

Working for you

**PLAN THE WITH
FUTURE US**



Sites & Policies Development Plan Document (DPD)

GROWTH FOR HARROGATE KNARESBOROUGH AND RIPON

**district-wide policies for
managing new development**



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TELL US WHAT YOU THINK

This newspaper is being delivered to households and businesses throughout the towns of Harrogate and Knaresborough and the City of Ripon.

Planning for GROWTH



Why do we need new homes and businesses?

Many local people cannot afford housing on the open market as the cost of housing in Harrogate district is high. People such as university graduates, workers in the tourist industry, and families on average and below average incomes continue to struggle to own or rent decent homes unless they get help to do so.

The planning system helps by ensuring, through legal agreements, that homes below market prices and rentals are included within most new private housing developments.

Many local people and also those attracted to move here, seek different types of housing to suit their changing needs.

By providing land on which to build new homes we can improve the quality of life of many local residents, as well as retain and attract people to work here and contribute to a vibrant economy.

As the district grows and business needs change we also need to provide land for more businesses.

How many new homes are we planning for?

Harrogate district has its own target for the rate at which new homes should be built. This is a lower rate of growth than took place in the 1970s, 80s and 90s. From 2004 to 2024 we are looking to build about 390 new homes each year across the district. This is a total of 7,800 new homes in a 20 year period.

The annual building rate for new homes is set in the council's planning strategy. This is called the Harrogate District Core Strategy and it was approved in 2009 following several years of community consultation.

The Core Strategy also sets out where generally this housing should be built. The majority of the district's need for new homes is in Harrogate and Knaresborough and they are required to meet 48 per cent and 14 per cent of the overall district's housing target respectively. With a lower need, Ripon will accommodate 8 per cent of the district's new homes. The table below explains what this means in terms of the number of new homes we are planning.

		Harrogate	Knaresborough	Ripon
a)	Homes already built (2004 to 2011)	1,088	311	378
b)	Homes with planning permission on 1 April 2011	291	89	121
c)	Supply of new homes at 1 April 2011 (95% of a + b = net supply - some homes are replacements of existing homes)	1,310	380	474
d)	Number of new homes to meet settlement target (2004 to 2024)	3,744 (48% of the district total of 7,800)	1,092 (14% of the district total of 7,800)	624 (8% of the district total of 7,800)
e)	New homes being planned for (d-c)	2434	712	150



Where should new homes be built?

The Core Strategy provides us with the number of new homes we are planning in each settlement. We now need to decide where exactly they should be built. The plan we are preparing will make these decisions and is called the Sites and Policies Development Plan Document (DPD).

No decisions have been made. We have made no decisions about whether the sites identified in this newspaper should go forward in the plan for housing. We need your help to make these difficult decisions and hope you will respond positively to this consultation.

We were pleased to see community representatives from Harrogate and Knaresborough react positively to the 'Be A Planner for a Day' event at the Royal Hall last November. Have a look at the results of this event at www.harrogate.gov.uk/ldfconsult

If a preferred housing site option is not taken forward in the final plan, it may be necessary to select a replacement site to meet the housing target. Therefore, if you don't think a site should be developed for housing it would be helpful if you can suggest an alternative that you would prefer to see developed.

For Harrogate, two alternative ways of delivering the larger urban extensions required to the west of the town have been put forward. In addition to commenting on individual sites, please tell us which one of these options you prefer (see pages 4 to 7).

Many more housing site options have been assessed during the preparation of this plan. Details of all site options and how sites were selected for this consultation can also be found on the above website.





What about our town centres and the City centre of Ripon?

Please see draft policy IN4 and the draft Proposals Map at www.harrogate.gov.uk/ldfconsult to find out what central area development and improvements we are asking you to comment upon.

Will Park and Ride proposals form part of the plan?

North Yorkshire County Council is currently undertaking further work on park and ride provision as part of a number of sustainable transport measures for Harrogate. As part of this, consideration will be given to a site at Wetherby Road, currently allocated in the Harrogate District Local Plan.



Will proposals for sport and open space be included in the plan?

Work has been completed on the need for new sports pitch provision in Harrogate, Knaresborough and Ripon and the identification of options to help meet the need. This includes consideration of the future of various sports clubs including Harrogate Rugby Union Football Club, Harrogate Town Football Club, Ripon City Football Club, Pannal Ash Junior Football Club and Pannal Sports Football Club. Visit www.harrogate.gov.uk/ldfconsult to see the results of this work.

Will new gypsy and traveller sites be included in the plan?

As well as the more general need for new homes, we must make provision for the needs of gypsies and travellers. Our work has identified a need for an additional 14 pitches and following consultation with the local gypsy community we are seeking to identify a site for between 12 and 15 plots. To date we have not been able to identify a site for this purpose. Landowners are invited to suggest potential sites as part of this consultation by responding to LDF@harrogate.gov.uk

Your views are very important to us

Let us know whether you agree or disagree with the contents of this consultation, setting out your reasons for doing so. You can respond by returning the enclosed 4 page questionnaire to the FREEPOST address given on the back page of this newspaper or by downloading the questionnaire at www.harrogate.gov.uk/ldfconsult and emailing your comments to LDF@harrogate.gov.uk You can also respond by letter using the FREEPOST address.

When should new homes be built?

When sites are chosen to form part of the final plan, we will set out when planning permission for each site, or part of a site, should be granted so that:

- Neither too little nor too much housing is built, and
- Community infrastructure and transport improvements are coordinated with the development of new homes.

Tell us when you think these potential housing sites should be built and what community and other infrastructure should accompany them.

Can we avoid building too many new homes?

Housing continues to be brought forward on smaller sites that cannot be identified in advance within a plan. This is called 'windfall housing'. Community concerns exist that the combination of 'windfall housing' and the identification of housing land in this plan could result in many more new homes being built than we are planning for.

We have the ability to change the timing of the granting planning permission from that stated in the Sites and Policies DPD if that is necessary to avoid an over-provision of 10 per cent or more new homes in the district. (Policy SG5 of the Core Strategy).



What about options for employment land?

We have put forward for consultation three potential new sites for employment in Harrogate and Knaresborough. Most of the land within the towns' business parks is now fully developed. Therefore, the three new sites and the redevelopment of the former Dunlopillo site at Pannal for a business park could provide land for new businesses.

In line with the Core Strategy, there are no new sites put forward for employment in Ripon. There is still land with planning permission for employment in Ripon which is yet to be developed.

However, an option to extend Barker Business Park, Melmerby is proposed for consultation and this will serve the Ripon employment area.

West Harrogate



To contribute towards the town's housing target, we have identified a number of smaller scale housing sites (see note at bottom of page). However, these sites fall well short of the town's housing target and it has been necessary to identify for consultation larger urban extensions in the countryside. The approved planning strategy, the Core Strategy, requires us to look to the west of the town for these urban extensions.

Having looked at all the options we seek your views on two alternative ways of providing housing land within larger urban extensions.

Growth Option 1 would be:

- a single development located around the Cardale Business Park to the south west of the town (Site H3008 - 1,800 dwellings).

