

Harrogate District Local Plan
Statement of Common Ground: Ripon Barracks Sites (R24, R25, R27 (Ref: EX/SoCG/01
Date: 07/12/18

Between:

The principal parties

- 1. Harrogate Borough Council ('the council') – the Local Planning Authority**
- 2. The Defence Infrastructure Organisation (DIO)**
- 3. Homes England (HE)**

Supplemental Signatory

North Yorkshire County Council solely in its role as Local Highway Authority (LHA)

1.0 Summary

- 1.1 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 LHA is a supplemental signatory to those parts of the document that relate to transportation matters, set out at paragraphs 4.11-4.16 and Appendix 3.
- 1.2 The SoCG relates to land at Deverell Barracks, Claro Barracks and Laver Banks, Ripon ('the Barracks sites') which have been identified in the Publication HDLP (January 2018) as allocations for the provision of housing and employment development.
- 1.3 During preparation of the HDLP, HBC and the DIO have engaged in ongoing dialogue and discussions regarding the Barracks sites and, where appropriate, the LHA and other stakeholders in relation to the future delivery of the Barracks sites. Where appropriate, the DIO has also engaged in discussion with the Ripon City Plan team.
- 1.4 The DIO have made representations to the HDLP at various stages of consultation promoting the Barracks sites for a major housing led allocation and have worked positively with HBC to demonstrate that the site is deliverable and mitigation measures can be provided to mitigate any impacts and address technical constraints.
- 1.5 Discussions between HBC, the DIO and its local delivery partner, HE, and the LHA, are ongoing in respect of the preparation of a masterplan for the site, submission of an outline planning application and the use of a Planning Performance Agreement.
- 1.6 The SoCG provides an updated position on proposals for the Barracks sites including the quantum of development, deliverability and build out rates, details of expected infrastructure provision required to accommodate development and next steps including the ongoing development of a masterplan and the expected timing for the submission of a planning application.
- 1.7 The SoCG sets out those matters which have been agreed between HBC and the DIO and those that remain outstanding. The agreed position in respect of the DIO's Regulation 20 representations to the Publication HDLP is set out in Appendix 1 with the necessary

amendments to the HDLP resulting from this and the updated position in respect of development proposals, as set out in the SoCG, set out in Appendix 2.

2.0 Background and Allocation Details

2.1 The Barracks sites lie to the north west of Ripon, immediately adjoining a residential suburb area of the City. To the north, west and south the land is agricultural, predominately arable. Access to all three sites can be gained from Clotherholme Road. The site is within walking distance of local facilities including a convenience store, secondary schools and a bus service (The bus service has ceased whilst drafting this document, a new operator is being sought) providing direct access to the city centre and the services and facilities that can be found there.

2.2 The Barracks sites comprise three existing military facilities:

- Claro Barracks and Technical Area – comprising residential accommodation, sports hall, ancillary buildings and sports pitches to the south of the site along Clotherholme Road. The Technical Area comprises engineering workshops, garages and stores.
- Deverell Barracks – comprising timber barracks, residential accommodation and workshops around a central parade ground with an area of sports pitches to the south of the site along Clotherholme Road.
- Laver Banks – comprising fenced compound containing operational buildings, hardstanding, rough grassland, scrub and woodland. This area includes species rich grasslands and woodland along the River Laver which are of nature conservation importance.

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

Site Reference	Policy DM1 R24	Policy DM3 R25	Policy DM1 R27
Location	Deverell Barracks, Ripon	Claro Barracks, Ripon	Laver Banks, Ripon
Site area (gross)	11.88ha	32.75ha (residential) 11ha (employment)	8.45ha
Indicative dwelling yield	196	540	63
Mix of uses	Residential	Residential and employment	Residential

2.4 Following earlier representations relating to the boundary of the Laver Banks and Deverell Barracks allocations (Representation reference: PD1322 and LP4110) and further discussions between the parties, it is agreed that the boundaries of both the Laver Banks and Deverell Barracks allocations be amended to reflect the extent of the land ownership. Consequently, the parties agree that Laver Banks be included within the defined Ripon development limit (Representation reference PD1320). DIO representation PD1314 is also relevant to the allocation of Claro Barracks (Site R25) and seeks a reduction in the amount of employment land allocated to a gross area of 2 ha. (see sections 3 and 4 below for further details)

2.5 For each allocation there are specific site requirements. The site requirements for the Barracks sites, together with local plan policies, seek to create sustainable communities and require, amongst other things, the preparation of a comprehensive masterplan covering the

three sites. The DIO/HE are currently progressing studies to inform the development of a masterplan and the partners agree that the development of this site provides an opportunity to achieve an exemplar development.

- 2.6 Relevant policies from the Ripon City Neighbourhood Plan, which is now due to proceed to Referendum in February 2019, may also inform the development of the site but the broad principles of the development proposed align with those of the Ripon City Neighbourhood Plan and particularly the Clotherholme Regeneration Area section of the document (on the basis of the modified Neighbourhood Plan).

