

Ripon Barracks – Ripon City Plan Note

The Ripon City Plan was made 10 April 2019 and sets out the development aspirations and planning policy for Ripon City that must be considered alongside the strategic planning policy set by Harrogate Borough Council.

In addition to planning policy, the City Plan sets out 'Community Actions', these actions have been included as a way to address early consultation on the plan which suggested projects for inclusion within the City Plan, unfortunately the inclusion of such projects are outside of the remit of the City Plan, as set out in the Ripon City Plan Examiner's Report (paragraphs 95-98, October 2018).

Community Actions therefore set out key actions that partners should consider to deliver the aspirations set out in the City Plan.

Two Community Actions are applicable to the redevelopment of Ripon Barracks:

- Community Action B.3 – Clotherholme
- Community Action B.4 – Clotherholme Development Strategy

Full consideration has been given to the Ripon City Plan throughout the Ripon Barracks design process. The tables below set out the aspirations of the Community Actions B.3 and B.4.

Community Action B.3 – Clotherholme

Community Action Aspirations	Ripon Barracks Development Response
<p>The City Council supports the comprehensive redevelopment proposals for that area of the military estate shown on the Policies Map as a Regeneration Area for what will become the Clotherholme urban village, proposals for this area to include a substantial quantity of housing and range of accommodation, employment and business premises, recreation and community provision and necessary infrastructure. Owing to the scale of development being a substantial urban extension to Ripon, and the opportunity afforded by the particular ownership the City Council would like to see a masterplan for the area be prepared, having regard to:</p>	
<ul style="list-style-type: none"> • Urban design 	<p>Significant work has been undertaken to develop a masterplan which is considerate of the existing site infrastructure whilst creating a development which is well connected physically to the existing residential edge of the city. Technical constraints and feedback from engagement sessions have been considered in parallel with the placemaking agenda to develop a series of parameters. These parameters have been drawn on to Parameter Plans which will be submitted as approved planning drawings. Future development will be required to comply with these Parameter Plans.</p>
<ul style="list-style-type: none"> • Green infrastructure 	<p>The existing green infrastructure (GI) plays an important role in the development of the site. Where possible existing mature trees are retained and the GI has been drawn into a network of corridors to preserve a strong landscape setting.</p> <p>Laver Banks, which forms the site south of Clotherholme Road will be retained as GI and formally opened to the public (it should be noted that public access is not currently authorised).</p> <p>In total, the development includes a total of 40ha GI, comprising:</p> <ul style="list-style-type: none"> • 0.45ha Parks and Gardens • 22 ha Natural and semi-natural greenspace • 11ha of Amenity Greenspace • 0.46 ha Provision for children and young people • 1.0 ha Allotments and community gardens