Growth Option 2 would be to have extensions to the town in:

- three locations to the:
 - north of Skipton Road (Site H3021 - 432 dwellings);
 - north of Penny Pot Lane (Site H3(1) - 500 dwellings); and
 - south west of Cardale Business Park (Site H32(2) - 770 dwellings).

GROWTH OPTION 1:
Single urban extension around Cardale Business Park (Site H3008 - 1,800 dwellings)

Why are we putting forward this option for consultation?

We cannot identify enough land for housing on previously developed 'brownfield' sites and smaller greenfield sites.

Compared to other large greenfield site options, this land is reasonably close to two of the town's secondary schools and adjacent to a major employment area. This presents good opportunities for walking and cycling and reduced car travel.

If this option was chosen, we would allocate land within the site for a neighbourhood centre with the confidence that this should attract commercial interest for new shops and services, and the extension of the local bus service.

Discussions with North Yorkshire County Council will determine whether a new primary school would form part of this neighbourhood centre.

The jobs, shops, services and schools described above provide the mix and type of land uses that offer good prospects for less car travel and the development of a new sustainable community.

Of the urban extension options assessed in the west of Harrogate, this one is likely to have the least adverse impact on the town's main A59 and A61 roads.

There is spare capacity in the existing Harrogate south sewage treatment works to accommodate this growth option.

This was land identified as a potential housing location by a number of groups who attended the 'Be A Planner For A Day' local community and stakeholder event (find out more about this event on www.harrogate.gov.uk/ldfconsult).

What are this option's main drawbacks?

Development of the land between Beckwith Head Road and Whinney Lane will have a significant adverse impact on the local landscape.

Traffic generated would place significant increased pressures on the B6162 Otley Road, the local road network and roads leading to the A61 towards Leeds.

What about the impact of traffic?

This urban extension and other growth in the town will place additional pressures on an already busy road network. In planning for this growth, we will be working with North Yorkshire County Council (the highway authority) and local transport operators, to maximise the opportunities for travel by bus, rail, bicycle and foot. There will be a need to consider improvements to local road junctions and address issues such as increased 'rat running' through traffic calming.

We are investigating the need for, and feasibility of, these forms of traffic mitigation and this work will be an important consideration in determining which urban extension option is chosen in the final plan. When the final package of sites for development has been determined and planning applications approved, developer funding will be secured to implement a range of off site traffic mitigation measures, including incentives to travel by bus and improvements to the pedestrian and cycle network.

Find out more

We have more information about how, if chosen, Site H3008 might be developed and this covers the following issues:

- Land uses
- Design and built form
- Access
- Open space and green infrastructure
- Flooding and drainage

You can find this information at www.harrogate.gov.uk/ldfconsult or as directed on the back page of this newspaper.

Community involvement

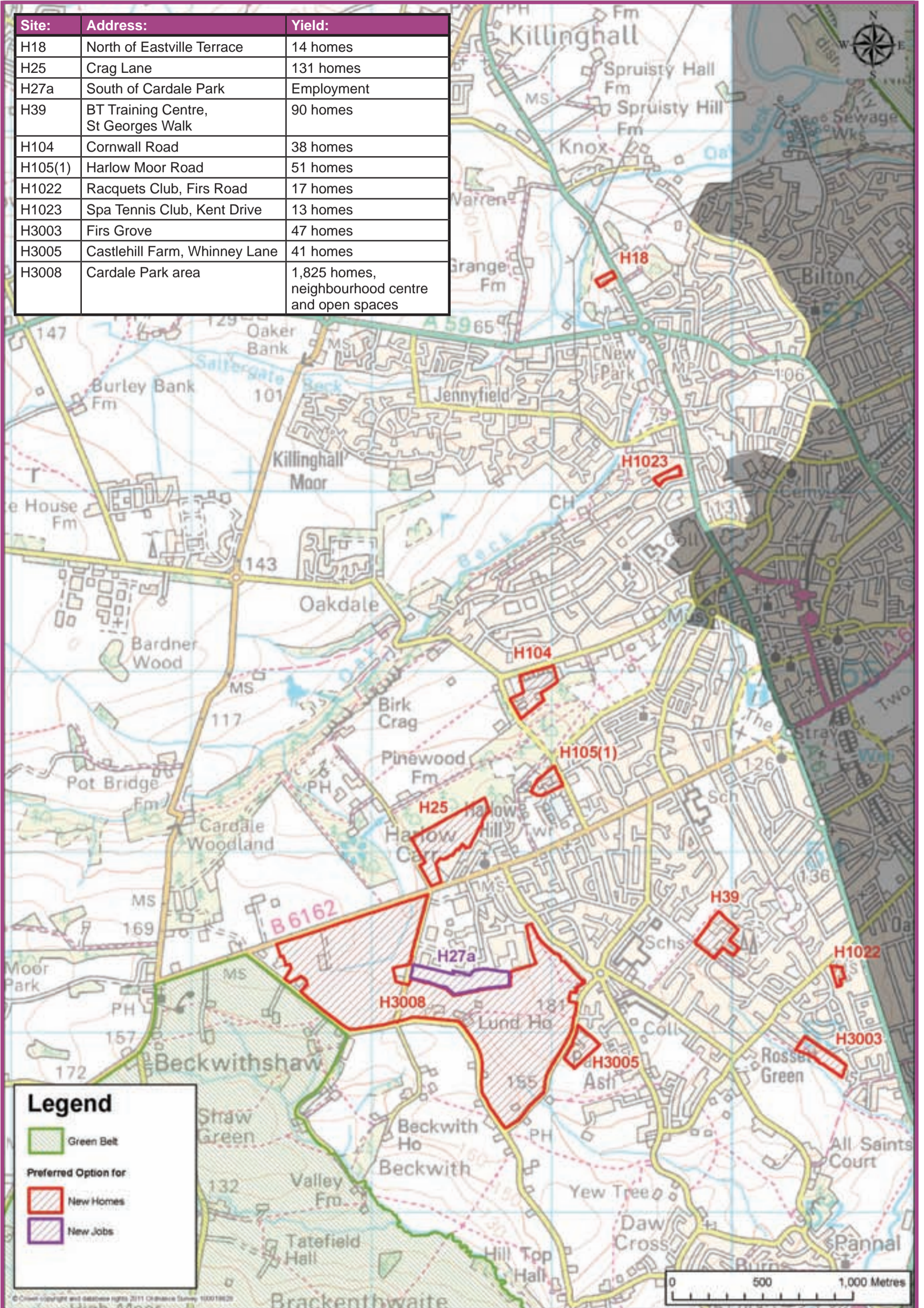
If this site were chosen to go forward for development, we would, in consultation with the local community and landowners, agree a plan on how and when each part of the site should be developed. This would be called a 'masterplan' and be the basis upon which planning applications for future development would be assessed.

