

**HARROGATE LOCAL PLAN EXAMINATION:
HEARING STATEMENT
MATTER 9 - PRIMARY SERVICE VILLAGE
ALLOCATIONS**

December 2018

On behalf of Stockeld Park Ltd (Participant Number: 896275)

Carter Jonas

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Appendix 1

1.0 INTRODUCTION

- 1.01. The following hearing statement is made for and on behalf of the Stockeld Park Ltd. This statement responds to selected questions set out within Matter 9: Primary Service Village Allocations of the Inspector's Matters and Questions.
- 1.02. The Inspector's Issues and Questions are included in bold for ease of reference. Where a specific Question is not covered the Stockeld Park Ltd has no comment at this stage as part of this Statement of Case.
- 1.03. The following responses are pursuant to comments which have been submitted throughout the Local Plan process and should be read in conjunction with these. A copy of the representations to the Publication Draft are attached in Appendix 1 for reference.
- 1.04. Carter Jonas on behalf of the Stockeld Park Ltd is scheduled to attend and participate in the examination hearing session for Matter 9 : Primary Service Village Allocations

2.0 MATTER 9: PRIMARY SERVICE VILLAGE ALLOCATIONS RESPONSES

Are the following allocations, as defined on the policies map, soundly-based?

- 2.01 It is considered that the allocation of land at Castle Farm reference SP4 is soundly based in line with draft policies GS1 and GS2.
- 2.02 We do not wish to comment on other proposed allocations.

Are the criteria set out in the relevant policies justified, effective, and consistent with other plan policies and with national planning policy (with particular regard to that in relation to the historic environment)?

- 2.03 The site specific requirements associated with allocation of land at Castle Farm reference SP4 is predominately justified, effective, and consistent with other plan policies and with national planning policy.
- 2.04 It is considered that the wording of criteria three of the site specific requirements should be clarified so that only any structurally substantial buildings are assessed for retention and the removal of any buildings is supported through technical justification.

Is there evidence that the development of the housing allocations is viable and achievable in the timescales indicated in Appendix 2 of the plan?

- 2.05 The allocation of land at Castle Farm reference SP4 for housing is viable and achievable within the timescales detailed within appendix 2 (2021/2022). A pre-application enquiry was submitted to Harrogate District Council in November 2018 by Mulgrave Properties and a meeting/response are awaited.
- 2.06 Site SP4 'Land at Castle Farm' is fully 'deliverable' in line with the definition set out within the Annex 2: Glossary of the NPPF. The site is:
1. **Available** – there is a willing landowner and developer who are happy to bring the site forward when required by the Council. There is no need for third party land and the landowner has freehold control of the entire site;
 2. **Suitable** – the Draft Local Plan designates Spofforth as a 'primary village' where development allocations are considered appropriate in order to retain local services and facilities. The land is not subject to any designations or technical constraints that would prevent development coming forward; and;
 3. **Achievable** – there is strong market demand for housing in this location, and there is no reason why the site could not come forward within the first tranche of housing land releases.

APPENDIX 1: PUBLICATION DRAFT 2018 REPRESENTATIONS

Harrogate District Local Plan Publication Draft 2018

consultation response form 26 January – 9 March 2018

REF OFFICE USE ONLY:

Representor number:
Representation number:
Plan reference:
Tests of soundness:

This form has two parts: **Part A** Personal Details and **Part B** Your Representation

To help present your comments in the best way for the inspector to consider them, the Planning Inspectorate has issued this standard comment form for you to complete and return. We ask that you use this form because it structures your response in the way in which the inspector will consider comments at the public examination. Using the form to submit your comments also means that you can register your interest in speaking at the examination.

Please read the guidance notes carefully before completing the form.

Please fill in a separate part B for each issue/representation you wish to make.

Any additional sheets must be clearly referenced. If hand writing, please write clearly in blue or black ink.

Part A

(Please complete in full; in order for the Inspector to consider your representations you must provide your name and postal address).

1. Personal Details		2. Agent's Details (if applicable)
Title		Mrs
First Name		Kate
Last Name		Broadbank
Organisation (where relevant)	Stockeld Park Ltd	Carter Jonas LLP
Job title (where relevant)		Associate
Address – line 1	c/o Agent	Regent House
Address – line 2		13-15 Albert Street
Address – line 3		Harrogate
Address – line 4		
Address – line 5		
Postcode		HG1 1JX
E-mail Address		Kate.broadbank@carterjonas.co.uk
Telephone Number		01423 707825

Guidance note

What can I make comments on?

You can make representations on any part of the publication draft of the Local Plan and its supporting documents, which include: Sustainability Appraisal; Habitat Regulations Assessment and the Equality Analysis Report. Comments may also refer to the justification and evidence in the supporting technical papers. The purpose of this consultation is for you to say whether you think the plan is legally compliant and 'sound'.

Do I have to use the response form?

Yes please. This is because further changes to the plan will be a matter for a Planning Inspector to consider and providing responses in a consistent format is important. For this reason, all responses should use this consultation response form. Please be as succinct as possible. You can attach additional evidence to support your case, but please ensure that it is clearly referenced. It will be a matter for the Inspector to invite additional evidence in advance of, or during the Public Examination. Additional response forms can be collected from the main council offices and the district's libraries, or you can download it from the council's website at www.harrogate.gov.uk/localplan. However you choose to respond, in order for the inspector to consider your comments you must provide your name and address with your response.

Can I submit representations on behalf of a group or neighbourhood?

Yes, you can. Where there are groups who share a common view on how they wish to see the plan modified, it would be very helpful for that group to send a single representation that represents that view, rather than for a large number of individuals to send in separate representations that repeat the same points. In such cases the group should indicate how many people it is representing; a list of their names and addresses, and how the representation has been agreed e.g. via a parish council/action group meeting; signing a petition etc. The representations should still be submitted on this standard form with the information attached.