3.0 Areas of Common Ground

- 3.1 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. Indeed, the Ripon Barracks sites will play an important role in delivering the strategy of the Harrogate Borough Council Local Plan and in particular the strategy for Ripon. The site will add significantly to the strategic housing land supply and ensure housing delivery throughout the plan period.
- 3.2 Having considered reasonable alternatives and the assessment of relevant evidence and following consultation with stakeholders and the public the parties agree the Barracks sites represents a significant opportunity to utilise previously developed land in the delivery of market and affordable homes in Ripon as well as creating employment opportunities and infrastructure investment in the area.
- 3.3 The parties also agree the Barracks sites will deliver a high quality sustainable development guided by a comprehensive masterplan. To achieve this, the parties agree that the area allocated for sites R24 (Deverell Barracks) and R27 (Laver Banks) should be amended to incorporate the full extent of the sites to reflect the full area assessed within the Vision Document for Clotherholme Urban Village. The DIO/HE development strategy for the Barracks sites has been informed by the Clotherholme Urban Vision document and accordingly the strategic principles of the document are supported: "Clotherholme Urban Village is envisaged as a neighbourhood sensitively set within a rich, connected and varied landscape setting located to the north west of Ripon. Supported by a range of new community facilities and services, this new Urban Village will support and provide for both new and existing residents."
- 3.4 A masterplan for the site will provide the overarching framework and spatial layout that will be used to structure and guide development character, functionality and high-level design. It will also set out the broad distribution of quantum's and types of development. The masterplan will inform the outline planning application.
- 3.5 The outline application will set out a high quality, policy compliant development that builds on the character of the site whilst realising development potential improving the site and make a positive contribution to the town.
- 3.6 The parties agree that the Barracks sites are available, deliverable and developable in accordance with paragraph 47 of the National Planning Policy Framework (2012).

4.0 Technical Issues

Employment

- 4.1 Both parties agree that the Barracks sites provide an opportunity to deliver new employment floorspace as part of a mixed-use development thereby supporting the retention, growth and establishment of businesses in the Ripon area and providing local employment opportunities.
- 4.2 The Publication Local Plan allocates Claro Barracks (Site R25) for a mix of housing and employment uses with 11 hectares of the gross allocated area being identified for employment use: this reflected HBCs aspiration for the existing workshop buildings within the Claro Technical Area to be retained and reconfigured for the development of a business park, facilitating higher-value employment opportunities, a priority within the Council's Economic Growth Strategy (Submission Library Ref: OD03). Whilst the HEDNA assessed Claro Barracks as representing a longer-term prospect for a mixed use development, it did not make any assessment or recommendation in respect of the quantum of employment land appropriate for allocation.
- 4.3 In support of their representations to the Publication HDLP, the DIO commissioned a Market and Viability Assessment (Representation PD1314) to review the suitability of the Barracks sites to provide employment uses: both the reuse of existing employment stock and the provision of new build employment. This assessment found that the reuse of the existing employment floorspace on the site is not commercially viable as the investment value does not exceed the cost of refurbishing the existing buildings and the cost of installing a separate access road. In respect of new build, the assessment found that a development of light industrial units adjacent to the existing northern access on Lark Hill/Kirkby Road could be developed. The assessment concluded that the characteristics of the site in terms of location, accessibility, surrounding uses and distance away from the major road network would suggest demand from occupiers for such employment space would be in the region of 2 hectares.
- 4.4 The Council have now reviewed the submitted Market and Viability Assessment and generally accepts the conclusions and recommendations made within it.
- 4.5 The parties agree that the gross area allocated for employment on Claro Barracks (site R25) under Policy DM3 should be amended to 2ha and identified for Use Class B1.

Housing Yield

- 4.6 The Barracks site provides the opportunity to ensure that the housing needs of Ripon are met throughout the Plan period on a previously developed site in a sustainable location which is already supported for development. After expanding the allocated areas to include the full extent of Deverell Barracks and Laver Banks, the site has a total area of 86ha and a net deliverable residential area of at least 38ha which can deliver the high quantum of development required over the plan period in order to meet the housing needs of Ripon and the wider HBC.
- 4.7 The parties agree that the yield set out in the submission draft Local Plan is indicative. As with other sites in the plan it has been based on a standard gross to net ratio and the application of 30 dwellings per hectare. The principle of a proposal that delivers a higher

yield could be supported where this is developed through a masterplan and tested through an outline planning application.

4.8 The table below provides an indicative suggestion of how development could be accommodated and distributed across the allocations R24, 25 and 27, whilst still securing policy compliant densities. The approach is based upon the indicative masterplan within the submitted Vision Document.

4.9 The reduction in the amount of land allocated for employment uses provides for an increase in the gross area available for residential development on Site R25 to 43.75ha. The increase in the area of R24 site to 15.9ha is due to the inclusion of the adjoining grassed playing fields to the south. The total area of the Laver Barracks 26.44 now reflects the complete DIO ownership, albeit that the net residential area is substantially reduced to reflect the ecological interests across parts of the site.

Site	Policy	Total Area (ha)	Net Residential Area (ha)	Site Density Ratio	Dwellings	Gross Site Dwelling Density per ha	Net Site Dwelling Density per ha
Claro	R25	43.75	22.9	52.3%	836	19.1	36.5
Deverell	R24	15.88	13	81.9%	401	25.3	30.8
Laver	R27	26.44	2.1	7.9%	63	2.4	30.0
Total		86.07	38.0	44.2%	1300	15.1	34.2
Claro and Deverell		59.63	35.9	60.2%	1237	20.7	34.5

4.10 In addition to supporting overall housing delivery the Ripon Barracks will meet the policy requirements of the council with regard to the provision of affordable housing.

Infrastructure requirements

4.11 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.

4.12 The key infrastructure requirements relating to highways and transport identified in the IDP as being necessary to support the Barracks and other Ripon sites are:

- Highway – Local Road Network
 - Clocktower junction
 - North Street/Coltsgate Hill improvements
 - High/Low Skellgate junction reconfiguration
- Public transport
 - Contributing to service and infrastructure provision to link to the 36 service (Ripon, Harrogate, Leeds)
- Cycling and Walking
 - Contributing to cycling and walking provision to improve connections from the Barracks to the centre of Ripon.

