

Harrogate District Local Plan
Statement of Common Ground: (Ref: EX/SoCG/09)
Date: 15/01/2019

Between:

- 1. Harrogate Borough Council ('the council') – the Local Planning Authority**
 - 2. Paul Garforth**
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Summary

This Statement of Common Ground (SoCG) has been prepared by the above parties in order to assist the forthcoming examination of the Harrogate District Local Plan (HDLP).

The SoCG relates to two parcels of land off Low Wath Road, Pateley Bridge ('the sites'), which have been identified in the Publication HDLP (January 2018) as allocations for the provision of housing.

Mr Garforth owns Site P10 and has the controlling interest in site P1. Mr Garforth is in advanced discussions with a regional developer to enter into a conditional contract in respect of Site P1.

During preparation of the HDLP, HBC and Mr Garforth have engaged in ongoing dialogue and discussions regarding the sites. Representations have been made to the HDLP at various stages of consultation: these have, subject to caveats about how the sites may be developed, supported the principle of the allocation for housing.

The SoCG sets out those matters which have been agreed between HBC and Mr Garforth and those that remain outstanding. The agreed position in respect of the Regulation 20 representations to the Publication HDLP is set out in Appendix 1.

Background and Allocation Details

The sites lie to the west of Pateley Bridge. To the north of the allocated sites is Nidderdale High School and Community College, to the west a substantial tree belt, to the east Grassfield Hall Hotel and the residential properties of Ashfield Court Road and to the south open land. The sites are within the Nidderdale Area of Outstanding Natural Beauty (AONB), as is the whole of Pateley Bridge.

The sites comprise the following areas:

- Site P1 - the site is in agricultural use and is accessed from a narrow track road from Low Wath Road. Tree Preservation Orders (TPO) are in place along a belt of trees running from Low Wath Road to the main body of the site and on the belt of trees to the west of the site.
- Site P10 - is located in between Sites P1 and P5 and is occupied by a residential dwelling.

The council propose the allocation of the sites for housing development in the HDLP. Details of the site allocations are set out below:

Site Reference	Policy DM1 P1	Policy DM1 P10
Location	Land south of Ashfield Court	Grassfield House
Site area (gross)	2.8576ha	0.2860ha
Indicative dwelling yield	72 across both sites	

Sites allocated for housing or other uses in the HDLP are subject to specific site requirements. In respect of sites P1 and P10 the same site requirements apply; this reflects the Council's position that given the relationship of the sites to each other a consistent and integrated approach to development across the two sites is appropriate.

Areas of Common Ground

The parties are in broad agreement that the settlement hierarchy and distribution of growth set out within the HDLP are appropriate and that the Council's approach to delivering housing represents an appropriate strategy.

Having considered reasonable alternatives and the assessment of relevant evidence and following consultation with stakeholders and the public the parties agree the sites represent a sustainable opportunity to deliver market and affordable homes in Pateley Bridge.

The parties also agree the sites will deliver a high quality sustainable development, designed to reflect their location within the AONB.

The parties agree that the sites are available, deliverable and developable in accordance with paragraph 47 of the National Planning Policy Framework (2012).

Technical Issues

Infrastructure requirements and viability

The HDLP is supported by an Infrastructure Delivery Plan (IDP) (Submission Library Ref: SD17). This has established what additional infrastructure and service needs are required to support the level of development proposed across the plan area.

The key infrastructure requirements identified in the IDP to which sites P1 and P10 will contribute are:

- Cycling and Walking
 - Pateley Bridge Cycling infrastructure

The parties agree that development of the sites would be viable taking into account the reasonable policy and infrastructure requirements set out in the HDLP.

Delivery, build out rates and housing yield

The latest Harrogate District housing trajectory (as at 31st March 2018) is set out in the Schedule of Proposed Modifications (Submission Library Ref: CD02), with an extract from this in respect of the sites below.

Site name	Site Reference	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
Land south of Ashfield Court	P1/P10							12	30	30												

The sites are wholly controlled by the landowner who agrees that there is no infrastructure or other impediment to the sites being brought forward for development at the time envisaged in the housing trajectory.

Outstanding matters

The matters outstanding in respect of the parties Regulation 20 representations are as set out in Appendix 1.

The parties agree that these do not relate to the soundness or deliverability of the sites' allocation or that of the HDLP as a whole.

Conclusion

Mr Garforth supports the allocation of the sites in the HDLP and the parties agree the sites are available, suitable and deliverable for housing development.

Cooperation between the parties has taken place and will continue to do so in terms of the Local Plan examination and through the development management process.

Signed

On behalf of Harrogate Borough Council

Name: [REDACTED]

Position: EXECUTIVE OFFICER POLICY + PLACE Date: 18/1/19

Mr Garforth

Name: [REDACTED]

Position: OWNER Date: 15/1/19

Appendix 1 - Regulation 20 Representations status (in plan order)

Representation reference	HDLP Policy/ paragraph	Representation summary	HBC response	Resolved?
<p>PD1788</p> <p>PD1789</p> <p>PD1790</p>	<p>Policy DM1, Site P1</p> <p>Policy DM1, Site P5</p> <p>Policy DM1, Site P10</p>	<p>Support allocations but consider changes to guidelines will enhance effectiveness. To link sites together by reference to single set of guidelines suggests comprehensive development of the whole is required to satisfy the joint guidelines. However, each of sites is in separate ownership which may prevent comprehensive development. Each may be developed separately. If so, considered guidelines linking sites serve little purpose and may hinder development of sites and delivery of housing.</p> <p>Allow P1, P5 and P10 to be developed separately by preparing site requirements for each site or adding a note in the summary to state that each site can be developed separately.</p>	<p>The development of the sites independently is not precluded. However, given the relationship of the sites to each other the council's preference is for a comprehensive development to enable a consistent and integrated approach to design and infrastructure provision across the three sites.</p>	