

**HARROGATE DISTRICT LOCAL PLAN DPD EXAMINATION**  
**HARROGATE BOROUGH COUNCIL'S RESPONSE TO INSPECTOR'S MATTERS, ISSUES AND QUESTIONS**  
**MATTER 12 – GREEN HAMMERTON/CATTAL BROAD LOCATION FOR GROWTH (DM4) (EX/HBC/MIQ/012)**

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**12.1 Has the proposal for a new settlement been positively prepared and is it justified?**

- 12.1.1 The proposal for a new settlement is a key element of the overall growth strategy for the district (Policy GS2 **[CD01]**), which is seeking to deliver a minimum OAN figure of 669 new homes per annum (Policy GS1 **[CD01]**) by locating sustainable growth along the district's key public transport corridors.
- 12.1.2 The overall spatial strategy has been considered against reasonable alternatives as the plan has evolved as set out in Chapter Five of the Sustainability Appraisal (SA) **[CD03]**. In taking forward the preferred strategy, it became clear that a combination of growth options, including a new settlement, would be needed to provide a sustainable solution. The option of exploring the potential for a new settlement within the district is supported by national planning policy (paragraph 52, National Planning Policy Framework, 2012) which states that '*local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development*'.
- 12.2.3 Chapter 7 of the SA **[CD03]** sets out how the options for a new settlement were identified and provides an assessment of the effects of the preferred approach when considered against other reasonable alternatives. The New Settlement Background Paper **[SD11]** draws together all relevant information from the Local Plan evidence base including the SA, infrastructure requirements and key consultee responses. It explains the decision making process and rationale behind the choices made including the final preferred approach to identifying the broad location for the new settlement. The council's approach to identifying a broad location for the new settlement is consistent with paragraph 47 of NPPF, 2012.
- 12.1.4 Throughout the preparation of the plan and its evidence base the council has undertaken extensive community engagement and worked collaboratively with key stakeholders including infrastructure providers, land promoters and Duty to Cooperate Partners. As documented in the Statement of Compliance with Duty to Cooperate (DtC) Update **[SD04]**, the council has a positive record of ongoing constructive engagement with DtC bodies. None of Harrogate district's neighbouring authorities have raised any issues with the approach to a new settlement.
- 12.1.5 The council's positive strategy for housing and economic growth fits with regional and local priorities, including those set out within the Leeds City Region Strategic Economic Plan (SEP) and the York, North Yorkshire and East Riding SEP. The broad location for the new settlement sits within a Strategic Development Zone identified within the York, North Yorkshire, East Riding and Hull Spatial Framework **[OD13]**, identified as an opportunity for growth, connectivity and investment. The Strategic Transport Prospectus for North Yorkshire **[OD18]** emphasises the importance of north-south and east-west connectivity and the broad location has the potential to facilitate improvements in this regard with two operational stations on the Leeds - Harrogate - York railway, providing future onward connections to HS2 hubs, the East Coast Mainline and Trans Pennine services at York and Leeds.
- 12.1.6 As referenced further under 12.3 below, work to prepare the New Settlement Development Plan Document (DPD) commenced in May 2018, and this is providing further opportunities for continuing engagement and partnership working with all key stakeholders through the development of an enhanced evidence base for determining the optimum location of the new

settlement, site-specific policies and the preparation of a separate Infrastructure Delivery Plan to support the DPD.

12.1.7 The new settlement is a key part the council’s strategy for growth, which has been positively prepared and justified through extensive public and stakeholder engagement, appraisal of reasonable alternatives and the positive contribution that the new settlement will make to meeting housing and economic growth priorities and improving connectivity across the wider sub region/region.

**12.2 Has the process for selecting the broad location of a new settlement in the plan been robust and objective?**

12.2.1 As set out in the New Settlement Background Paper [SD11] the process for selecting the broad location for growth is soundly based on evidence that underpins the Local Plan and with alternative sites being assessed on a consistent basis against the following:

- Utilities provision and capacity (Infrastructure Capacity Study [EBTI03 – EBTI05])
- Traffic modelling work [EBTI09]
- Natural and Built Environment Assessments [EBBNE01, EBBNE06, EBBNE07, EBBNE08, EBBNE15]
- Habitat Regulations Assessment [CD05]
- Sustainability Appraisal [CD03]

12.2.2 The New Settlement Background Paper acknowledges that there are few differences in the opportunities and constraints for each location and their performance when assessed against sustainability objectives (Chapter 7, Sustainability Appraisal (August 2018) [CD03]).

12.2.3 However, as highlighted in the New Settlement Background Paper (paragraph 8.4, [SD11]) the identification of a broad location in the Green Hammerton/Cattal area has a better relationship with the Local Plan growth strategy and objectives than other potential locations.

**12.3 Is there satisfactory evidence that the anticipated level of housing (1080 dwellings) would be delivered during the plan period, bearing in mind that the precise location, and the implications arising from that, has yet to be established?**

12.3.1 The Local Plan [CD01] identifies the broad location for a new settlement of at least 3000 new homes in the Green Hammerton/Cattal area. To enable full consideration of land and to ensure the best possible place making solution, Policy DM4 makes clear that the detailed planning of the new settlement will take place through the preparation of a separate DPD and identifies the criteria against which the DPD will be prepared.