4.14 The parties agree that development of the Barracks sites would be viable taking into account the reasonable policy and infrastructure requirements set out in the HDLP. Standard matters associated with a strategic site (identified through application submission documents) that

relate to capacity, impact and constraints will be appropriately planned for, managed or mitigated through the provision of reasonable and justified on and off-site contributions or infrastructure.

- 4.15 All parties acknowledge that additional site specific transport mitigation measures will be required. The DIO has commissioned a preliminary review of potential transport requirements to support the promotion of the Barracks site and inform the masterplan and outline planning application.
- 4.16 Discussions between all parties has taken place regarding the proposed changes to the plan set out within the SoCG. Further high level transport assessment has been undertaken to consider the level of impact and mitigation resulting from a reduction in employment land of 11 to 2ha and the increase in dwelling yield to 1300. The more detailed agreed position in respect of this can be found in the joint statement attached as Appendix 3, which sets out the more strategic matters agreed and linked to the Local Plan as well as additional matters to be fully assessed as part of a transport assessment forming part of an outline planning application.
- 4.17 In addition to the requirement for the above highway and transport infrastructure there is the requirement for a One Form Entry Primary School, including the land required.

Sports Provision

- 4.18 The Barracks sites contain a number of playing fields, some of which are laid out as sports pitches mainly along the southern frontage of Claro and Deverell Barracks adjoining Clotherholme Road. These extend to approximately 11.29ha. As a military site, public access to these facilities is limited. The playing fields adjacent to Deverell Barracks (R24) are included within the vision for the Clotherholme Urban Village to ensure a high quality comprehensive masterplan is developed which integrates the new neighbourhood with the existing settlement and brings forward playing fields and sports pitch provision which have not previously been publicly accessible.
- 4.19 The parties agree that the issue of sports field provision should be dealt with holistically within the masterplan and the correct approach to determining the appropriate level of onsite sport and recreation facilities will be through having regard to HDLP Policies HP6 and HP7, informed by an updated Outdoor Sports Strategy, and the Barracks site masterplan.
- 4.20 Following discussions with Sport England, a statement setting out the parties have agreed an approach to the proposed development with regard to Sport England policy, the identified exceptions and policy set out at paragraph 74 of the NPPF which is attached at Appendix 5.

Heritage and Archaeology

- 4.21 The Barracks sites are around 800 metres from the buffer zone of the Studley Royal Park and Fountains Abbey World Heritage Site (WHS) and 1.3 kilometres from the WHS itself. Laver Banks is around 200 metres from the Buffer Zone and 500 metres from the WHS. The sites are also home to several recorded non-designated heritage assets and there exists some potential for archaeological deposits within the sites. The sites are also close to the Bishopton Conservation Area and two Grade II listed buildings.

- 4.22 The parties agree that as part of the comprehensive Masterplanning process, full consideration must be given to the conservation of the historic environment in the local area. As such, the parties agree that in addition to the LVIA already required, all Local Plan Policy Requirements should be amended to require the preparation of heritage and archaeological assessments.

Ecological Interests

- 4.23 The parties to the SoCG recognise the high ecological value of the Laver Banks site, especially the species-rich grassland, woodland and the riparian habitats which contribute significantly to the River Laver green/blue infrastructure corridor and its associated ecological network. Whilst meeting the development requirements of the wider site the development of the site will need to retain and where appropriate enhance semi natural habitats which should be informed by an ecological constraints and opportunities plan, undertaken in partnership with local ecological expertise. Proposals will also be established for the future management of the green/blue infrastructure, and its associated funding in perpetuity.
- 4.24 It is agreed that this would not be incompatible with the provision of a limited amount of formal recreation on areas identified by a detailed survey as less important for biodiversity (undertaken at the appropriate time of year – i.e. spring/summer). Such development should however avoid artificial lighting and permanent car-parking.

Delivery and build out rates

- 4.25 The Barracks sites are wholly controlled by the DIO. A formal Memorandum of Understanding (MoU) with Homes England has been agreed. The MoU and agreed joint Business Plan gives Homes England responsibility for the delivery of site, through to completion.
- 4.26 The trajectory included in the draft Local Plan first completions on both Deverell Barracks (R24) and Claro Barracks (R25) taking place in 2021/22 with a completion rate of 30 dwellings per year based on a single outlet.
- 4.27 More recent discussions with the DIO have indicated that the latest timetable for the sites to become available is:
- Deverell Barracks – 2020/21
 - Claro Barracks – 2023/24
 - Laver Banks – end of 2019
- 4.28 The trajectory below sets out that Deverell Barracks (R24), Claro Barracks (R25) and Laver Banks (R27) will be built out during the plan period. The timing of the first completions for each site is based on the most recent information on site disposal/availability provided by DIO and the phasing and delivery plan submitted by Homes England based on delivery rates informed by JLL. Accordingly, the trajectory represents a rate of accelerated delivery that the DIO and Homes England consider to be achievable due to the strategy of multiple phases bringing a number of non competing products to the market across what is a large site both numerically and spatially. In addition to a wide range of market and affordable types and tenures to be delivered by a number of developers including SME's; opportunities for Private Rented Sector, Modern Methods of Construction and Custom Build will also be explored.

This trajectory, when considered alongside the Council's standard trajectory provides the Examination with a range of delivery rates.

