(1)	Harrogate	Preferred Option	Not identified as draft allocation as planning permission has been granted on this site. Will be identified as a commitment.
H4007	Harrogate	New Site	Identify as draft allocation. Site has become surplus to requirements since the preferred options consultation. (see Additional Consultation below)
H29(1)	Harrogate	Preferred Option	Not identified as draft allocation as a consequence of issues in respect of overall housing numbers in this area.
H4a(1)	Harrogate	Preferred Option	Not identified as draft allocation as a consequence of issues in respect of overall housing numbers in this area.
H3003	Harrogate	Preferred Option	Not identified as draft allocation as the site is no longer available.
H3005	Harrogate	Preferred Option	Not identified as draft allocation as site is not one of the better performing ones and the land owner has not confirmed availability.
H74a	Harrogate	Preferred Option	In taking a decision to include this site in the Draft Plan it was agreed that the mix of uses would comprise 120 dwellings, 2.5ha of employment land, park & ride, and local retail facility.
H25	Harrogate	Preferred Option	Not identified as draft allocation as the Core Strategy requirement plus buffer can be accommodated on better performing sites.
H102(1)	Harrogate	Preferred Option	Site yield has been reduced to reflect Highway Authority concerns about the level of housing being promoted in this area.
K2b(2)	Knaresborough	Preferred Option	Two growth options were put forward for the area but this larger option was discounted in favour of the smaller site K2b.
K4001	Knaresborough	New Site	Identify as draft allocation. Site is a brownfield town centre site.
K9(1)	Knaresborough	Preferred Option	Not identified as draft allocation due to potential impact on Bond End.
K2b	Knaresborough	Preferred Option	Reduce employment element from 5ha to 2.5ha
R42a	Ripon	Preferred Option	Not identified as draft allocation as access issues provided too much uncertainty.
R7	Ripon	Preferred Option	Not identified as draft allocation as the Core Strategy requirement plus buffer can be accommodated on better performing sites.
R17	Ripon	Preferred Option	In determining the content of the Publication Draft Plan, the Council gave more weight to the desirability of retaining land in employment use. This site offers the opportunity to provide work space for smaller businesses and new start-up businesses and should be retained in that use.

7.13 The table overleaf sets out the main changes (excluding minor wording changes) to the policies between the Preferred Options consultation and the Draft Publication stage.

Policy	Change
SD1	Policy included due to publication of NPPF.
SG6	<ul style="list-style-type: none"> <li>List of sites amended to reflect draft allocations</li> <li>Explanation as to the phasing of the chosen allocations added to the justification for clarity.</li> <li>Reference added to justification that 200 dwellings represent the minimum number for an urban extension.</li> <li>Deletion of reference to the three phases of housing site release and replaced by a general phasing statement.</li> <li>Cross reference to Policy HLP7 in “Related Planning Policies” section added to give clarity regarding viability of sites.</li> <li>Include housing trajectory</li> </ul>
SG7	No substantial changes
SG8	<ul style="list-style-type: none"> <li>Added Criterion – “The existing building is not of architectural or historic interest nor does it make a positive contribution to the landscape character of the area”</li> <li>Amended development limit change to include a site at Knaresborough Road, Bishop Monkton</li> <li>Amended development limit in the Beeches Farm, Ripon area</li> </ul>
SG9	<ul style="list-style-type: none"> <li>Justification amended to refer to the important role green infrastructure plays in alleviating flooding.</li> <li>Added more reference to Sequential Testing</li> <li>Reference added to level 2 SFRA</li> </ul>
SG10	Reference to ground stability connected to mining history added to the justification.
HLP6	<ul style="list-style-type: none"> <li>List of sites amended to reflect draft allocations</li> <li>Reference to Appendix D – developer guidelines</li> </ul>
HLP7	<ul style="list-style-type: none"> <li>Reference to Financial Viability Assessments added to the justification.</li> <li>Justification amended to include reference to Core Strategy Policy SG3</li> <li>Justification amended to include reference to the need to submit a Financial Viability Appraisal in those cases where achieving 50% affordable housing will adversely affect the deliverability of the site.</li> </ul>
JB5	<ul style="list-style-type: none"> <li>List of draft allocations amended</li> <li>Justification amended to reflect amount of employment land allocated</li> <li>List of Development Guidelines added to justification which all development must meet.</li> </ul>
JB6	<ul style="list-style-type: none"> <li>Policy amended to include reference to applications relating to the expansion of existing firms</li> <li>List of marketing information required added to the justification</li> <li>Reference to the expansion of existing firms added to the justification</li> </ul>
JB7	<ul style="list-style-type: none"> <li>Extended the Primary Shopping Frontage at Castlegate, Knaresborough</li> <li>Included an additional group of shops within the local centre of Starbeck</li> <li>Include reference in the policy to all applicants for change of use of A1 premises having to demonstrate that they considered all alternative premises last in non-Class A1 use</li> <li>Justification amended to include list of marketing information required for change of use of A1 premises applications</li> <li>Justification amended to include reference to a primary shopping frontages exception relating to buildings of architectural or historic interest</li> </ul>
JB8	Marketing period to be change from 12 months to 2 years
JB9	No substantial change
TRA4	Reference added in the justification to the SPD that will be prepared
TRA5	<ul style="list-style-type: none"> <li>The need to take into account any policies set in the NYCC Parking Strategy, local car ownership levels, need to provide oil interceptors in drainage schemes and the use of SUDs added to the policy</li> </ul>