12.3.2 As set out within the Housing Trajectory (Local Plan, Chapter 12 Appendices [CD01]), it is expected that the new settlement will deliver 1,080 new dwellings within the plan period with first delivery in 2024/25. The Trajectory has made a reasonable assessment of the likely lead in times to allow for the preparation of the DPD, outline planning application and S106 agreement, reserved matters, discharge of pre-commencement conditions, marketing of the site to housebuilders and to put in place the necessary infrastructure to support the first phases of development. The following indicative timescale illustrates how the expected lead in and first phases of development can be achieved:

	2018				2019				2020				2021				2022				2023				2024				2025			
	J-M	A-J	J-S	O-D	J-M	A-J	J-S	O-D	J-M	A-J	J-S	O-D	J-M	A-J	J-S	O-D	J-M	A-J	J-S	O-D	J-M	A-J	J-S	O-D	J-M	A-J	J-S	O-D	J-M	A-J	J-S	O-D
DPD examination																																
DPD adopted																																
Pre-application (e.g. EIA prep)																																
Outline/S106																																
Discharge pre-commencement																																
Dispose to housebuilders																																
Reserved Matters (first phase)																																
Site works start																																
Dwelling completions																																

- 12.3.3 The approach taken in the Trajectory is conservative, assuming an annual average build out rate of 90 dwellings, based on two sales outlets delivering 45 each in the first two years rising to 100 dwellings across the two outlets thereafter. However, there is potential to increase the number of annual average completions by increasing the number of sales outlets, ensuring high quality design and place making and providing a diversity of housing mix, tenures and products including exploring modern methods of construction.
- 12.3.4 The council is committed to the preparation of the New Settlement DPD and work is already well underway. Consultants Gillespies, Cushman and Wakefield and Vectos have been commissioned by the council (May 2018) to prepare a concept framework, which will identify the preferred boundary for the new settlement. Early stakeholder engagement has taken place, including with community representatives, infrastructure providers and the two main land promoters through a series of one to one meetings and facilitated stakeholder events. This engagement has helped to shape the DPD options and the methodology for the options assessment. The preferred option will be reported to the council's District Development Committee and Cabinet Member for Planning in early 2019 prior to district-wide Regulation 18 consultation. The key milestones for the preparation of the New Settlement DPD are set out within the agreed Local Development Scheme fourth review [SD01].
- 12.3.5 The area is largely greenfield with the vast majority of the available land within the broad location under the control of two master developers (Commercial Estates Group and Oakgate Group Ltd) in the form of promotion/option agreements. Both promoters are established master developers with a considerable track record of delivering large scale housing development.
- 12.3.6 An outline planning application has been submitted by Commercial Estates Group for the development of 175 hectares of land within the broad area including up to 3,000 new homes, retail and leisure uses, two primary schools, outdoor sport and recreation facilities, open space and employment land. A decision on this is pending. A further 166 hectares of land within the broad area has been the subject of an Environmental Impact Assessment (EIA) Screening Opinion request by Oakgate Group Ltd in respect of the delivery of a new settlement, including up to 3,000 new homes, a district centre, employment land, primary school, open space and petrol filling station. This has been determined and an EIA will be required. Oakgate Group Ltd has indicated their intention to submit an outline application in due course.
- 12.3.7 Therefore, through the clear identification of the broad location, the council's early progress to identify the preferred new settlement boundary and the involvement of two experienced master developers, it is considered that the anticipated level of housing will be delivered, and likely exceeded, within the plan period.

**12.4 Is it effective to have what appears to be policy located in the supporting text (paragraph 10.18)?**

- 12.4.1 The purpose of paragraph 10.18 is to set out the aims and objectives that underpin the preparation of the New Settlement DPD. It is considered that the key policy requirements for achieving these aims and objectives are adequately reflected within Policy DM4 and that paragraph 10.18 does not introduce any new policy requirements. Therefore, it is recommended that the wording at paragraph 10.18 remains within the justification.

**12.5 To be effective should there be consistency between proposed housing numbers on the Key Diagram (2700) and in the policy (at least 3000)?**

12.5.1 The council notes that reference to '2700' on the Key Diagram is a typographical error which references an earlier iteration of the plan. It is, therefore, recommended that the Inspector modifies the text within the Key Diagram to say '*at least 3000*'.

**12.6 Are the criteria set out in the policy otherwise justified, effective, and consistent with other plan policies and with national planning policy?**

12.6.1 Identification of the broad location for the new settlement is consistent with Policy GS2 and supported by paragraph 47 of NPPF, 2012 which states that in order to boost significantly the supply of housing, local planning authorities can identify broad locations for growth, for years 6-10 and, where possible, for years 11-15. The new settlement is expected to deliver from 2024/25, which falls within the 6-10 year period. There is nothing in the new NPPF 2018 that undermines the principle of the council's approach to identifying the broad location for the new settlement.

12.6.2 The criteria within Policy DM4 have been derived taking into consideration other Local Plan policies, national planning policy, consultation with statutory bodies such as the County Council, Highways England and Historic England and the following evidence base:

- Housing and Economic Development Needs Assessment **[EBH01]**
- New Settlement Employment Mix Report **[EBE06]**
- Infrastructure Delivery Plan and Schedule **[SD16]**
- New Settlement Background Paper **[SD11]**
- Natural and Built Environment Assessments **[EBBNE01, EBBNE06, EBBNE07, EBBNE08, EBBNE15]**

12.6.3 It is considered that the principles and requirements identified within Policy DM4 are broadly reflective of Garden City principles for achieving exemplar development and high quality place-making and are consistent with the Local Plan growth strategy, which is seeking to guide sustainable development that maximises opportunities for using public transport.

12.6.4 It should be noted that a modification is proposed **[CD02, (M/DM/128)]** in respect of criterion C to read '*The relocation of the existing horticultural nursery as appropriate*'.

12.6.5 All of the criteria set out in Policy DM4 are capable of being fully explored and delivered through the preparation of the New Settlement DPD.

12.6.6 In conclusion, the council considers that the criteria set out in Policy DM4 are justified, effective and consistent with national policy.