Other preferred site options

Common to both the options for the larger urban extensions, and also needed to meet the town's housing target, are a number of sites where smaller scale housing (and employment) might be appropriate. These are identified on the map opposite and to find out more about what they might look like if developed please visit www.harrogate.gov.uk/ldfconsult

West Harrogate: Growth Option 1:

Site:	Address:	Yield:
H18	North of Eastville Terrace	14 homes
H25	Crag Lane	131 homes
H27a	South of Cardale Park	Employment
H39	BT Training Centre, St Georges Walk	90 homes
H104	Cornwall Road	38 homes
H105(1)	Harlow Moor Road	51 homes
H1022	Racquets Club, Firs Road	17 homes
H1023	Spa Tennis Club, Kent Drive	13 homes
H3003	Firs Grove	47 homes
H3005	Castlehill Farm, Whinney Lane	41 homes
H3008	Cardale Park area	1,825 homes, neighbourhood centre and open spaces



Legend

- Green Belt
- Preferred Option for
 - New Homes
 - New Jobs

West Harrogate (cont'd)



GROWTH OPTION 2:
north of Skipton Road
(Site H3021 - 432
dwellings);

north of Penny Pot
Lane (Site H3(1) -
500 dwellings); and

south west of Cardale
Business Park (Site H
32(2) - 770 dwellings).



Why are we putting forward this option for consultation?

We cannot identify enough land for housing on previously developed 'brownfield' sites and smaller greenfield sites.

With an already generally congested road network, and compared with Growth Option 1, this option would disperse the traffic impact of new growth more evenly across the town's road network.

All three sites are either close to existing good bus services and/or offer the potential for bus services to be provided within the new development.

We would allocate land within the new housing at Penny Pot Lane and south west of Cardale Park for a neighbourhood centre for shops and services.

Discussions with North Yorkshire County Council will determine whether a new primary school will be necessary as part of any housing development at Penny Pot Lane and south west of Cardale Business Park.

Compared with Growth Option 1 a greater proportion of the housing in this option can be accommodated without significant adverse impact on the local landscape (development at Penny Pot Lane and the smaller site at Cardale Park would have a 'moderate' adverse impact on the local landscape).

These sites were identified as potential housing sites by a number of groups who attended the 'Be A Planner For A Day' local community and stakeholder event. The Penny Pot Lane site was identified for housing by 11 out of the 13 groups at this event. (Find out more about this event on www.harrogate.gov.uk/ldfconsult)

What are this option's main drawbacks?

Development north of Skipton Road would have a significant adverse impact on the local landscape.

Traffic will increase along more minor roads such as Penny Pot Lane and into the town, the B6162 Otley Road and the roads leading to the A61 towards Leeds.

Until the Harrogate North Sewage Treatment Works is upgraded, there is no spare waste treatment capacity for housing north of Skipton Road and Penny Pot Lane.

What about the impact of traffic?

These urban extensions and other growth in the town will place additional pressures on an already busy road network. In planning for this growth, we will be working with North Yorkshire County Council (the highway authority) and local transport operators, to maximise the opportunities for travel by bus, rail, bicycle and foot. There will be a need to consider improvements to local road junctions and address issues such as increased 'rat running' through traffic calming.

We are investigating the need for, and feasibility of, these forms of traffic mitigation and this work will be an important consideration in determining which urban extension option is chosen in the

final plan. When the final package of sites for development has been determined and planning applications approved, developer funding will be secured to implement a range of off site traffic mitigation measures, including incentives to travel by bus and improvements to the pedestrian and cycle network.

Find out more

We have more information about how, if chosen, these three sites might be developed and this covers the following issues:

- Land uses
- Design and built form
- Access
- Open space and green infrastructure
- Flooding and drainage

You can find this information at www.harrogate.gov.uk/ldfconsult or as directed on the back page of this newspaper.

Community involvement

If these sites were chosen to go forward for development, we would, in consultation with the local community and landowners, agree a plan on how and when each site should be developed. These would be called 'masterplans' and be the basis upon which planning applications for future development would be assessed.

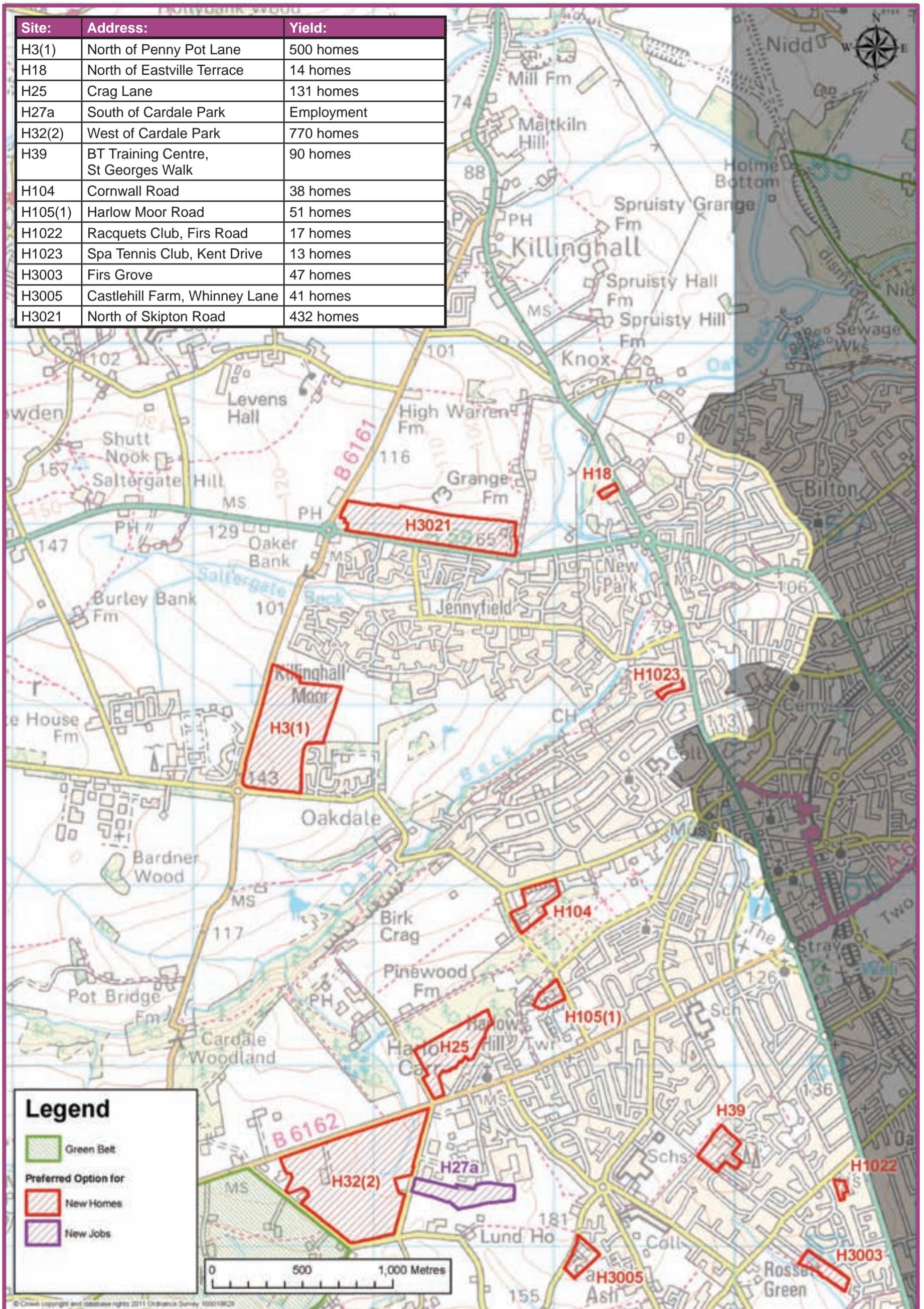
Other preferred site options

Common to both options for larger urban extensions and also needed to meet the town's housing target, are a number of sites where smaller scale housing (and employment) might be appropriate.