	<ul style="list-style-type: none"> <li>Justification amended to provide information on the North Yorkshire County Council Parking Strategy, park and ride, car ownership levels and drainage schemes.</li> </ul>
EQ3	<ul style="list-style-type: none"> <li>Removed the major developed sites in the Green Belt from Policy EQ3</li> </ul>
EQ4	<ul style="list-style-type: none"> <li>The World Heritage Buffer Zone omitted from the list of designated assets</li> <li>Additional area of land included within the Buffer Zone</li> <li>Amended last sentence to clarify that pre-application advice can be sought</li> <li>Expanded the justification relating to the WHS to note that the harm to the significance of it should be wholly exceptional.</li> </ul>
EQ5	<ul style="list-style-type: none"> <li>Included reference to archaeological protection</li> <li>Spa waters to be included</li> <li>Amended justification to reference that development in close proximity should look to improve links between the site and wider green infrastructure</li> <li>Justification amended to include need to submit a Heritage Statement with all applications affecting a heritage asset or its setting</li> <li>Justification amended to include information on archaeology, built assets associated with Spa waters and development type</li> </ul>
EQ6	<ul style="list-style-type: none"> <li>Development which would prejudice the use of the District's spa waters will not be permitted</li> </ul>
EQ7	<ul style="list-style-type: none"> <li>Reference added to the fact that planning permission will be refused for major development other than exceptional circumstances where it can be demonstrated it would be in the public good</li> <li>Reference included to the loss of tress and woodland</li> </ul>
C4	<ul style="list-style-type: none"> <li>Sites HS2a, HS6a, HS6, HS7 and KS3a to be allocated as new sports, open space and recreational facilities sites.</li> <li>Deleted paragraph 7.8 from the justification</li> <li>Provided more clarification on the first two criteria of the policy</li> <li>Added reference in the justification to the potential need for pre-application consultation</li> </ul>
C5	<ul style="list-style-type: none"> <li>Provided more information in the justification on when a replacement facility would be considered acceptable.</li> <li>Justification amended to provide more information on the catchment area referred to in criterion b)</li> </ul>
C6	<ul style="list-style-type: none"> <li>Added reference in the justification to the potential need for pre-application consultation</li> </ul>
C7	No substantial Changes
IN1	No substantial Changes
IN2	No substantial Changes
IN3	No substantial Changes
IN4	No substantial Changes

### ADDITIONAL TARGETED CONSULTATION (MAY 2012)

7.14 This consultation covered an additional Preferred Option housing site at the Police Training College, Harrogate and a re-location site for the Cathedral Choir School, Ripon as well as a boundary change to the proposed buffer zone and associated draft policy for the World Heritage site at Fountains Abbey. None of these had been out for public consultation before. The consultation ran from 13<sup>th</sup> April 2012 to 25<sup>th</sup> May 2012 and the consultation documentation can be viewed at [www.harrogate.gov.uk/plan/Pages/Urban-Areas-Consult.aspx](http://www.harrogate.gov.uk/plan/Pages/Urban-Areas-Consult.aspx)

#### Methods of Consultation

Letter	To all statutory consultees including those people who responded to previous consultations, Parish Councils, Residents Groups and Elected Members Appendix
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Press Notice	In the Advertiser series of newspapers Appendix
Press Release	Distributed to local newspapers
Availability of documents	Consultation documents (including response forms) Appendix were made available for inspection in Council Offices, libraries and on website
Site Notices	Displayed at the Police Training College, Harrogate and the Ripon Choir School site
Targeted Leaflet	Delivered to residents and businesses adjacent and near to the two sites setting out site boundary, developer guidelines (H4007 only) and information on where to find out more and how to respond. Appendix
Telephone/Email	A telephone contact number and dedicated email address provided the opportunity for members of the public to contact the planning policy team to discuss their thoughts and to ask questions regarding the content of the planning documents
Freepost Address	A freepost address provided for return of consultation correspondence to encourage a greater response

### Consultation Responses

- 7.15 A total of 168 responses were received and they were split as follows;

	Police Training College, Harrogate	Ripon Choir School	WHS Buffer Zone
Support	46	14	25
Objection	57	24	2

### Summary of Main Issues

- 7.16 A summary of the key issues and officer response for each site can also be viewed at [www.harrogate.gov.uk/plan/Pages/Urban-Areas-Consult.aspx](http://www.harrogate.gov.uk/plan/Pages/Urban-Areas-Consult.aspx) . Following the closure of the consultation, the sites were reassessed. The Council analysed all comments received and any additional evidence supplied. This detailed assessment resulted in the following;

Site	Change and Reason
Police Training Centre (H4007)	Include as a Draft Allocation
Ripon Choir School (R4b)	Site no longer to be considered due to the Choir School no longer wanting to re-locate
WHS Buffer Zone	Adopt the buffer zone unchanged.

