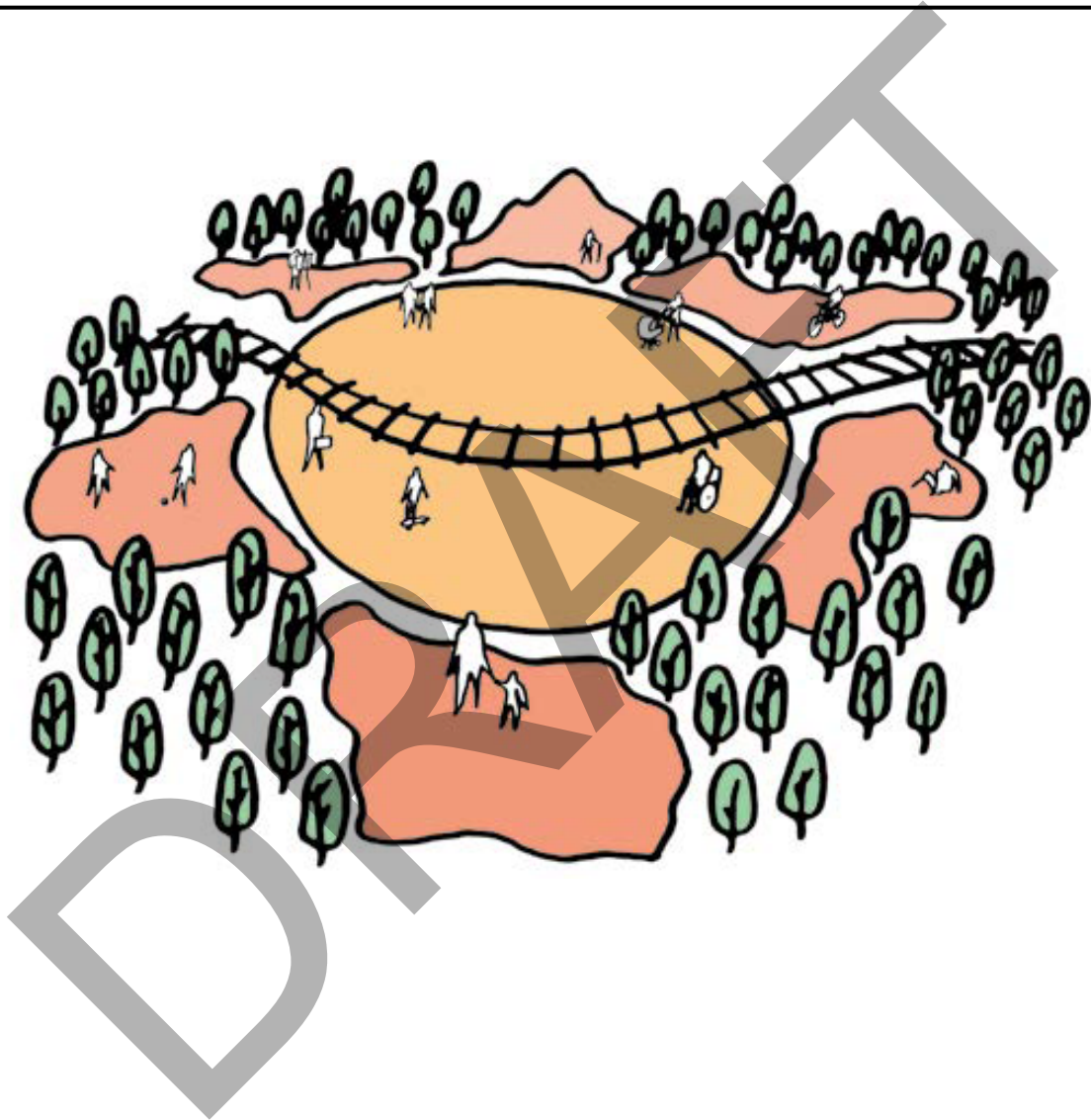


New Settlement (Maltkiln) Development Plan Document (DPD)



August 2025

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Introduction 1

- 1.1** The New Settlement (Maltkiln) DPD sets a clear and ambitious vision for Maltkiln and a policy framework to guide how it is developed. The DPD, once adopted, will form part of the Development Plan for the Harrogate District and will be used in the determination of planning applications in the area.
- 1.2** Development of the New Settlement is a key part of the district's growth strategy, providing much needed homes and jobs in a sustainable location along the York-Harrogate-Leeds rail line. The broad location for the settlement was established in the Harrogate District Local Plan 2014-35 after a rigorous process of consultation and examination. Work on the New Settlement DPD has involved a number of stages and further engagement with communities and specialist organisations. The DPD is a starting point for the New Settlement, setting out key requirements, expectations and ambitions. It is expected that more detailed masterplanning and engagement will inform the development of subsequent phases.
- 1.3** The DPD should be read alongside the Local Plan 2014-35 (or any subsequent updates) and Policy S02 of the North Yorkshire County Council, the City of York and the North York Moors National Park Authority Minerals and Waste Joint Plan.