Community Action B.3 – Clotherholme

Community Action Aspirations	Ripon Barracks Development Response
<ul style="list-style-type: none"> Retention of existing military premises (to be specified) for employment, community, education and recreational purposes in the Claro Barracks built up and technical areas 	<ul style="list-style-type: none"> 6.23 ha of Sports Pitches (including Multi-Use Games Area (MUGA) within Primary School plot). <p>Although the some of the buildings are in active use, particularly on Claro (due for vacation 2023/24), the welfare and accommodation buildings are coming to the end of their practical life. Consideration has been given to the reuse of the gym and a welfare building – though these are not deemed to be of a high enough quality to be retained or contribute a high quality urban extension, specifically, the layout of the site. . The neighbourhood centre will however be shown within a 'Landuse Flexibility Zone' and further design consideration can be given at RMA with the developer partner.</p> <p>The workshops, barracks quarters and offices have also reached the end of their practical life are not appropriate for the future needs of the site.</p> <p>For the purposes of the application all buildings are being shown for demolition.</p>
<ul style="list-style-type: none"> Retention of existing sports fields for creation of a sporting village 	<p>The training/sports fields on Deverell and Claro Barracks are located e-w along Clotherholme Road and straddle the access points located at Chatham Road and west of this. Dealing with the –Barracks and the design of the new development holistically – the development seeks to address (front) Clotherholme Road and the create appropriate legibility at the primary junctions, reinforcing the street hierarchy.</p> <p>In terms of delivering an appropriate density on the approach to and within the neighbourhood centre, the layout seeks to locate denser development here. The fields are on the lower lying areas and contextualised by existing development and vegetative screening from the south on Laver Banks. Therefore from the respect of impact, they proved a sensible location for this development.</p> <p>As noted in the urban design response the development seeks to agglomerate with the existing residential area. It is deemed that the existing open areas if left in situ would continue to create an offset and separate the existing residential areas from the new reinforcing this as a detached area which is not an acceptable principle.</p> <p>Within the holistic masterplan sports and recreation are considered in other locations.</p>
<ul style="list-style-type: none"> Incorporation of the military roads between Kirkby Road, Clotherholme Road and Galphay Lane into the public highway network 	<p>It is proposed that Chatham Road and other significant military roads are opened to the public as part of the redevelopment of the site. Any costs required to bring the military roads to adoptable standard will be secured and paid for by the developer.</p>
<ul style="list-style-type: none"> Mix, tenure and size of new dwellings 	<p>The 1,300 homes to be provided will comprise 30% affordable homes (390 homes), of which, 70% will be social/affordable rented homes and 30% will be intermediate homes.</p> <p>The market mix includes approximately 5% one-bed flats, 5% two-bed flats, 30% two-bed houses, 40% three-bed houses and 20% four-bed houses.</p>
<ul style="list-style-type: none"> Archaeological investigation of the military occupation of the area 	<p>It has been agreed with the North Yorkshire County Council Archaeologist that an Archaeological Desk Based Assessment is sufficient to support the outline planning application. The Assessment will set out the potential for archaeology to be found within the site. Archaeological investigations will be undertaken in phases as and when the site is built out. The results of the archaeological investigations will be submitted to the North Yorkshire County Council Archaeologist.</p>
<ul style="list-style-type: none"> The precautionary identification of a site (of not less than 1.6 hectares) for a primary school 	<p>A 2.1ha plot will be secured which can provide a 2 Form Entry Primary School, with additional facilities for community use including a Multi-Use Games Area. A 2 Form Entry school has capacity for 420 pupils.</p>
<ul style="list-style-type: none"> The allocation of a site for local shopping and associated community facilities 	<p>A local centre will be provided which will provide A1-A5 retail units to enable the provision of a shops, cafes, bars and restaurants. The exact size of the units will be confirmed at a later stage when detailed viability testing has been undertaken.</p> <p>Space will also be secure for community facilities (Use Class D1). This could be in the form of a GP surgery, community hall, multi-</p>

Community Action B.3 – Clotherholme

Community Action Aspirations	Ripon Barracks Development Response
	use space. The exact provision will be confirmed at a later stage following discussions with Harrogate Borough Council. local doctors and other providers.
<ul style="list-style-type: none"> The physical measures required to enable phased release of land and premises from military use 	<p>The redevelopment of Ripon Barracks will be phased over a period of approximately 15 years, with the development complete in 2035.</p> <p>A Phasing Strategy is being prepared alongside the planning application which will set out how the site will be developed as and when the barracks are vacated. During the early stages of development, there will therefore still be a military presence on the site (Claro Barracks) whilst other parts of the site (Deverell Barracks and Laver Banks) are redeveloped.</p>
<ul style="list-style-type: none"> Management of the maintenance, conservation and enhancement of the remaining open land and woodland within the military estate beyond the Regeneration Area taking account of the Nidderdale Area of Outstanding Natural Beauty (AONB). 	<p>Approximately 40ha of green infrastructure will be provided as part of the development, including parks and gardens, natural/semi-natural greenspace, amenity greenspace, allotments, play areas for children and young people and formal playing fields.</p> <p>Management plans will be prepared to secure the management of the green infrastructure, ensuring that all open space, woodland and ecologically sensitive habitats are maintained and enhanced.</p>
Proposals will be required to demonstrate how they abide by the development principles set out in the masterplan in order to be supported	<p>An Indicative Masterplan will accompany the planning application which will set out a version of how the site could be redeveloped. However, for a site of this size being built over 15 years a specific masterplan does not provide the flexibility required to adapt to future conditions, such as the market. The masterplan will therefore be submitted for information only.</p> <p>The application will be supported by a set of Parameter Plans that will set out where development can take place, where open space must be provided, where the key access points and movement corridors will be located and how tall buildings can be in specific areas etc. These Plans will be submitted for <u>approval</u>. The reserved matters applications which will set out the detail of the development will be required to comply with the Parameter Plans submitted to and approved by Harrogate Borough Council.</p>