To find out more about what they might look like if developed please visit www.harrogate.gov.uk/ldfconsult

West Harrogate: Growth Option 2:

Site:	Address:	Yield:
H3(1)	North of Penny Pot Lane	500 homes
H18	North of Eastville Terrace	14 homes
H25	Crag Lane	131 homes
H27a	South of Cardale Park	Employment
H32(2)	West of Cardale Park	770 homes
H39	BT Training Centre, St Georges Walk	90 homes
H104	Cornwall Road	38 homes
H105(1)	Harlow Moor Road	51 homes
H1022	Racquets Club, Firs Road	17 homes
H1023	Spa Tennis Club, Kent Drive	13 homes
H3003	Firs Grove	47 homes
H3005	Castlehill Farm, Whinney Lane	41 homes
H3021	North of Skipton Road	432 homes



East Harrogate

Green Belt

The extent of the Green Belt around the east of Harrogate is shown on the map opposite. There will continue to be the strictest of control over development in the Green Belt and therefore no preferred site options for housing or employment are proposed within this designation. Amongst other purposes, the Green Belt here ensures that the two towns of Harrogate and Knaresborough do not merge together and their unique character is maintained.

Development potential outside the Green Belt

Outside the Green Belt, opportunities for new housing development on previously developed land and greenfield sites have been explored. Housing on greenfield land in this part of the town must be of a smaller scale than the urban extensions to the west of Harrogate. (The council's planning strategy – the Core Strategy - acknowledges that only west Harrogate has the potential to accommodate larger urban extensions.)

The 'Bilton Triangle' and land off Kingsley Drive/ Kingsley Road, and Bogs Lane.

The open land between Bilton and Starbeck is commonly referred to as the 'Bilton Triangle'. It has limited potential for contributing to the town's housing target because of the residential and rural nature of the road network that serves it. Furthermore, its openness represents an important break in the built up areas of the town on either side. We are proposing to continue to protect the majority of this land in open uses to retain this break in the town's built up area. Indeed we are proposing to extend the 'green wedge' protection. Visit www.harrogate.gov.uk/ldfconsult for further details.

However, there are a number of land use, amenity and road safety issues in the Kingsley Drive/Road and Bogs Lane area that suggest some housing development is worth considering, providing it is combined with public open space and improvements to road safety. The map opposite illustrates one way of accommodating some housing and public open space in this area.

The change of use of land to public open space would provide the certainty that no additional housing development would take place on that land in the longer term. It would be a leisure facility for the local community and could provide additional sports pitches and allotments, as well as environmental improvements.

Developers of any new housing in this area would be required to fund changes to the local road network to improve pedestrian, cycle and horse rider safety and reduce the attractiveness of 'rat running' through the introduction of traffic calming measures.

What might development look like on site H4a(1), North of Granby Farm, Kingsley Drive?

Our initial thoughts are that it should:

1. provide around 49 dwellings to be a mix of market housing (50%) and homes for local people and families at affordable prices (50%);
2. provide car, cycle and pedestrian access via a new access point taken from Kingsley Drive;
3. provide an attractive and open pedestrian route and green corridor from Granby Road to Kingsley Road and the public right of way network;
4. be appropriate to the setting, character and appearance of the Harrogate Conservation Area and listed buildings adjoining the site;
5. retain any buildings considered to be a local heritage asset.

What might development look like on site H102(1), Kingsley Farm, Kingsley Road?

Our initial thoughts are that it should:

1. provide around 103 dwellings to be a mix of market housing (50%) and homes for local people and families at affordable prices (50%);
2. provide car, cycle and pedestrian access off Kingsley Road, with the existing access to Kingsley Farm used for egress and emergency access only;
3. retain and incorporate existing heritage assets including the traditional stone farmhouse and outbuildings of Kingsley Farm and maintain the rural character of the site;
4. provide a woodland belt between the site's northern boundary and the existing hedgerow to the north of the site;
5. retain the formal garden space and boundary wall adjacent to Kingsley Road, southeast of the farmhouse;
6. retain and enhance the public right of way alongside the sites north and east boundaries.

What might development look like on site H29(1), land off Kingsley Road?

Our initial thoughts are that it should:

1. provide around 24 dwellings to be a mix of market housing (50%) and homes for local people and families at affordable prices (50%);
2. provide car, cycle and pedestrian access off Kingsley Road;
3. provide a new public right of way/bridleway across the site to link up with the bridge along Kingsley Road.

What might development look like on site H400, land south of Bogs Lane?

Our initial thoughts are that it should:

1. provide about 74 dwellings to be a mix of market housing (50%) and homes for local people and families at affordable prices (50%);
2. provide car, cycle and pedestrian access onto Bogs Lane;
3. retain and augment valuable trees and hedgerows around the site;
4. provide a range of built form and housing densities across the site, not exceeding three storeys in height with lower density housing of no more than two storeys near the edges of the site;
5. provide public open space within the site linked to adjacent open space in recent developments to the east and south;
6. provide links to the adjacent footpath and cycle network.

Other preferred site options

To find out what development might look like on other preferred site options shown on the map opposite, please visit www.harrogate.gov.uk/ldfconsult

Town centre development and enhancements

The map opposite shows the boundary of the town centre. In discussion with North Yorkshire County Council we have put forward a number of measures that seek to improve the vitality and viability of the town centre. Please visit the above website and view the draft Proposals Map along with draft Policy IN4.

