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**REPORT TO:** Council

**DATE:** 19 April 2006

**REPORTING MEMBER:** Cabinet Member (Planning)  
(Councillor R Cooper)

**SUBJECT:** **Notice of Motion - Proposed allocation of Greenfield Land for Building**

**WARDS AFFECTED:** All

**FORWARD PLAN REF:** N/A

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## **1.0 PURPOSE OF REPORT**

- 1.1 At the Council meeting on 1 March 2006, Councillor Bill Houlton proposed the following Notice of Motion, which was seconded by Councillor Keith Rothwell:

### ***Proposed allocation of Greenfield Land for Building***

*In the Core Strategy laid down in the recent Local Development Framework three areas of Greenfield land were identified for housing and other development.*

*Following a recent objection aired in the local press the Cabinet Member for Planning committed the Council to not building on one area, the "Bilton Triangle". This leaves the two other areas (Knaresborough East and North West Harrogate) still at risk of Development.*

*There is strong feeling in Knaresborough against any proposal to extend the current built up limits of the Town and indeed a site of over 130 houses has started on Halfpenny Lane.*

*Recommendation:*

*That the Cabinet Member for Planning recognises the strong feelings in Knaresborough against the proposed development and gives a similar commitment that the proposed urban extension at Knaresborough East will not be included in the LDF.*

- 1.2 **The Notice of Motion was referred to me as Cabinet Member (Planning) and I subsequently met with Councillor Bill Houlton on 31 March 2006.**

## **2.0 RESPONSE TO NOTICE OF MOTION**

- 2.1 The Core Strategy Issues and Options consultation, held between September and December 2005, sought views on a number of possible major extensions to the urban areas of Harrogate, Ripon and Knaresborough as a means of accommodating future housing growth over the plan period to 2021. The comments received are currently being considered as part of the process to agree the Council's 'preferred options', which will be the subject of a further round of public consultation during June and July this year. Indeed, by the time Council considers this report, I will have already approved the package of preferred options having consulted the District Development Committee.
- 2.2 This stage of the LDF process does not commit the Council to any particular course of action or planning policy approach. The 'preferred options' stage involves setting out what the Council, on the basis of current information, considers to be the most appropriate way forward as a basis for seeking further views from stakeholders and the community in general.
- 2.3 In the case of urban extensions, it is clear from the recent consultation that there is a significant level of public objection to each of the possible options identified, though some more than others. Furthermore, the potential need to identify a major area of greenfield land to accommodate future housing growth has reduced somewhat now that the Regional Spatial Strategy has allocated 400 houses per year for Harrogate District, rather than the 450 houses a year which formed the basis of last year's Issues and Options consultation. For these reasons, it is not considered appropriate to agree any of the possible urban extensions as preferred options in meeting future housing requirements.
- 2.4 Government policy, however, requires local authorities to ensure that they make appropriate provision to meet housing requirements throughout the plan period. At this stage it is not possible to say that urban extensions will definitely not be needed, particularly during the latter phase between 2016 and 2021. Consequently, it will be necessary to keep the option of identifying urban extensions under review until further work is undertaken on the amount of greenfield land that will need to be allocated, taking account of the strategy for settlement growth across the District and the level of windfall development.

## **3.0 CONCLUSION**

- 3.1 I recognise that there are strong feelings against all the possible urban extensions identified in the last round of consultation and that they have adverse environmental and other impacts. At this stage, however, it seems very unlikely that a major urban extension will be needed and I can assure Members that none of the potential areas previously identified will be a 'preferred option' in meeting future housing requirements in the next stage of

work on the LDF Core Strategy.

**Background Papers – None**

**OFFICER CONTACT:** Please contact Mr D C Allenby, Chief Planner (Forward Planning), if you require any further information on the contents of this report. The officer can be contacted at the Department of Development Services, Knapping Mount, West Grove Road, Harrogate, HG1 2AE, by telephone on 01423-556576 or by e-mail – [dave.allenby@harrogate.gov.uk](mailto:dave.allenby@harrogate.gov.uk).

**SUSTAINABILITY ASSESSMENT/CRIME AND DISORDER**

		<b>Implications are</b>		
		<b>Positive</b>	<b>Neutral</b>	<b>Negative</b>
A	Economy		✓	
B	Environment	✓		
C	Social Equity			
i)	General		✓	
ii)	Customer Care/People with Disabilities		✓	
iii)	Health Implications		✓	
D	Crime and Disorder		✓	

If all comments lie within the shaded areas, the proposal is sustainable