Community Action B.4 – Clotherholme Development Strategy

Community Action Aspirations	Ripon Barracks Development Response
In the event of a phased release of the military estate, The City Council will seek to encourage development proposals to consider:	
<ul style="list-style-type: none"> Financial contribution toward the provision of new off-site highway infrastructure and traffic management measures required to alleviate the effects of additional traffic upon the city centre as generated by the development 	As part of any outline planning permission for the site a S106 legal agreement will be required and will include a number of clauses relating to highway improvements. These highway improvements will be undertaken by the developer or the appropriate funds will be provided to North Yorkshire County Council to complete the highway improvements on behalf of the developer.
<ul style="list-style-type: none"> The release of the military sports fields along Clotherholme Road. 	The training/sports fields are due to be vacated on Deverell Barracks by 2021 and on Claro Barracks by 2024 – as noted above these areas are considered more appropriate for other uses within a holistic masterplan. However when Claro Barracks is decommissioned and cleared for development other areas of sports and recreation will be made available.
Upon the release of the former Deverell Barracks:	It is proposed that Chatham Road is opened to the public as part of the redevelopment of the site and any costs required to bring Chatham Road to an adoptable standard will be secured and paid for by the developer.
<ul style="list-style-type: none"> The opening to public use of the highway between Clotherholme Road and Kirkby Road (known as Chatham Road) and the financing of any costs required to bring this highway to adoptable standards 	
Upon the release of the former Deverell Barracks:	As part of the application a heritage assessment of the buildings was undertaken, and no buildings were note of particular significance for preservation. Records also show that the
<ul style="list-style-type: none"> The conservation of an exemplar timber barrack block as a local heritage asset regarding the history of the Ripon Camp 	

Community Action B.4 – Clotherholme Development Strategy

Community Action Aspirations	Ripon Barracks Development Response
<p>Upon release of land and buildings south of Clotherholme Road and the Laver Banks training grounds:</p> <ul style="list-style-type: none"> A management plan for the maintenance, conservation and enhancement of woodland, open land and riparian environments south of Clotherholme Road and within the Laver Banks training grounds and the financing of any costs for measures arising from the management plan 	<p>barracks buildings have structural asbestos. It is considered impractical to retain a building at this time.</p> <p>Management plans will be prepared to secure the management of the green infrastructure, ensuring that all open space, woodland and ecologically sensitive habitats are maintained and enhanced.</p>
<p>Upon release of the Claro Barracks built up and technical areas:</p> <ul style="list-style-type: none"> The opening to public use of the existing military highway, including the River Laver bridge, to Galphay Lane and the financing of any costs required to bring this highway to adoptable standards and improvements as may be required to the junction of Galphay Lane and Studley Road (B6265) 	<p>It is proposed that the existing military highway within Laver Banks will be repurposed as a pedestrian/cycle route only, owing to the ecologically sensitive habitat within Laver Banks, the potential visual impact from Studley Royal and Fountains Abbey and the predicted upstream impact on the hydromorphology of the Laver and therefore associated works involved to mitigate this off site. Technical transport work undertaken as part of the application supports the assumption in the emerging Local Plan that highways impacts for this site can be managed with the adaptations to the network elsewhere.</p> <p>The repurposing the highway and bridge for pedestrian and cycle use will be paid for by the developer. Developer contributions will be made towards the adaptation of the network.</p>

In addition to the above Community Actions, the site contains three areas designated open space which are subject to the following policies:

- F.1 – Amenity Open Space and Other Land – Development proposals on open space and other open land which are shown on the Policies Map and City Centre Inset and which make a significant contribution to the visual amenity and character of the city, must demonstrate that the development respects local character and protects biodiversity and does not reduce opportunities for informal recreation.
- F.3 – Protection and Replacement of Recreation Open Space – Owing to the shortfalls in sporting provision and oversubscription in Ripon, development proposals that involve the loss of existing outdoor public and private sport and recreational facilities will not be supported unless:
 - the applicant can demonstrate that there is a surplus of similar facilities in the area and that its loss would not adversely affect the existing; or
 - a satisfactory replacement facility is provided in a suitable location, accessible to current users, and at least equivalent in terms of size, usefulness, attractiveness and quality; or
 - in the case of playing fields, where sports and recreation facilities can best be retained and enhanced through the development of a small part of the site, the benefits of which should clearly outweigh the loss of this land.

It is acknowledged that the proposed Parameter Plans would see the redevelopment of these open spaces for residential and employment uses.

The area of these three open spaces equates to 11.29ha, of this the area on Deverell is ‘open’ ie not gated and is private land used by the public for dog walking etc. The redevelopment of Ripon Barracks will see the provision of approximately 40ha of publicly accessible green infrastructure, a significant provision above what is currently publicly accessible. It is therefore considered that development will not reduce opportunities for informal recreation.

With regard to sports provision, it is proposed that 6.23ha of high quality playing fields (including approximately 1ha for a Multi-Use Games Area) will be provided, split over three plots. The facilities will be supported by changing room facilities. The exact provision is not yet known and will be subject to detailed conversations with Harrogate Borough Council (following the adoption of their Playing Pitch Strategy), Sport England and key local stakeholders). The exact provision will be set out within reserved matters applications submitted to Harrogate Borough Council which will be made available for public consultation.