	Site	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	
Deverell	R24							31	60	60	50	50	50	50									401
Claro	R25										50	50	50	50	90	90	90	90	90	90	90	56	836
Laver	R27							31	32														63
								62	92	60	100	100	100	100	100	90	90	90	90	90	90	56	1300

4.29 Notwithstanding this both parties agree that the trajectory is a monitoring tool to ensure the objectively assessed need for housing is met over the plan period and as such does not affect the principle of the allocation.

4.30 Alongside the preparation of the masterplan, the DIO/Homes England are in the process of preparing an outline planning application for the site and currently anticipates the submission of an outline planning application by 12/09/19 with formal pre-application discussions having commenced in November 2018.

4.31 The partners to this SoCG share the ambition to accelerate the delivery of housing supply in the District and will take steps to increase speed of delivery of housing on this site

5.0 Outstanding matters

5.1 The matters outstanding in respect of the DIO's Regulation 20 representations are as set out in Appendix 1.

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

6.0 Agreed Amendments

6.1 As a consequence of ongoing engagement and technical work undertaken, the parties agree several of amendments to the HDLP would improve the effectiveness and deliverability of the Plan in respect of the Barracks sites. The amended wording, as agreed by the parties, is set out in Appendix 2 and the full amended Local Plan Policy Requirements, including updated allocation maps are set out in Appendix 4. The parties agree that the revised Local Plan Policy Requirements are recommended to the Inspector.

7.0 Conclusion

7.1 The DIO support the allocation of the Barracks sites in the HDLP and the parties agree the site is available, suitable and deliverable for housing, employment and supporting development.

7.2 The LHA is a supplemental signatory to the agreement and is a signatory to those parts of the document that relate to transportation matters, set out at paragraphs 4.11-4.16 and Appendix 3.

7.3 Significant cooperation between the parties has taken place and will continue to do so in terms of the Local Plan examination, the preparation of the masterplan for the Barracks sites and the submission of an outline planning application.

Signed

On behalf of Harrogate Borough Council

Name:

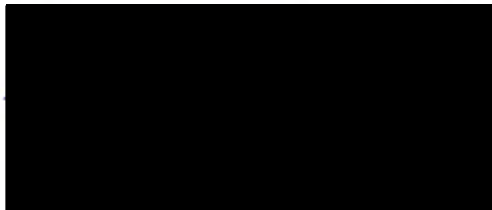


Position: Executive officer Policy & place

Date: 7 December 2018

On behalf of Defence Infrastructure Organisation

Name:

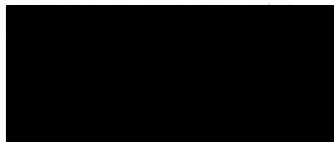


Position: Principal Estates Surveyor

Date: 7 December 2018

Homes England

Name:

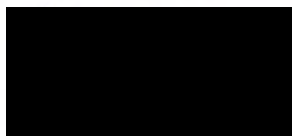


Position: Head of Land North East, Yorkshire and the Humber, Homes England (in her capacity as Head of Land but not on behalf of Homes England)

Date: 7 December 2018

On behalf of North Yorkshire County Council as Local Highway Authority

Name:



Position: Team Leader Transport and Development

Date: 7 December 2018

DIO Regulation 20 Representations status (in plan order)

Representation reference	HDLP Policy/ paragraph	Representation summary	HBC updated response	Resolved?
PD1309	Policy GS1	Agree housing target should be minimum not a ceiling. Provision should provide flexibility to respond to changing circumstances or policy aspirations such as economic growth.	Policy GS1 states that the housing figures are a minimum provision over the plan period demonstrating the Council's approach to meeting the needs of the district in full, as well as providing flexibility.	Resolved
PD1310	Policy GS2	Endorse growth strategy. Support recognition in paragraph 3.15 that within Ripon majority of new development will come forward through redevelopment of Claro and Deverell Barracks. Paragraph should also acknowledge contribution that Laver Banks site (R27) will make.	Agree reference should be made. A modification to paragraph 3.16 is proposed to refer to the Laver Banks site (modification ref: M/GS/7 in Proposed Modifications Schedule) (Submission Library Ref: CD02).	Resolved
PD1317	Paragraphs 3.15-3.16	There should be recognition within paragraph 3.15-3.16 of the conclusions of the HEDNA, which clearly sets out that the greatest demand for employment uses lies within Harrogate and the surrounding area. The conclusions of the HEDNA should be referred in paragraphs 3.15-3.16, i.e. that sites are required in and around Harrogate or in and around Knarborough; and also acknowledge the majority of employment shortfall should be made up in large sites in and around Harrogate and Knarborough. It should also acknowledge that there will be some smaller scale employment opportunities provided in Ripon, which will be limited to market demand.	It is considered unnecessary to repeat elements of the evidence base in the HDLP reasoned justification. However, it should be noted that the HDLP allocates over 36ha of employment land in the Harrogate/Knarborough area, reflecting the conclusions of the HEDNA. Notwithstanding this, as set out in this SoCG, the Council agree with the more recent market and viability assessment evidence submitted by the DIO that the employment allocation on the Barracks sites should be reduced to 2ha.	Resolved

