

New Settlement (Maltkiln) FAQs

Background and History of the Settlement

Why do we need a new settlement?

Evidence on housing need both now and in the future shows that new homes are needed in the Harrogate district. House prices are high and local people are outpriced and can't afford to stay in the area. The Local Plan 2014-2035 outlines a strategy to meet the identified housing need, including Affordable Housing, in full. A key part of the long term strategy is the delivery of a new settlement. A new settlement presents an opportunity to plan housing and infrastructure "from scratch" providing a high quality living where people can walk or cycle to local facilities.

Is a new settlement still needed as so many houses have already being built in the district and/or in light of recent events such as the Pandemic/Brexit?

Recent events such as Brexit and the Pandemic have not slowed the demand for housing in the district and the need for housing, especially Affordable Housing, remains acute. At the beginning of the plan period (2014), there was a substantial deficit between the number of homes required and the number of homes delivered. Over the last few years, progress has been made to make up for the historical deficit and a large number of homes (including affordable homes) have been provided. The intended trajectory of how housing is anticipated to come forward was included in the Local Plan and this shows larger numbers of homes coming forward in the early period, with delivery becoming steadier in the longer term.

Why was the Hammerton/Cattal location chosen?

The principle and broad location for the new settlement was established through the Local Plan for the Harrogate District.

One of the key reason for choosing the area around the Hammerton/Cattal was its location on the railway line and the opportunity to have an existing railway station at the heart of it.

The process for developing the Local Plan involved many rounds of community consultation and also an examination in public where evidence and arguments were debated in front of an inspector appointed by the secretary of state. There was further debate as part of a high court challenge but ultimately it was ruled that the process for selecting the location was fair and robust.

The Development Plan Document

What is the Development Plan Document (DPD)?

The Development Plan Document follows on from the Local Plan and will set the detailed boundary for the New Settlement, as well as set of policies and principles. It is not a set of detailed designs or layouts. Further work and consultation on design is a requirement of the DPD.

What consultation has been done to date?

- Gillespies, supported by Cushman & Wakefield and Vectos, were commissioned by Harrogate Borough Council in 2018 to develop a concept framework for the delivery of a new settlement in the Green Hammerton/Cattal area. Stakeholder engagement was integral to this work, including the targeted engagement and workshops develop the evidence base, key themes and options for how the new settlement could look.
- In October 2020, the Council consulted on a range of options for how a new settlement could be developed, as well as proposing a preferred option and layout.
- A clear steer was given that the preferred option, centred on Cattal railway station was the best of the options.
- The responses also gave a clear steer on the priorities and issues that people wanted to see addressed in the DPD.
- The Council then worked with specialist organisations and community groups to develop a set of policies and principles. Several changes to the proposed layout changed as result of this, including land earmarked for a secondary school and strategic green gap.

How did the Council select the boundary proposed in the DPD?

In October 2020, the Council consulted on a range of options for how a new settlement could be developed, as well as proposing a preferred option and layout. The response from this consultation provided a clear steer that the preferred option, centred on Cattal railway station was the best of the options.

The final proposed boundary reflects a number of factors, including known available land as well as taking into account physical and topographical factors such the location of the road and railway, as well as consideration of neighbouring villages and heritage assets.

Why is the new settlement called Maltkiln?

Responses at Regulation 18 suggested that the new settlement should be given a name at an early stage to provide a sense of identity and ensure clarity that it was a new settlement in its own right. No specific suggestions were put forward.

Discussion with community representatives provided a clear steer on parameters for a name, i.e. that it should not reference any of the existing villages but should have historical links to the area. Maltkiln meets these parameters and has been in common use through the planning application process and was therefore deemed an appropriate choice.

If communities feel that another name is more appropriate then they are encouraged to submit other suggestions which can be considered in the future.

How is the DPD addressing climate change and other environmental issues?

Addressing climate change has been a key driver of the DPD's content. The Council commissioned specialists to prepare a Climate Change Strategy to inform the DPD approach in recognition of the importance of this issue.

As a result, the DPD includes policies to ensure that the development will reduce carbon emissions and contribute to the council's 2038 ambition for a net zero carbon economy in order to reduce future warming. Policy focusses on emissions from energy use in buildings and transport but also targets emissions across the life-cycle of development, including carbon embodied in building materials.