Sport and open space

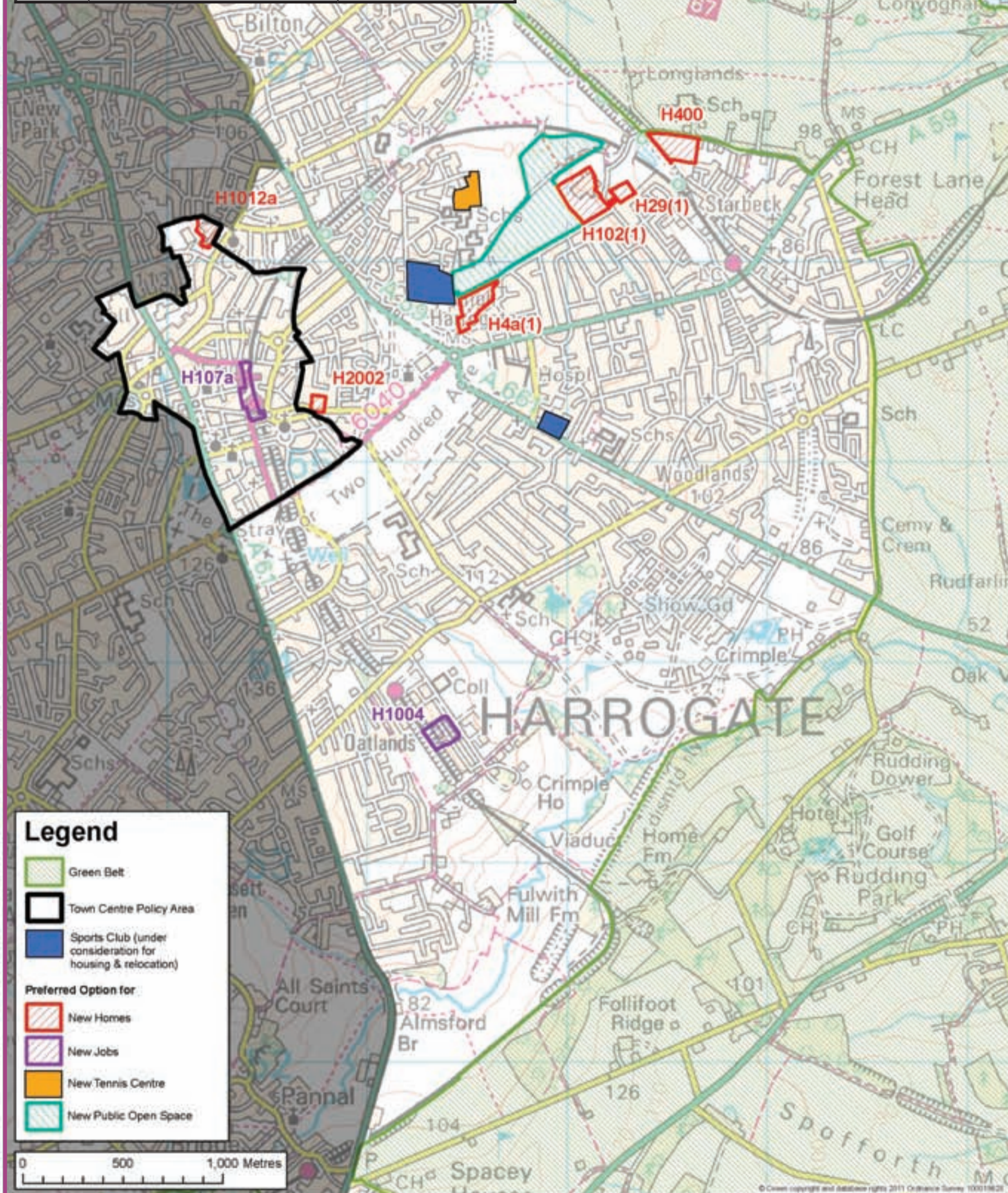
We have assessed the need for new sports facilities and open space in the town and started looking at what options there are to meet the need. This work includes looking at providing better facilities for:

- Harrogate Rugby Football Club
- Harrogate Town Football Club
- Pannal Ash Football Club
- Pannal Sports Football Club

Visit www.harrogate.gov.uk/ldfconsult to read the council's assessment of sport and open space.

East Harrogate: Growth Options

Site:	Address:	Yield:
H4a(1)	Granby Farm, Kingsley Drive	49 homes
H29(1)	East of Kingsley Road	24 homes
H102(1)	Kingsley Farm, Kingsley Road	103 homes
H107a	Station Parade	Employment / Retail / Transport Interchange
H400	Bogs Lane	74 homes
H1004	Part of Harrogate College (subject to relocation)	Employment
H1012a	Knapping Mount, off Kings Road	52 homes
H2002	Police Station	24 homes



Knarborough



Green Belt

The extent of the Green Belt around the west and south of Knarborough is shown on the map opposite. There will continue to be the strictest of control over development in the Green Belt and therefore no preferred site options for housing or employment are proposed within this designation. Amongst other purposes, the Green Belt here ensures that the two towns of Harrogate and Knarborough do not merge together and their unique character is maintained.

Development potential outside the Green Belt

Outside the Green Belt, opportunities for new housing development on previously developed land and greenfield sites have been explored. There are limited opportunities for housing identified on previously developed land within the built up area and Scriven Conservation Area and Scriven Park limits opportunities for housing to the north.

Land to the east of Knarborough provides the only real opportunities for both larger urban extensions and smaller scale greenfield housing land.

We are looking to identify land for 712 new dwellings in Knarborough and up to five hectares of employment land that would serve both Harrogate and Knarborough.

Within east Knarborough there are two locations where such a scale of housing can be accommodated. The first is land to the north east of the town in the Boroughbridge Road area and the second is land to the north of York Road. Our work suggests there is only limited scope for new housing in the north east of the town. Site options in this location are harmful to the local environment and would draw traffic through the town.

Therefore, land at Manse Farm, off York Road is put forward as the preferred location for a larger urban extension in Knarborough. At the 'Be a Planner for a Day' event last year 12 out of 13 groups identified this location as where the majority of the town's future housing might be located. See www.harrogate.gov.uk/ldfconsult for details of this event.

The proximity of this location and ease of access, to the A1(M), as well as the Harrogate and Knarborough Southern By Pass suggests the land would also be attractive to business uses.

Two development options on land at Manse Farm, York Road

We have put forward two development options for this area. Site K2b is the smaller of the two options and whilst it could accommodate

the required number of new homes for Knarborough and three hectares of employment land, there are two key drawbacks to this option:

- It would give only limited space for a 'green' corridor and open space between the existing built up area and any new development. This is needed to provide sufficient land to protect the habitat of Frogmire Dyke and also provide useable recreation open space for both the residents of the Eastfields housing area and residents of the new homes.
- The housing would need to be built at a relatively high density in close proximity to the eastern boundary with the countryside with limited scope for tree planting and landscape mitigation.

For these reasons we have put forward as a second option, the potential development of Site K2b(2). This extends further east and enables the above drawbacks to be overcome. The eastern edge of extended site (Site K2b(2)) with existing mature tree and hedgerow planting provides a logical and natural limit to the town's growth in this area.

The extended site would allow, if required for the latter part of the plan period, the provision of additional employment land. There is also the opportunity to plan for future housing needs beyond that required in the current plan period.

We have undertaken a number of stages in the lengthy process of establishing whether a rail halt could form part of this urban extension. Whilst further work is necessary, we continue to be optimistic that such a facility could be built here. We do know that the work on rail halt feasibility has identified a figure of about 700 new homes as a desirable scale of new housing for this area. The provision of more than 700 new homes and employment land will increase the commercial attractiveness of the rail halt. The preferred location for this rail halt is in the north east corner of Site K2b at a point on the site where the railway line has a minimum gradient.

What about the impact of traffic?

This urban extension and other growth in the town will place additional pressures on an already busy road network. In planning for this growth, we will be working with North Yorkshire County Council (the highway authority) and local transport operators, to maximise the opportunities for travel by bus, rail, bicycle and foot. There will be a need to consider improvements to local road junctions and address issues such as increased 'rat running' through traffic calming.

We are investigating the need for, and feasibility of, these forms of traffic mitigation and this work will be an important consideration in determining which urban extension option is chosen in the

final plan. When the final package of sites for development has been determined and planning applications approved, developer funding will be secured to implement a range of off site traffic mitigation measures, including incentives to travel by bus and improvements to the pedestrian and cycle network.