2 Vision and Objectives

- 2.1** The vision sets out what the New Settlement should look and feel like. ⁽¹⁾ The objectives and policies in this DPD set out to achieve this vision.

Vision

Maltkiln is a settlement with a distinctive identity where people want to live, work and spend time. Developed around convenient rail access to Harrogate, Leeds and York, the village set in an enhanced rural landscape of farmland, woodland and wetland; beyond which lies characterful historic villages and formal gardens.

The heart of the community is a vibrant new local centre, easily accessible to the community and provides convenient rail access and employment opportunities. With a range of shops, cafes, services and facilities, the local centre is an attractive place to spend time and caters for most day-to-day needs. It also provides additional services to nearby residents to complement those available in other villages.

Maltkiln is a desirable place to live, with characterful mixed neighbourhoods providing a wide range of house types and tenures along attractive village streets and tree-lined avenues. But it's also a great place to work, with workspaces and home-working supported by unrivalled connectivity.

It's a place where people are not dependent on a car. It has a network of safe and attractive walking and cycling routes which connect people, places and facilities, including nearby villages; while bus and train links enable longer journeys.

Attractive and accessible green spaces both within and around the village provide increased space for nature, as well as placing recreational opportunities close to the community and contributing to climate change resilience.

Maltkiln is a sustainable settlement designed to cope with the impacts of a changing climate where people can enjoy net zero carbon living.

Objectives

Design quality & local character

Objective: To promote high quality, locally distinctive design that creates a unique sense of place. Design elements should include a well connected tree lined street network, village and linear greens and parkland.

Relevant policies: NS1, NS3, NS12, NS14, NS15, NS16, NS20

¹ This vision looks 30 years ahead in line with requirements set out at para 22 of the NPPF 2021.

Vision and Objectives 2

Village relationships

Objective: To provide positive relationships with nearby villages including landscape buffers, convenient connections and services that complement the existing provision.

Relevant policies: NS2, NS3, NS12, NS30, NS31

Sustainable travel

Objective: To create a community that enables a hierarchy of travel choices with walking and cycling ahead of public transport followed by private car use. Including:

- A mixed-use community with services and facilities in convenient and accessible locations
- A network of safe and attractive walking and cycling routes suitable for micro-mobility
- Enhanced bus and train provision and facilities
- Mitigating the impacts of additional car usage

Relevant policies: NS1, NS3, NS5, NS9, NS30, NS31, NS33, NS34, NS37

Climate Change

Objective: To respond positively to the challenges of climate change by:

- Reducing carbon emissions in pursuit of the council's 2038 net-zero ambition through a focus on net zero carbon travel and operational emissions, and use of improving best practice to reduce embodied carbon throughout the whole life-cycle of development.
- Delivering a settlement that is resilient to a wide range of predicted climate change impacts, where development is not at risk of flooding now or in the future and contributes positively to the resilience of wider communities.

Relevant policies: NS1, NS3, NS4, NS5, NS6, NS7, NS8, NS9, NS10, NS11, NS12, NS30

Facilities and Local Centre

Objective: To provide a vibrant centre including shops, schools and services that forms a 'heart' for the community. The centre should be well connected to the rail station and provide services for nearby villages and parishes.

Relevant policies: NS1, NS3, NS9, NS20, NS29, NS30

2 Vision and Objectives

Landscape and open space

Objective: To create an accessible landscape framework that:

- works with local topography – its hills and field boundaries, becks and woodland
- incorporates new distinctive parks and gardens and connects spaces to places.
- creates places for nature and delivers biodiversity benefits

Relevant policies: NS1, NS3, NS12, NS13, NS14, NS15

Historic environment

Objective: To conserve and enhance the significance of heritage assets, including their setting, and respond positively to the historic landscape context of the area.

Relevant policies: NS16, NS17, NS18, NS19, NS20, NS21

Housing mix and neighbourhoods

Objective: To provide a mix of homes in varied sustainable neighbourhoods that satisfy local needs and support economic growth.

Relevant policies: NS1, NS3, NS9, NS22, NS23, NS24, NS25

Deliverability

Objective: To promote a planned and phased approach that is economically sustainable, commercially aware, engages with delivery / management bodies and involves cross sector collaboration.

Relevant policies: NS3, NS22, NS26, NS28

Jobs and skills

Objective: To provide the potential to create local jobs and support skills development through traditional employment sites, finer grain opportunities in centres and home-working environments.

Relevant policies: NS1, NS6, NS9, NS26, NS27, NS28

Vision and Objectives 2

Engagement and stewardship

Objective: To provide long term involvement opportunities for growing local communities to guide place making and stewardship supported by effective governance.