Representation reference	HDLP Policy/ paragraph	Representation summary	HBC updated response	Resolved?
PD1313	Policy GS3	Support provisions of Policy GS3 including creation of development limits and specifically around Ripon and three sites controlled by the DIO.	Noted.	n/a
PD1319	Paragraph 3.48	Paragraph 3.48 should acknowledge the findings of the HEDNA that there is an undersupply of developable employment sites within Harrogate and the surrounding area, which is where the greatest demand exists (paragraph 14.13). The HEDNA acknowledges that there is considerable demand in Harrogate and Knaresborough which should be met in more centralised locations or at larger business park locations within the sub area.	Whilst this is the case, it needs to be seen in the context of the wider evidence. The HEDNA indicates that of the employment sites assessed in the Ripon and Boroughbridge sub-area there was only 1.11ha of available land assessed as being suitable for further employment development. As such the need for employment allocations in Ripon is justified. See also PD1317.	Resolved
PD1311	Policy EC1	DIO consider that Policy EC1 should acknowledge the conclusions of the HEDNA which identifies the lack of sites in and around Harrogate and Knaresborough. It should also acknowledge that there are limitations for allocating large scale employment in the western part of Ripon. In light of this there should be a greater focus on deliverable and sustainable sites within the Knaresborough and Harrogate area.	See PD1317.	Resolved
PD1315	Policy T11/paragraph 6.4	By reducing the volume of employment development at Site R25, the Transport Assessment undertaken by PBA demonstrates that the reduction in employment development at Site R25 would dramatically reduce peak hour	See PD1317. The highways position statement (Appendix 3) sets out assessment process to identify any further highway improvements.	Resolved

Representation reference	HDLP Policy/ paragraph	Representation summary	HBC updated response	Resolved?
PD1322	Policy DM1, Site R27	<p>movements through the City Centre when compared to the existing allocation. As such, the suggested amendments to the allocation of Site R25 would contribute to meeting the aim of Draft Policy TI1 as outlined in Paragraph 6.4, point 3.</p> <p>Endorses allocation. The site requirements specified within Site R27 clearly identifies that the development of the site must take into account the semi natural habitats of the area and the River Laver Green Infrastructure Corridor which should remain undeveloped. Whilst DIO support the need to maintain and protect the important semi natural habitats, it is requested that the defined boundary of Site R27 should be extended to include this land to south; this land falls within the ownership of DIO, this will enable the green infrastructure to be protected and enhanced as part of the comprehensive masterplan.</p>	<p>As Policy GS3 provides flexibility to enable sites adjoining development limits to come forward, there is no imperative for a wider area at Laver Banks to be included in the allocated area.</p>	Resolved
PD1321	Policy DM1, Site R24	<p>Endorses allocation. Support development as part of comprehensive masterplan. Evidence base suggests no insurmountable constraints to development and taking into account constraints and opportunities possible to deliver comprehensive development of land in DIO ownership providing circa 1300 dwellings and 2ha of employment.</p>	<p>As set out in this SoCG, the Council agree the employment allocation on the Barracks sites should be reduced to 2ha and that as a consequence the potential dwelling capacity arising from Site R25 be increased. This is reflected in the proposed agreed amendments to the HDLP (Appendix 2). See PD1309 and PD1317</p>	Resolved

Representation reference	HDLP Policy/ paragraph	Representation summary	HBC updated response	Resolved?
PD1314	Site R25	Based upon the JLL Marketing and Viability Report (submitted as part of these Representations) and the HEDNA it is considered that the level of employment set out in Site R25 is unsound, it is considered that the level of employment provision within this Vision document i.e. 2 hectares, is realistic and would meet the tests set out within paragraph 182 of the NPPF.	See PD1317.	Resolved
PD1312	Paragraph 10.30-10.36	It is considered that given the context of the Plan, the contingency allowance needs to be increased closer to 20%. Such an increase would support the quantity of the dwellings proposed within the Vision document prepared for the DIO land. It is likely that the development levels prescribed for the area through the Local Plan will prove challenging. In order to meet the housing targets identified it would be vital for the Council, through the Local Plan, to be realistic about what can be delivered and when and that the council must understand that in order to deliver the numbers envisaged it will have to consider increasing allocations further, including the DIO land at Ripon, in accordance with the Vision Document submitted.	Policy GS1 states that the housing figures are a minimum provision over the plan period demonstrating the Council's approach to meeting the needs of the district in full, as well as providing flexibility. In terms of the number/type of sites proposed for allocation, the HDLP provides a degree of flexibility in the event sites do not come forward when anticipated or deliver the yield expected. The increased quantum of development supported in this Statement of Common Ground will add further flexibility to deliver the housing figures and development strategy. See also PD1321.	Resolved
PD1320	Ripon Policies Map	The area to the south-west of the main site, running down to the banks of the River Laver, is not be proposed to be developed and would be difficult, if at all	See PD1322	Resolved

Representation reference	HDLP Policy/ paragraph	Representation summary	HBC updated response	Resolved?
		<p>possible, to justify development on this area given the ground, ecological and flood risk constraints. However, as this area lies outside the development limits of Ripon, any application for the wider site which included the area running to Laver Banks would be non-compliant with Draft Policy GS3. The extension to the Ripon Development Boundary to include this small area would allow an application covering the full masterplan to be policy compliant and for the scheme to deliver the appropriate amount of public open space.</p>		

Agreed amendments to HDLP

Policy/paragraph number	Local Plan page	Proposed amendment
Policy DM1 Site R24 Box	307	Amend Map 10.20 Site R24
Policy DM1 Site R24 Box	307	Amend gross site area: 11.8820 to 15.9 Amend net site area: 6.54 to 13.0 Amend yield: 196 to 401
Policy DM1 Table 10.24 R24 Site Requirements	308	Include the following within the required technical reports under point 8: • Heritage Statement and Archaeological Assessment
Policy DM1 Site R27 Box	309	Amend Map 10.21 Map R27
Policy DM1 Site R27 Box	309	Amend gross site area: 8.4546 to 26.4
Policy DM3 Table 10.89	443	For Site R25 amend number of dwellings/approximate employment floorspace: 540/11ha <u>836/2ha</u>
Policy DM3 R25 Box	453	Amend gross site area (ha): 32.75 (residential), 11 (employment) 43.5 Include Net site area row: 22.9 (residential) 2.0 (Class B1 employment) Amend potential yield: 540 836(residential)
Policy DM3 Table 10.95 R25 Site Requirements	454	Include the following within the required technical reports under point 9: Heritage Statement and Archaeological Assessment
Appendix 2		Update housing trajectory in respect of site R25