Find out more

We have more information about how, if chosen, Manse Farm sites might be developed and this covers the following issues:

- Land uses
- Design and built form
- Access
- Open space and green infrastructure
- Flooding and drainage

You can find this information at www.harrogate.gov.uk/ldfconsult or as directed on the back page of this newspaper.

Community involvement

If one of these site options were chosen to go forward for development, we would, in consultation with the local community and landowners, agree a plan on how and when each part of the site should be developed. This would be called a 'masterplan' and be the basis upon which planning applications for future development would be assessed.

Other preferred site options

To find out what development might look like on other housing site options shown on the map opposite, please visit www.harrogate.gov.uk/ldfconsult

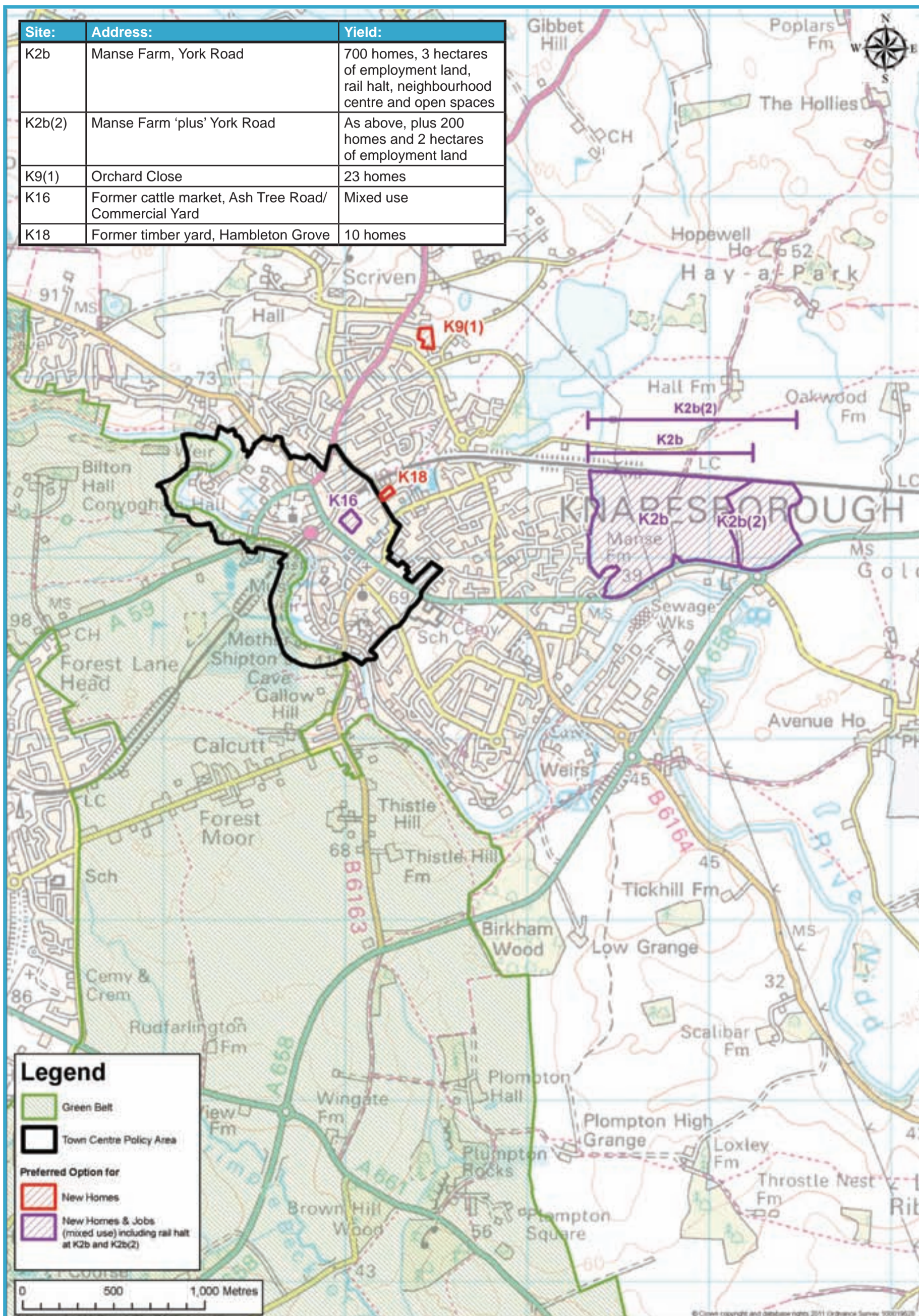
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The map opposite shows the boundary of the town centre. In discussion with North Yorkshire County Council, we have put forward a number of measures that seek to improve the vitality and viability of the town centre. Please visit the above website and view the draft Proposals Map along with draft Policy IN4.

Sport and open space

Visit www.harrogate.gov.uk/ldfconsult to see the work undertaken by the council on the need for new facilities for sport and open space in the town.

Knarborough: Growth Options



Preferred site options for housing

The map opposite and details below provide information on the council's preferred site options for housing in Ripon. We have put forward more housing land in Ripon than is required by the figures given on page 2 of this newspaper. This is because it may be necessary to provide some flexibility in the housing land supply in the City to ensure the City's housing requirement is met. Much of Ripon is underlain by gypsum and this could place undue costs on the development of some of the preferred site options for housing.

What might development look like on Site R7, Springfield Close?

Our initial thoughts are that it should:

1. provide about 20 dwellings to be a mix of market housing (50%) and homes for local people and families at affordable prices (50%);
2. provide car, cycle and pedestrian access off Springfield Close;
3. retain and strengthen existing areas of plantation to the west and east and retain as open space;
4. consider the opportunity to create a sustainable drainage system utilising the pond and sink hole. This could enhance the habitat for great crested newts as the site is within about 60m of a long standing great crested newt breeding pond;
5. include a ground stability report together with any mitigation measures as the site is within an area where gypsum is present and susceptible to dissolution.

What might development look like on Site R10, the Auction Mart, North Road?

Our initial thoughts are that it should:

1. provide about 79 dwellings to be a mix of market housing (60%) and homes for local people and families at affordable prices (40%). Extra Care accommodation may also be appropriate on this site;
2. provide a principal vehicular access from North Road with links to existing pedestrian and cycle networks on North Street, Princes Road and Magdalen's Road;
3. retain views of the cathedral from North Road and enhance the setting of the Listed St Magdalen's Chapel to the east of the site which should form a landmark;
4. ensure the scale and character of buildings should reflect the Victorian/Edwardian development around the site and could include terraces, semi detached villas and apartments;
5. retain and develop the hedge running across the site east to west as part of open space.

What might development look like on Site R17, The Old Goods Yard, Hutton Bank?

Our initial thoughts are that it should:

1. provide about 44 dwellings to be a mix of market housing (60%) and homes for local people and families at affordable prices (40%);
2. provide car, cycle and pedestrian access off Hutton Bank Road;
3. keep and integrate existing buildings connected with the railway into the development;
4. provide a planting scheme to integrate development into the valley side and screen views of the employment area, taking the opportunity to enhance this import entrance to Ripon;
5. provide a landmark building or structure planting to the south west of the site. Buildings at the perimeter of the site should be parallel to Hutton Bank and Ure Bank. New buildings within the site should relate to any retained buildings.