The DPD also includes policies to ensure that Maltkiln will be resilient to climate impacts that scientists already consider inevitable. Included within this is a requirement to not develop land at risk of flooding now but also additional land that would be at risk in the future due to climate change; a requirement to reduce water use; and a need to identify and address further climate impacts specific to this development.

Alongside climate change policies the DPD contains other important environmental policies. These include a requirement for the development to protect and enhance green blue infrastructure and deliver a connected network that is good for nature but also helps to create a quality environment in which to live. This will include a wide range of public open spaces including two significant destination areas, one at Doodle Hill and the other at Cattal Belt. The development will also be required to deliver a 10% net gain in biodiversity compared to the current pre-development levels; this is particularly important in recognition that the area is a green field site.

The Regulation 19 Consultation

What is the consultation for?

The purpose of the Regulation 19 consultation is to provide an opportunity for representations to be made before it is examined by a planning inspector. The Council may recommend minor modifications to the DPD before it is submitted to inspector.

How do I comment on the DPD?

As this is a formal stage of consultation (i.e. with procedures governed by planning regulations) all responses need to be in written form and from a named individual (i.e. no anonymous responses). We encourage all responses to be made via our consultation portal. It is easy to register and submit responses and ensures that you will be kept up to date with what is happening on the DPD.

Further information can be found at <https://www.harrogate.gov.uk/newsettlementdpd>

If you do not have access to the internet or need any further help to take part in this consultation please speak to our Policy and Place team on 01423 500600.

Why is there so much jargon on the forms/website regarding “soundness” etc.?

The procedure for preparing Development Plans is governed by planning regulations. This formal stage of consultation (or so-called Regulation 19) follows on previous consultation in 2020/21 and provides an opportunity for comments to be made before it is examined by a planning inspector.

The examination in public will determine whether the plan is “sound” and therefore can be recommended for adoption. The term “sound” is defined in national planning policy and includes a number of criteria:

- Positively prepared
- Justified
- Effective
- Consistent with national policy (i.e. enabling the delivery of sustainable development in accordance with the policies in the [National Planning Policy Framework](#) and other statements of national planning policy, where relevant).

What will happen to comments submitted?

Comments submitted will be forwarded to a Planning Inspector for consideration as part of the examination in public. The Council may recommend modifications to the Plan as a result of comments, again to be considered as part of the examination in public.

Planning Application(s)

What is the relationship between the Planning Application(s) and The DPD?

The Council has always been committed to leading the development of a New Settlement through a Development Plan Document. The proposed DPD set the detailed boundary for the New Settlement, as well as set of policies and principles.

Delivery of the new settlement, as with most development on privately-owned land, will be reliant on private developers. They will need to obtain planning permission in accordance with the Local Plan and DPD, showing in detail how the vision and principles for the new settlement will be met.

The proposed DPD includes a number of requirements for more detailed design work and consultation and so there will further consultation on aspects such as the Local Centre and detailed layouts.

This consultation is a separate exercise to any consultation undertaken on planning applications.

What is the status of the planning applications?

The Council have received three planning applications for a new settlement. Their status is below:

- 17/05234/EIAMAJ (applicant Flaxby Park Ltd, located at Flaxby Golf Club) was refused in October 2020 as this did not accord with the adopted Local Plan.
- 18/02240/EIAMAJ (applicant Commercial Estates Group, located north of the A59 adjacent to Green Hammerton and broadly corresponding to “Option 1” of the Regulation 18 Consultation) is still currently live.
- 19/00017/EIAMAJ (applicant Oakgate Yorkshire Ltd., centred on Cattal railway station, and broadly corresponding to Option 3 of the Regulation 18 consultation) is currently live. Caddick Group are currently updating this application to better reflect the emerging policies of the DPD and have undertaken public consultation as part of this process. Further information can be found on their website <https://maltkilnvillage.co.uk/>

Local Government Reorganisation

Harrogate Borough Council will become part of the new North Yorkshire Council in April 2023. The adopted Harrogate Local Plan will continue to be in force and work will continue on the DPD.

Johnsons of Whixley

A large part of the site is currently in use by Johnson’s of Whixley, what will happen to the site and jobs?

We have been in communication with Johnsons throughout the DPD process. Johnsons are intending to consolidate their current operational sites into a single site. A re-location site has been identified within the local area and Johnsons are currently working to secure planning permission.