Ripon Highway Modelling: Joint Position Note

Introduction

1. Officers from Harrogate Borough Council (HBC) and North Yorkshire County Council (NYCC) as Local Highway Authority (LHA) have jointly reviewed the Harrogate District Transport Model outputs for the 2035 Harrogate District Local Plan in relation to the Ripon allocations. The conclusions of the review are presented in this short note together with additional actions for HBC to investigate, which are included primarily for the benefit of developers. These additional HBC investigations are taking place post Local Plan submission as HBC works with the LHA towards delivery of the allocation sites. The note considers both the Local Plan allocations and the delivery of the key Ripon Barracks site. This position note should be read in the context of the Statement of Common Ground to which it is appended.

Local Plan

2. Three Ripon junctions have been identified through the latest Harrogate District Traffic Model runs as requiring mitigation, these are;
 - a. North Street/A6108 Palace Road/A6108 North Road/Princess Road known locally as "Clocktower Junction".
 - b. High/Low/Water Skellgate/Somerset Row signalised junction
 - c. North Street/Coltsgate Hill signalised junction
3. Jacobs has undertaken assessments on each of these junctions and has developed solutions to mitigate cumulative local plan traffic growth. The mitigation developed by Jacobs for HBC is considered to be achievable and sufficient to support the Local Plan. Whilst this junction mitigation is considered sufficient for the local plan stage of development further work will need to be undertaken as part of producing a planning application.

Additional Considerations for the Statement of Common Ground

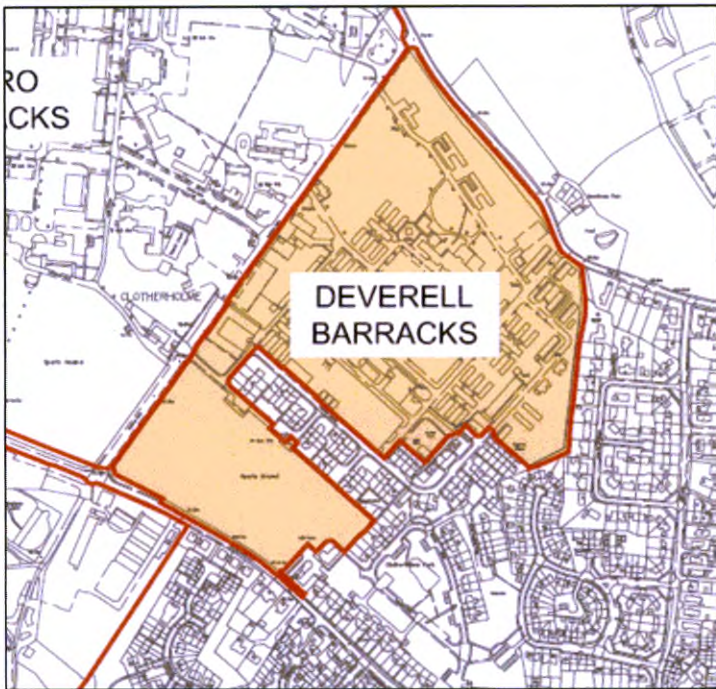
4. The following areas will require consideration as part of the Transport Assessment and information submitted as part of an outline Planning Application:
 - a. Ascertain acceptable opportunities to manage/restrict vehicle flow and or speed through the residential streets to the south of the Ripon Barracks site in the Bishopton Area to minimise and manage the level of development traffic through existing residential areas and particularly Bishopton Lane.
 - b. Assessment of the mini roundabout at the Clotherholme Road/Park Street/Studley Road junction with the revised flows expected as part of the reallocation of vehicle movements away from the Bishopton area and any other junction assessments identified through the redistribution of flow eg the Studley Road, Mallorie Park Drive mini roundabout.
 - c. Trinity Lane – a narrow street with a school, a timber merchant and narrow footways. The cross roads junction with Kirby Lane is not suitable for intensified use. Modelled routing shows a propensity for traffic to use this street in both directions which is inappropriate for

intensified movements. The preferred route for vehicles would be to continue along Blossomgate and use Marshall Way.

- d. Walking and cycling connections from the Barracks site to central Ripon. In particular pedestrian connections along Kirkby Road.
 - e. Opportunities to improve the layout of the Kirkby Road/College Road junction.
 - f. Traffic growth on the western section of Allhallowgate inconsistent with other flows and the status of the route.
 - g. Rerouting of traffic after mitigation of the High/Low/Water Skellgate/Somerset Row junction in the Bondgate Green Lane area
5. HBC and LHA officers are happy to work with the DIO, Homes England and other organisations to ensure that appropriate solutions can be identified, funded and implemented successfully to support the Local Plan allocations in Ripon and the subsequent delivery of the Ripon Barracks site.