What might development look like on Site R23, Red House, Palace Road?

Our initial thoughts are that it should:

1. provide about 20 dwellings to be a mix of market housing (60%) and homes for local people and families at affordable prices (40%). Existing community facilities in outbuildings to the north west of the site should be retained;
2. improve the existing northern vehicular access from Palace Road. The existing southern access should be a private drive and for pedestrian and cycle access only;
3. retain the existing house and lodge, sensitively converted. Buildings emulating outbuildings may be erected in the northern part of the site and an apartment block emulating a villa may be erected in the southern part of the site. The wall adjoining Palace Road should also be retained;
4. retain and enhance the remainder of the gardens. All boundary vegetation should be retained as screening and because of the contribution it makes to the character of the conservation area.

What might development look like on Site R42a, land off Tower Road?

Our initial thoughts are that it should:

1. provide about 30 dwellings to be a mix of market housing (50%) and homes for local people and families at affordable prices (50%);
2. provide a vehicular access from North Road/Street. Access should take into account impact on the conservation area;
3. retain and enhance the right of way along the site's eastern boundary to provide better pedestrian access between the north of the City and the City centre;
4. retain trees protected with Tree Preservation Orders (TPO) on site on site boundaries which also form a key ecological feature and important green infrastructure link in this part of the City;

5. include a number of large buildings with plenty of space around them which could include several houses or apartments.

What might development look like on Site R3005, The Cathedral Choir School, Red Bank Lane?

Our initial thoughts are that it should:

1. provide about 107 dwellings to be a mix of market housing (60%) and homes for local people and families at affordable prices (40%);
2. provide vehicular, pedestrian and cycle access from Whitcliffe Lane;
3. protect and enhance strategic views across the site from the south west corner towards Ripon Cathedral;
4. retain trees covered by a TPO in front of the main school building together with substantial trees on site. Thin belts of woodland to the north, east and west should also be retained as these screen views into and out from the site;
5. leave the small triangular area of land between the school and Whitcliffe Lane frontage undeveloped to preserve the existing landscape setting of the school buildings and enhance the semi rural character of Whitcliffe Lane;
6. retain the principal school building, which is locally distinctive, and the walled garden. Scale and design of new housing should be in keeping with this building in the eastern part of the site, with a transition to smaller scale lower density development across the remainder of the site.

Find out more

The information above is a summary of the work we have undertaken on these sites. For more information and the full draft guidelines on how the sites might be developed visit www.harrogate.gov.uk/ldfconsult

City centre development and enhancements

The map opposite shows the boundary of the City centre. In discussion with North Yorkshire County Council we have put forward a number of measures that seek to improve the vitality and viability of the City centre. Please visit the above website and view the draft Proposals Map along with draft Policy IN4.

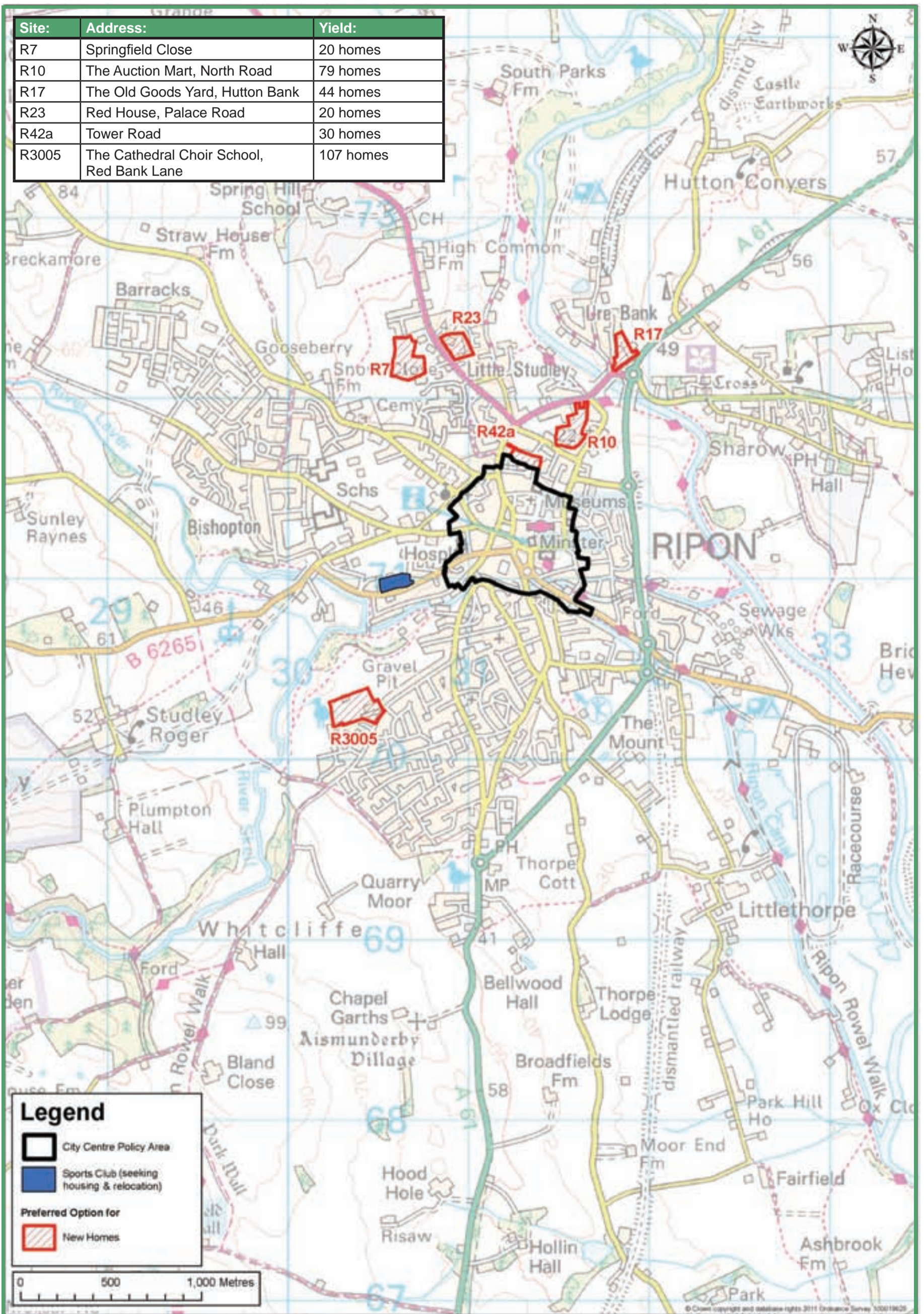
Ripon City Football Club, Mallorie Park Drive

We have been asked to consider whether the plan can allocate this land at Mallorie Park Drive for housing. Ripon City Football Club are seeking to relocate and provide better facilities elsewhere in the City. We have considered the suitability of this site for housing and assessed the site options for the club's possible relocation.

