



August 2019 - Special Newsletter

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As promised in the last newsletter, we have more information about the local plan, so here it is:

Harrogate Borough Council made some error with the handling of the Major Modifications document, so they have extended the deadline for comments to 4.30pm on Friday, 20<sup>th</sup> September. In the following, you'll find 1) an "introduction" and 2) a "guide" on how to comment on the modifications.

### **1 LOCAL PLAN – NEXT STAGE – INTRODUCTION**

You'll all be aware that we're in the final stage of consultation about changes or Major Modifications to the local plan. For us, this means PN17 and PN19 have been removed by HBC in line with the inspector's letter. This won't stop others from across the borough commenting against these withdrawals, so please state you're in favour of the removal of PN17 and PN19 too.

What still remains is a somewhat reduced PN18. This change has not been requested by the inspector but is a token gesture from HBC so that they hope they can't be attacked on coalescence grounds as was the case with housing for PN19. In logical minds, HBC's new PN18 is still so very close to coalescence, that as the inspector stated before, it would still be little more than a stone's throw from Harrogate.

Inadvertently, in reducing PN18, HBC have withdrawn the only part of the site where although buildings would ruin the landscape and coalesce, they would not have directly masked the view of the grade II\* listed viaduct. It *now* means that their proposal is to place buildings where they *would* mask the views of the viaduct as they would be on higher ground. The parish council is attempting to prove this would be in contravention of HBC's own ruling that the viaduct must be able to be seen from within the PN18 site and beyond and through it. We and our consultants are working on this.

Another really significant factor is that HBC included a huge flexibility factor in its employment site calculations. This was exposed (and ridiculed) at the public examination as being around double what was actually specified by the Objectively Assessed Need document. IF PN18 were excluded completely from the employment site list, this would go a long way in bringing this flexibility factor down to realistic proportions. It's not the inspector's job to rewrite the local plan but he gave rulings on housing which we all assumed would be followed by a similar letter on employment. The reasons for removing PN19 (coalescence, disproportionate size compared to Pannal, destruction of the SLA, etc.) should have been applied by HBC to PN18 also, just across the road. They failed to do so.

Please feel free to use this and the other reasons suggested in the help document for your comments and remember it's the effect of the changes that are critical, not repetition of the original objections. As soon as we get additional professional information against the changes, we'll let you know about them. However, don't let that stop you commenting now.

The deadline for replies is 4.30pm on September 20<sup>th</sup> 2019, so you still don't have much time with the holidays in the way. Our parishioners' efforts carried a lot of weight for PN17 and PN19 with the inspector. There has been a slight shift by HBC on PN18 but we need **all of it removed** – comment now please.

If you have any questions, please do not hesitate to contact us - [parishclerk@pannalandburnbridge-pc.gov.uk](mailto:parishclerk@pannalandburnbridge-pc.gov.uk)

## 2 HARROGATE DISTRICT LOCAL PLAN MAIN MODIFICATIONS CONSULTATION GUIDE

Following the submission of the new Harrogate District Local Plan for examination in August last year and communication from the Government Inspector following the hearings that he held earlier this year, Harrogate Borough Council have made changes to the plan. These have been published for consultation within a 'Schedule of Main Modifications'. The responses to this consultation will be considered by the Planning Inspector as part of the ongoing examination process.

As far as the modifications relate to Pannal, the main changes are the removal of the PN17 (Spring Lane) and PN19 (Leeds Road behind St Robert's Church) housing allocations from the plan and the reduction in site area and floor area for the PN18 (Leeds Road adjacent to Mercedes) employment allocation. The very large employment allocation does however remain on Leeds Road.

The relevant documents and forms for the consultation are available from locations including:

- The Council's consultation portal at <https://consult.harrogate.gov.uk>
- Civic Centre, St Luke's Mount, Harrogate, HG1 2AE. Opening hours 8.30am to 5.00pm Monday to Thursdays and 8.30am to 4.30pm on Fridays
- Libraries throughout the district. <https://www.northyorks.gov.uk/local-libraries>

At this stage of the process, comments can only be submitted on the Schedule of Main Modifications and certain other related documents. This is not an opportunity to make comments on other aspects of the plan. Within the Schedule of Main Modifications, text that is proposed to be deleted is indicated by ~~striketrough~~, and text that is proposed to be inserted is underlined.

If you submitted representations during previous consultations on the plan, these have already been considered and there is no need to submit them again. Comments which do not directly relate to the Main Modifications proposed to the plan will not be considered by the Inspector.

Comments should focus on whether the Main Modifications to the Local Plan are 'sound'. That is, whether the plan (with modifications) is positively prepared (based on a strategy which seeks to meet objectively assessed requirements and consistent with achieving sustainable development), justified (the most appropriate strategy when considered against the reasonable alternatives, based on proportionate evidence), effective (deliverable) and consistent with national policy. Comment can also be made on legal and procedural compliance, and conformity with Duty to Cooperate.

As far as this relates to Pannal, the Parish Council intends to comment on all our site changes PN17, PN18, PN19 and PN20 but specifically here on PN18:

- No need whatsoever for the revised site PN18 in view of the excessive over- capacity for employment use (admitted by HBC) and no reductions elsewhere in employment sites
- Effective coalescence of Pannal and Harrogate despite marginal reduction in size of site
- Previous rejection of permission for Rugby Club on the same site as building then was considered inappropriate, so an industrial estate would be much worse.
- The landscape, heritage and transport impacts – e.g. Special Landscape Area, public transport is of little use here
- Obscuring Gateway View of Grade II\* listed viaduct. Perversely, HBC's major modification to this site would make this worse

- There are much better places to build sheds & offices with direct access to the A1M to fulfil employment use
- Pecuniary gain for HBC should not be the driving force for the sale of Borough Council owned land when it was designated as protection for the approaches to Harrogate
- Cannot fill existing commercial plans, so PN18 not needed as the other sites will meet and exceed demand.
- Traffic impacts on A61 24/7 have not been satisfactorily addressed during or since the public examination even with a reduced area for employment use.
- Previous undertaking of HBC forefathers to protect this green lung (now SLA) since 1963 for posterity is even more relevant, given excessive employment site designation which has only marginally changed.
- Don't forget to reaffirm deletion of PN17 and PN19 from the plan as being a necessity.

Using the Council's Main Modifications Consultation Form is the best way (albeit complex!) to ensure that responses are structured to be consistent with the examination process. A separate form will need to be completed for every Modification you wish to comment upon. You'll need to click on MM66 (page 261) for PN17 and PN19 and MM143 (page 427) for PN18.

Failing that, please note comments can be emailed to [planningpolicy@harrogate.gov.uk](mailto:planningpolicy@harrogate.gov.uk) or posted to Planning Policy, Planning and Development, Harrogate Borough Council, PO Box 787, Harrogate, HG1 9RW. The revised deadline is 20th September 2019

In order to submit comments via the portal you will need to be registered and logged into the system.

All representations must include your name and postal address.

For reference, the most recent newsletter is always posted on both of the Village Notice Boards (at the Village Hall and at St Robert's Church) and all newsletters are posted on the website here:

<http://www.pannalandburnbridge-pc.gov.uk/Documents.aspx>

Also, if you use Facebook, please join our group where you'll get any breaking news more quickly than through these periodic newsletters:

<https://www.facebook.com/Pannal-and-Burn-Bridge-Parish-Council-1655335551445518/>

Best wishes

Howard West, Chairman, [howard.west@pannalandburnbridge-pc.gov.uk](mailto:howard.west@pannalandburnbridge-pc.gov.uk) and Dave Oswin, Deputy Chairman