### ADDITIONAL TARGETED CONSULTATION (NOV 2012)

- 7.17 This consultation covered the Lido Leisure Park Site, Knaresborough which Council was minded to include as a draft allocation subject to additional consultation. The consultation ran from 16<sup>th</sup> November 2012 to 11<sup>th</sup> January 2013.

## Methods of Consultation

Letter	To all statutory consultees including those people who responded to previous consultations, Parish Councils, Residents Groups and Elected Members Appendix
Press Notice	In the Advertiser series of newspapers Appendix
Press Release	Distributed to local newspapers
Availability of documents	Consultation documents (including response forms) Appendix were made available for inspection in Council Offices, libraries and on website
Site Notices	Displayed at the Lido Leisure Park Appendix
Targeted Leaflet	Delivered to residents and businesses adjacent and near to the site setting out site boundary, developer guidelines and information on where to find out more and how to respond. Also included a delivery of leaflets round the caravans on the site. Appendix
Telephone/Email	A telephone contact number and dedicated email address provided the opportunity for members of the public to contact the planning policy team to discuss their thoughts and to ask questions regarding the content of the planning documents
Freepost Address	A freepost address provided for return of consultation correspondence to encourage a greater response
Online Questionnaire	An online questionnaire was available to fill in to try and encourage a greater response.

## Consultation Responses

7.18 A total of 1232 individual comments were received from 338 respondents and they were split as follows;

- Support - 65
- Objection – 1117
- Comment - - 50

## Summary of Main Issues Raised

7.19 A summary of the key issues raised for this site for the site can be found at [www.harrogate.gov.uk/plan/Pages/Urban-Areas-Consult.aspx](http://www.harrogate.gov.uk/plan/Pages/Urban-Areas-Consult.aspx) .Following the closure of the consultation the site was reassessed and this resulted in the following change:

Site	Change and Reason
Lido Leisure Park, Knaresborough (K3006 (1))	Reject as a Draft Allocation
Manse Farm (K2b)	Extend site boundary, increase capacity to 700 dwellings

## OTHER COMMUNITY ENGAGEMENT

### Be a Planner for the Day

- 7.20 'Be a Planner for a Day' was a facilitated event undertaken on 11<sup>th</sup> November 2012 in preparation for the identification of the Preferred Options for housing in Harrogate and Knaresborough. 120 people attended the event including resident, councillors, industry representatives, infrastructure providers and interest groups and were given the opportunity to join in with the debate about how we can best plan for growth in the two towns. The Report of the day and details of the sites suggested can be found at [www.harrogate.gov.uk/plan/Pages/Planner-for-a-Day.aspx](http://www.harrogate.gov.uk/plan/Pages/Planner-for-a-Day.aspx)

### Gypsy and Traveller Consultation

- 7.21 Targeted consultation in the form of an informal workshop was also carried out with local Gypsies and Travellers in order to enable the identification of preferred areas of search for future provision. Planning Aid and the North Yorkshire Gypsy and Traveller Officer facilitated the meeting. 7 people attended and the minutes of the meeting can be found at [www.harrogate.gov.uk/plan/Pages/LP-EvidenceBase.aspx](http://www.harrogate.gov.uk/plan/Pages/LP-EvidenceBase.aspx)

### Greater Ripon Improvement Partnership (GRIP)

- 7.22 Targeted consultation in the form of an informal workshop was also carried out with the Greater Ripon Improvement Partnership to discuss key policies for the central area of Ripon and the relevant documentation can be found at [www.harrogate.gov.uk/plan/Pages/Urban-Areas-Consult.aspx](http://www.harrogate.gov.uk/plan/Pages/Urban-Areas-Consult.aspx)

### Sports Working Group

- 7.23 A Sports Working Group was also established as part of the Sites and Policies DPD on-going consultation. The group which consists of councillors, council offices, representatives from Sport Regional Bodies and local clubs has met 5 times since the first meeting in November 2009 with the remit of discussing all issues associated with 'Planning for Sport in Harrogate, Knaresborough and Ripon'. Papers and minutes of these meetings can be found at [www.harrogate.gov.uk/plan/Pages/LP-EvidenceBase.aspx](http://www.harrogate.gov.uk/plan/Pages/LP-EvidenceBase.aspx)

## 8.0 CONCLUSION

- 8.1 The Council considers that it has carried out comprehensive consultation exercises over the preparation period for the Sites and Policies DPD that have enabled a variety of consultees to become involved in the preparation of the document. All formal consultation periods have followed the processes set out in the Council's adopted Statement of Community Involvement and been in accordance with the Town and Country Planning (Local Planning)(England) 2012.