Question 4(1) – What does 'legally compliant' mean?

Legally compliant means asking whether or not the plan has been prepared in line with: statutory regulations; the duty to cooperate; and legal procedural requirements such as the Sustainability Appraisal (SA). Details of how the plan has been prepared are set out in the published Consultation Statements and the Duty to Cooperate Statement, which can be found at www.harrogate.gov.uk/info/20101/planning_policy_and_the_local_plan/556/local_plan_-_evidence_base

Question 4(2) – What does 'soundness' mean?

Soundness may be considered in this context within its ordinary meaning of 'fit for purpose' and 'showing good judgement'. The Inspector will use the Public Examination process to explore and investigate the plan against the National Planning Policy Framework's four 'test of soundness' as listed at question five. The scope of the Public Examination will be set by taking into consideration the key issues raised by responses received and other matters the Inspector considers to be relevant.

Question 8 – Do I need to attend the Public Examination?

You can indicate whether at this stage you consider there is a need to present your representation at a hearing session during the Public Examination. You should note that Inspectors do not give any more weight to issues presented in person than written evidence. The Inspector will use his/her own discretion in regard to who participates at the Public Examination. All examination hearings will be open to the public.

Part B (please use a separate Part B form for each representation)

Name/Organisation:

3a. To which document does your response relate? (Please tick one)

- Harrogate District Local Plan Publication Draft Habitat Regulations Assessment
Sustainability Appraisal Equality Analysis Report

3b. If you are making comments, to which part of the document do they relate?

(Complete any that apply)

Page no.	<input type="text"/>	Paragraph no.	<input type="text"/>	Policy Ref.	<input type="text"/>
Site Ref.	<input type="text" value="SP4"/>	Development Limit (put name of settlement)	<input type="text" value="Spofforth"/>	Policies Map	<input type="text" value="Spofforth"/>

4. Do you consider the Plan is:

- 4.(1) Legally compliant** Yes No **4.(2) Sound** Yes No

→ If you have selected **No** to Question 4.(2), please continue to Question 5
→ In all other circumstances please go to Question 6

5. If you consider the Development Plan is UNSOUND, do you consider this to be because it is NOT: (tick all that apply)

- Positively prepared** **Justified**
Effective **Consistent with national policy**

What makes a Local Plan “sound”?

Positively prepared - the plan should be prepared in a way that meets the need for housing and other development, including infrastructure and business development.

Justified – the plan should be based on evidence, and be the most appropriate strategy for the district when considered against other reasonable alternatives.

Effective – the plan should be deliverable; the housing and other development should be capable of being carried out.

Consistent with national policy – the plan should enable sustainable development and be consistent with the policies in the National Planning Policy Framework (NPPF).

Please give details of why you consider the Harrogate District Local Plan to be not legally compliant or sound. Your reason(s) should concisely cover all the information, evidence and supporting information necessary to justify your comments, as there will not normally be another opportunity to make further representations after publication stage. After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues she/he identifies for examination.

6. Please give reasons for you answer to 4(1), 4(2) and 5, where applicable. (You may also use this box if you wish to make representations on the Sustainability Appraisal, Habitat Regulations Assessment or Equality Analysis Report. You can attach additional information but please make sure it is securely attached and clearly referenced.)

Castle Farm, Spofforth is identified as draft housing allocation SP4. Our client confirms continued support for this allocation and welcomes its retention as part of the growth strategy for the District.

Housing on the site remains the most appropriate redevelopment opportunity for Castle Farm. Development can be achieved whilst respecting the Spofforth Conservation Area and the Grade II Listed Castle Farm House as well as other heritage assets nearby. A mix of conversion and new build properties is supported as suggested in the Site Requirements.

The site is an integral part of Spofforth and redevelopment will ensure that it continues to contribute to the vitality and viability of the village whilst improving and enhancing the Conservation Area.

Castle Farm remains suitable, achievable and available for development and should be retained as a proposed allocation.

7. Please set out what change(s) you consider necessary to make the Harrogate District Local Plan legally compliant or sound, having regard to the test you have identified at question 5 where this relates to soundness. You will need to say why this change will make the plan legally compliant or sound. It will be helpful if you could put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(If you are suggesting that the plan is legally compliant or sound please write N/A)

No changes suggested.

8. If your representation is seeking a change, do you consider it necessary to participate at the hearing sessions of the Public Examination? (tick one box only)

After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues she/he identifies for examination.

No, I do not wish to participate at the hearing session at the examination. I would like my representation to be dealt with by written representation

Yes, I wish to appear at the examination

If you have selected **No**, your representation(s) will still be considered by the independent Planning Inspector by way of written representations.

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

The issues raised in this representation go to the heart of the Local Plan and its soundness. These matters are best discussed in an open forum with the Inspector and other respondents. We review the need to participate as the Local Plan moves forward and in light of the implications of changes to the Framework as a consequence of the current review.

Please note: the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the hearing session of the examination.

Signature



Date

8 March 2018

Please return the completed form by **no later than 4.30pm on Friday 9 March 2018** to:

Planning Policy Team, Harrogate Borough Council, PO Box 787, Harrogate, HG1 9RW

or email: planningpolicy@harrogate.gov.uk

(Electronic copies of this form are available to download at www.harrogate.gov.uk/localplan)

Data Protection

The information you provide on the form will be stored on a database used solely in connection with the Local Plan. **Representations will be available to view on the council's website, but address, signature and contact details will not be included. However, as copies of representations must be made available for public inspection, they cannot be treated as confidential and will be available for inspection in full. Copies of all representations will also be provided to the Planning Inspectorate as part of the submission of the Harrogate District Local Plan.**