Visit www.harrogate.gov.uk/ldfconsult for the council's assessment of sport and open space in the City.

Ripon: Growth Option

Site:	Address:	Yield:
R7	Springfield Close	20 homes
R10	The Auction Mart, North Road	79 homes
R17	The Old Goods Yard, Hutton Bank	44 homes
R23	Red House, Palace Road	20 homes
R42a	Tower Road	30 homes
R3005	The Cathedral Choir School, Red Bank Lane	107 homes



Draft planning policies



The next two pages list the draft policies and summarise their contents - you can find them set out in full, along with explanatory text and a draft Proposals Map at www.harrogate.gov.uk/ldfconsult

We would also welcome your comments on two draft Supplementary Planning Documents that provide more guidance for applicants on homes for local people policies and on proposals for renewable and low carbon energy. These can also be viewed at the webpage address above.

If you would like to submit comments on these draft policies you can do so by:

- downloading the **POLICIES QUESTIONNAIRE** at www.harrogate.gov.uk/ldfconsult and
- emailing your comments to LDF@harrogate.gov.uk or
- print off and post to the **FREEPOST** address on the back page.

Please note the **POLICIES QUESTIONNAIRE** is *different* to the one enclosed in this newspaper.

Homes for Local People*

Policy No.	What is the purpose of the policy?
Policy HLP6: Rural Exception Sites	To identify sites for 100% affordable housing to meet the need of small rural communities.
Policy HLP7: Affordable Housing	To make clear how all new housing developments will contribute towards meeting the affordable housing needs of the district.

*Draft guidance on how these policies would operate is also the subject of this public consultation.



Settlement Growth

Policy No.	What is the purpose of the policy?
Policy SG6: Sites for Settlement Growth	To identify the sites that will meet the need for 7,800 new homes up to 2023/24 and indicate when they might be developed.
Policy SG7: Type, Mix and Density of New Market Homes	To ensure a mix of housing to support a wide range of households of different sizes, ages and incomes. This policy also sets a minimum number of homes to be built on each hectare of land.
Policy SG8: Development Limits and Replacement Dwellings	To identify boundaries around 56 settlements in the district within which new development may be acceptable if other policies in the plan are met. This policy also sets out the council's approach to replacing homes in the countryside.
Policy SG9: Flood Risk and Sustainable Drainage	To make clear our approach to minimising the risk of flooding and ensuring that sustainable drainage is used wherever possible.
Policy SG10: Unstable Land	To ensure that adequate account of unstable land and mitigation has been made prior to planning approval and construction.



Jobs and Business

Policy No.	What is the purpose of the policy?
Policy JB5: Sites for New Jobs	To identify sites for new employment in Harrogate, Knaresborough, and Boroughbridge.
Policy JB6: Protection and Enhancement of Existing Employment Areas	To make sure that the district's key employment sites remain in employment use. Also sets out our approach to allowing alternative uses on other employment sites.
Policy JB7: Town and Local Centres	To protect the vitality and viability of our towns and local centres and encourage new shopping development in appropriate locations.
Policy JB8: Protection of Tourist Facilities	To protect hotels with 25 or more bedrooms and to prevent the loss of viable tourist attractions.
Policy JB9: Sustainable Holiday Tourism	To make clear how proposals for new tourist and leisure attractions or visitor accommodation will be considered.



Travel

Policy No.	What is the purpose of the policy?
Policy TRA4: Air Quality	To require all proposals likely to cause a significant rise in traffic to consider how air quality will be affected and, where appropriate, identify ways to reduce impact.
Policy TRA5: Parking Provision	To ensure an appropriate amount of parking spaces, but also providing other transport facilities to encourage the use of non car modes of travel.



Environment and Quality of Life*

Policy No.	What is the purpose of the policy?
Policy EQ3: Development within the Green Belt	To protect the Green Belt from inappropriate development and set out our approach to major developed sites in the Green Belt.
Policy EQ4: Designated Assets	To ensure the protection and where possible the enhancement of designated heritage assets within the district e.g. conservation areas, historic parks and gardens.
Policy EQ5: Local Distinctiveness	To encourage development that retains, enhances or reinforces the local distinctiveness of the district's historic environment.
Policy EQ6: Area Based Natural Assets	To protect sites and areas of biodiversity and geodiversity interest.
Policy EQ7: Landscape Protection	To protect existing landscape character generally, and in particular protect the landscape value of the Nidderdale Area of Outstanding Natural Beauty and Special Landscape Areas around the towns of Harrogate, Knaresborough and Ripon.

* Draft Supplementary Planning Document (DPD) on Renewable and Low Carbon Energy (Core Strategy Policy EQ1) is also the subject of this public consultation.



Communities

Policy No.	What is the purpose of the policy?
Policy C4: Sites for New Sports, Open Space, and Recreation Facilities	To identify sites for new open space, sport and recreation, and to allow for these facilities, when needed, to be provided in appropriate locations.
Policy C5: Protection of Existing Sport, Open Space and Recreation Facilities	To prevent the loss of outdoor sport, open space and recreational facilities to other land uses.
Policy C6: Protection and Enhancement of Community Facilities	To prevent the loss of community facilities and, subject to an acceptable impact, allow their improvement.
Policy C7: Provision of New Community Facilities	To guide the provision of new community facilities within the district to appropriate locations.



Infrastructure

Policy No.	What is the purpose of the policy?
Policy IN1: Infrastructure Delivery	To ensure the provision of adequate infrastructure to support the growth and development of the district.
Policy IN2: Green Infrastructure	To protect important green assets and improve their quality and connectivity throughout the district.
Policy IN3: Protection of Sites and Routes for Transport Infrastructure	To protect sites and routes needed to provide a wide choice of transport for the future.
Policy IN4: Central Areas	To set out packages of land use and transport measures in the central areas of Harrogate, Knaresborough and Ripon necessary to secure their continued vitality and viability.

Find out more

- Visit www.harrogate.gov.uk/ldfconsult
- Talk to a planner at one of our exhibitions
(details below)
- Talk to a planner on 01423 556586
- **Visit one of the council's main offices**
or any library in the district

Visit an exhibition

Harrogate

Wed 21 Sept 2011	Harrogate Library, Victoria Room	2.00pm - 7.00pm
Sat 1 Oct 2011	Harrogate Library, Victoria Room	10.00am - 3.00pm

Knaresborough

Thurs 29 Sept 2011	Knaresborough House, Committee Room	2.00pm - 7.30pm
Sat 8 Oct 2011	Knaresborough House, Committee Room	10.00am - 3.00pm

Ripon

Sat 24 Sept 2011	Ripon Town Hall	10.00am - 3.00pm
Thurs 6 Oct 2011	Ripon Town Hall	2.00pm - 7.30pm

Tell us what you think

- Write to us at:
FREEPOST HG11
Department of Development Services
Harrogate Borough Council
West Grove Road,
Harrogate HG1 2ZR
(no stamp needed)
- or email: LDF@harrogate.gov.uk
(to make it easy for you to respond, a short questionnaire is included in this newspaper.)

Thank you very much for taking the time to respond

The closing date for comments
is Friday 4 November 2011 (4.30pm)