

The Planning Application Process



- The Kirby Hill MSA proposal will be the subject of a planning application to Harrogate Borough Council for Outline planning permission, with all matters Reserved except for means of access.
- If approved, this process establishes the acceptability of a proposal in principle and fixes many of the scheme parameters. There then follows a requirement to make a further formal application in respect of Reserved Matters, and also any pre-commencement planning conditions, before anything can be built.
- Documents submitted with the Outline application enable the Planning Authority to control the final detailed design and ensure it is consistent with the design principles approved at the Outline stage.
- The Planning Application will include the following documents:
 - Application forms and drawings
 - Planning Statement
 - Design and Access Statement
 - Statement on Community Consultation
 - Transportation Assessment
 - Environmental Statement which reports the Environmental Impact Assessment (EIA) process
- The EIA will accurately assess the environmental effects of the whole development. The content of the EIA will be agreed in an EIA Scoping Request made to Harrogate Borough Council Planning Department on 18 April 2017. The Council has 5 weeks to respond to this request.
- At this stage it is considered that the EIA will cover the following topic areas:
 - Detailed Scheme Description
 - Alternatives Considered
 - Traffic and Transportation Effects
 - Landscape and Visual Impact (including a lighting impact assessment)
 - Ecology and Nature Conservation
 - Geology and Ground Conditions
 - Surface Waters and Flood Risk
 - Noise
 - Air Quality
 - Archaeology and Heritage
 - Agriculture
 - Cumulative Effects
- The Planning Statement will address:
 - The need for the MSA
 - The site and its planning history
 - Identification of relevant planning policy context and an assessment of the MSA against that context
- The Planning Application is to be submitted in summer 2017, following which there will be a statutory public consultation period where anyone is able to make comments on the scheme to the Council. The Council, in determining the application, is required to give due regard to all responses received.