

Pre-application planning advice



The AONB and the planning process

Applications for planning permission in the AONB are determined by the local planning authorities whose territory includes parts of the designated area. Harrogate Borough Council covers the most of the AONB except for part of lower Wensleydale on the northern boundary of the AONB, which is covered by Richmondshire District Council. All minerals and waste disposal applications affecting the AONB are determined by North Yorkshire County Council.

Decisions by local planning authorities on planning applications are guided by policies in their Local Plans that protect the AONB from harmful development in accordance with the National Planning Policy Framework. The AONB's Joint Advisory Committee does not determine planning applications and submits comments to the local planning authorities on only a small proportion of the total number of planning applications affecting the AONB.

All comments on planning applications made on behalf of the AONB's Joint Advisory Committee are scrutinised in draft by Members of the Committee's Executive before they are submitted. More information about the Committee is available from the AONB's website at www.nidderdaleaonb.org.uk

The AONB's approach to applications for development

The primary purpose of AONB designation is to protect the natural beauty of one of Britain's finest landscapes. Policies in the AONB's Management Plan reflect this overriding objective but the Joint Advisory Committee recognises that new development will be needed to provide homes and jobs just as elsewhere. The Committee's responses to proposals for new development will be guided by five principles:

1. The importance of landscape
2. The need to combat climate change
3. The value of ecosystem services such as the role of moorland in storing carbon and mitigating downstream flood risk
4. The need to promote sustainable development to meet existing needs while recognising that if environmental thresholds are exceeded it will impoverish existing and future generations
5. Farming, forestry and the management of land for shooting is fundamentally important to the maintenance of the AONB's landscape

Pre-application enquiry advice

AONB pre-application advice will give an indication in advance of how the Joint Advisory Committee would respond when formally consulted by local planning authorities after an application has been submitted. It may also give applicants an opportunity to modify proposals so that they can be made consistent with the five guiding principles and relevant policies in the AONB's Management Plan and thereby better aligned to both national and local planning authority policies on protecting the AONB from harmful development.

AONB pre-application advice will not normally be given on proposals that involve extensions and alterations to existing dwellings or other buildings.

AONB pre-application advice will be strictly limited to an assessment of the impact of a proposed development on the AONB's landscape, and how this could be mitigated in appropriate cases. It will not provide applicants with an indication of how the local planning authority may respond to the proposed development.

The planning authorities take the AONB Joint Advisory Committee's views into account when making decisions but AONB support or opposition to a development proposal will be one of many factors considered by the planning authority. Applicants seeking advice about how the planning authorities might approach a future application should contact the planning authorities directly.

AONB pre-application advice procedure

- Send details of your proposal to the AONB office by post (The Old Workhouse, King Street, Pateley Bridge HG3 5LE) or email nidderdaleaonb@harrogate.gov.uk. The details must include a location plan together with a project description, drawings and photos as appropriate. The plans and supporting information do not need to be professionally produced but the quality of the advice given will reflect the level of detail provided.
- Arrange payment (see below).
- We will acknowledge your request and give you a date when you can expect to receive our advice. Every effort will be made to comply with preferred dates but please allow two weeks for AONB staff to discuss aspects of your proposal with you, and to request further information if necessary.
- We will be willing to arrange short meetings and site visits if necessary. There will be a charge for this (see below). We will normally aim to complete the process by email and telephone in order to make most efficient use of time.

Fees

Development type	Fee (excl. VAT)	Meetings and site visits (for each meeting/site visit)
Major (residential)	£200	£50
Minor (residential)	£100	£25
Major (Industrial/ renewable energy)	£300	£50
Minor (Industrial/renewable energy)	£150	£25

Payment can be made by debit or credit card over the phone (T: 01423 712950) or by cheque made payable to 'Harrogate Borough Council'.

The AONB will not charge for advice given to registered charities or community organisations. The fees may be waived for other applicants at the discretion of the AONB.

Further information

- Harrogate Borough Council – www.harrogate.gov.uk – 01423 500600
- Richmondshire District Council - www.richmondshire.gov.uk - 01748 829100
- North Yorkshire County Council - www.northyorks.gov.uk - 01609 780780
- Yorkshire Dales National Park Authority - www.yorkshiredales.org.uk - 0300 456 0030