Amended Local Plan Policy Requirements

R24: Deverell Barracks, Ripon

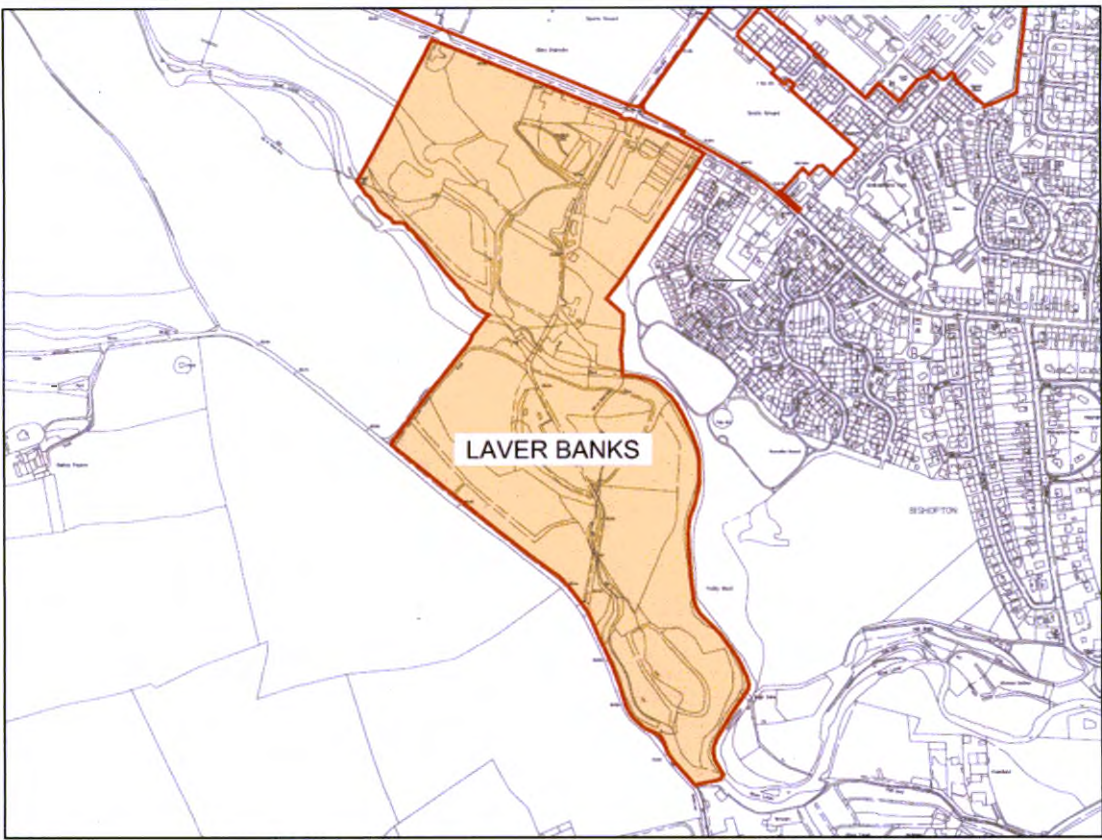
Site Ref	R24
Settlement	Ripon
	
Site Name	Deverell Barracks, Ripon
Existing use	Employment
Proposed use	Housing
Gross site area (ha)	15.9
Net site area (ha)	13.0
Potential yield	401
Related site	R25: Claro Barracks; R27: Laver Banks, Clotherholme Road.
R24 Site Requirements	
<p>The development of this site should meet the generic site requirements set out at chapter 10 (paragraph 10.2) as well as the following site-specific requirements:</p> <ol style="list-style-type: none"> 1. A comprehensive masterplan should be prepared for this site in combination with sites R25: Claro Barracks and 27: Laver Banks 2. The design and layout of the site should connect built development on the site with the residential edge of Ripon. 3. Development of the site should provide significant new on-site green infrastructure provision to enhance the wider corridor of the River Laver. 4. Retain existing boundary trees and hedgerows, and enhance with new planting of native species. 5. Maximise the retention of mature trees within the site; where the loss of mature trees is unavoidable, replacement planting of native species should be provided] 6. Provide vehicle, cycle and pedestrian access from Clotherholme Road. 7. Provide pedestrian and cycle links within the site and from the site to connect with the nearby residential areas in order to provide convenient routes to residential areas, employment areas, local services and facilities, including those planned on site R25 Claro Barracks. 	

8. In addition to the requirements of the local validation criteria, the following technical reports will be required when a planning application is submitted:
- Transport assessment
 - Travel plan
 - Site-specific flood risk assessment
 - Preliminary ecological appraisal
 - Landscape and visual impact assessment
 - Ground Stability Report
 - Heritage Statement and Archaeological Assessment

R25: Claro Barracks, Ripon

Site Ref	R25
Settlement	Ripon
MAP	
Site Name	Claro Barracks, Ripon
Existing use	Employment
Proposed use	Residential and Employment
Gross site area (ha)	43.5
Net site area (ha)	22.9 (residential) 2.0 (employment)
Potential yield	836
Related site	R24: Deverell Barracks; R27: Laver Banks, Clotherholme Road.
R25 Site Requirements	
<p>The development of this site should meet the generic site requirements set out at chapter 10, (paragraph 10.2), as well as the following specific site requirements.</p> <ol style="list-style-type: none"> 1. A comprehensive masterplan should be prepared for this site in combination with sites R24: Deverell Barracks and R27: Laver Banks 2. The design and layout of development close to the site edges should recognise the urban fringe location and incorporate measures to aid the transition to countryside 3. Development of the site should provide new on-site green infrastructure provision to enhance the wider corridor of the River Laver. 4. Retain existing boundary trees and hedgerows, and enhance with new planting of native species. 5. Maximise the retention of mature trees within the site; where the loss of mature trees is unavoidable, replacement planting of native species should be provided. 6. Provide vehicle, cycle and pedestrian access from Clotherholme Road. 7. Provide pedestrian and cycle links within the site, and from the site, in order to provide convenient routes to residential and employment areas and facilities, including those planned on site R24 Deverell Barracks. 8. The design and layout of the site should protect the recreational and amenity value of the public bridleway that follows Green Lane, to the west and north-west of the site. 9. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted: <ul style="list-style-type: none"> • Transport assessment • Travel plan • Site-specific flood risk assessment • Preliminary ecological appraisal • Landscape and visual impact assessment • Agricultural land classification survey in accordance with Policy NE8 • Heritage Statement and Archaeological Assessment 	

R27: Laver Banks, Clotherholme Road, Ripon

Site Ref	
Settlement	Ripon
	
Site Name	Laver Banks, Clotherholme Road, Ripon
Existing use	Employment
Proposed use	Housing
Gross site area (ha)	26.4
Net site area (ha)	2.10
Potential yield	63
Related site	R24: Deverell Barracks; R25: Claro Barracks; R27.
R27 Site Requirements	
<p>The development of this site should meet the generic site requirements set out at chapter 10 (paragraph 10.2) as well as the following site-specific requirements:</p> <ol style="list-style-type: none"> 1. A comprehensive masterplan should be prepared for this site in combination with sites R25: Claro Barracks and R27: Laver Banks 2. The site supports important semi-natural habitats, which may include species-rich neutral-calcareous grassland (a local and national priority habitat of high conservation importance) that contribute to the River Laver Green Infrastructure corridor; key areas of the site should remain undeveloped and be protected as Green Infrastructure. 3. Non-compatible development should not take place on the part of the site classified as within flood zone two or three. A site specific Flood Risk Assessment will be required at the planning application stage. 4. Retain existing boundary trees and hedgerows, and enhance with new planting of native species. 5. Maximise the retention of mature trees within the site; where the loss of mature trees is unavoidable, replacement planting of native species should be provided 	

6. Provide vehicle, cycle and pedestrian access Clotherholme Road.
7. Provide pedestrian and cycle links within the site and from the site to connect with the nearby residential areas in order to provide convenient routes to residential areas, employment areas, local services and facilities, including those planned on site R25 Claro Barracks.
8. In addition to the requirements of the local validation criteria, the following technical reports are required when a planning application is submitted:
 - Preliminary ecological appraisal
 - Site-specific flood risk assessment
 - Transport assessment
 - Travel plan
 - Landscape and visual impact assessment
 - Heritage statement including an archaeological assessment.
 - Agricultural Land Classification

Playing Fields and Sports Pitch Policy

It is agreed that given the comprehensive masterplan required to cover all three allocation sites (R24 Deverell Barracks; R25 Claro Barracks and R27 Laver Banks) within the proposed Clothierholme Urban Village (the site), it is appropriate to apply playing field and sports pitch policy to the entire Urban Village and not to each allocation individually.

Sport England (SE) policy approach to planning proposals is set out in their document, Playing Fields Policy and Guidance. The principal playing fields policy is set out below:

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- *all or any part of a playing field, or*
- *land which has been used as a playing field and remains undeveloped, or*
- *land allocated for use as a playing field unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.*

Of the five specific exceptions mentioned within the policy, it is considered that Exception 1 is most relevant to the proposals at Ripon Barracks. The Exception is set out below:

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

This relates to part a) paragraph 97 of the NPPF, which states:

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

In order to engage Exception 1, the Council's evidence base in relation to sports pitches and playing fields must be up-to-date and robust.

Harrogate Council's evidence base in relation to open space and sport provision consists of the following documents:

- [Sports Provision: An Assessment for Harrogate, Knaresborough and Ripon HBC, 2013](#)
- [Outdoor Sports Strategy: Final Report Neil Allen Associates, 2013](#)
- [Sport, Recreation, Open Space and Village Halls Study: Part 1 - Standards Assessment HBC, 2011](#) and [Part 2 - Outdoor Sports Facilities in Harrogate. Knaresborough and Ripon HBC, 2011](#)

The 2013 strategy identified¹ a modest shortfall in junior football pitches (0.8 pitches), an oversupply of adult pitches (0.4 pitches) and a modest shortfall in cricket pitches (0.4 pitches). Pitches for other sports were found to be operating at or below capacity. This assessment does not count the pitches at the barracks site.

Following discussions with Sport England, the Council is currently updating the 2013 Strategy. The updated Strategy will be available in April 2019. It is agreed that an interim update of the assessment, focussing on the key inputs, would be undertaken to provide an up-to-date review of the existing evidence.

Should it not be accepted that the evidence base update provides a “robust and up-to-date assessment” to meet the terms of Exception 1, then the allocations would need to consider an alternative approach. It is agreed that Exception 4 would be the most relevant. It reads:

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- *of equivalent or better quality, and*
- *of equivalent or greater quantity, and*
- *in a suitable location, and*
- *subject to equivalent or better accessibility and management arrangements.*

This Exception relates to part b) of paragraph 97 of the NPPF, which is set out above.

During discussions, SE made it clear that this Exception would require all four of the criteria to be met. As such, it is agreed that existing playing fields would need to be re-provided on-site at equivalent or better quality, in a suitable location with equivalent or better accessibility.

Accordingly, it is agreed that it is possible to redevelop all or part of the existing playing field provision within the site and remain consistent with Sport England’s policy and relevant policy set out in the NPPF.

¹ Table 9.10 p243-245 of Outdoor Sports Strategy 2013