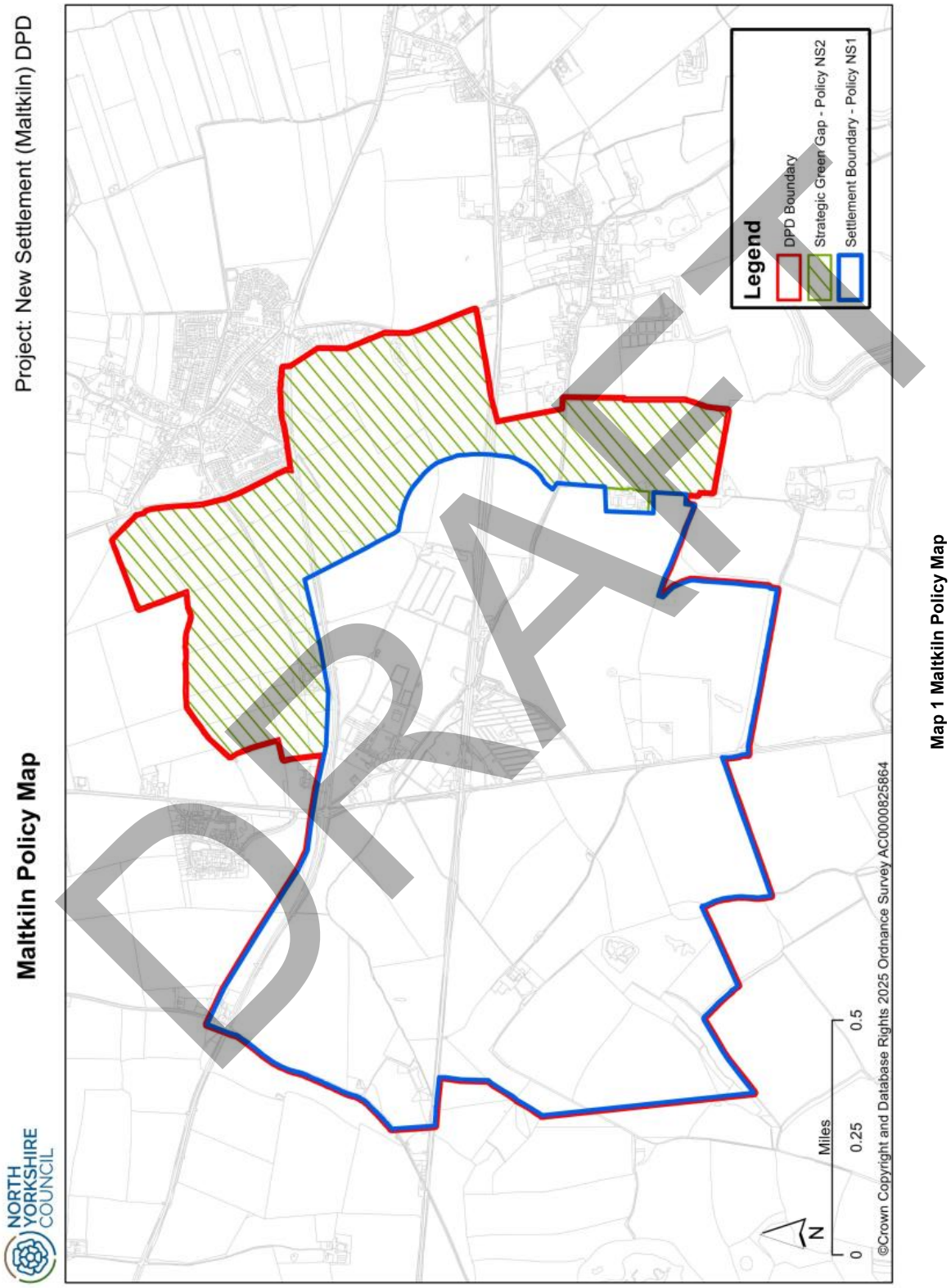
Relevant Policies: NS9, NS10, NS12, NS26

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3 Site Context and Policies Map

- 3.1** Maltkiln is situated on the York-Harrogate-Leeds railway line, offering excellent sustainable transport links to Harrogate, Knaresborough, York and Leeds. It is bounded by the A59 to the north and the A1(M) lies to the west.
- 3.2** The surrounding countryside is populated by villages of varying sizes, including Whixley to the north, Kirk Hammerton and Green Hammerton to the east and Cattal to the south. Each of these villages have a number of distinct characteristics and assets which the development of Maltkiln will respect.
- 3.3** The land within and surrounding Maltkiln currently consists mainly of arable and pasture farmland, with the River Nidd to the south running from the south-west to the north-east.
- 3.4** Johnsons Nursery, a successful local business, currently occupies a number of sites within the Maltkiln New Settlement Strategic Allocation. The Nursery has identified a re-location site and is currently working to secure planning permission.
- 3.5** The National Planning Policy Framework (NPPF) requires land-use designations and allocations to be identified on a policies map. Planning Practice Guidance states that the policies map should illustrate geographically the policies in the plan and be reproduced from, or based on, an Ordnance Survey map. If the adoption of a Development Plan Document (such as the New Settlement DPD) would result in changes to a previously adopted policies map, when the plan is submitted for examination, an up to date submission policies map should also be submitted, showing how the adopted policies map would be changed as a result of the new plan. In accordance with the requirements above, this policies map sets out the proposed amendments from the adopted policies map for the Harrogate District Local Plan (2020).

Site Context and Policies Map 3



Maltkiln Policy Map

Project: New Settlement (Maltkiln) DPD

4 Development Framework

- 4.1** The NPPF states that all plans should promote a sustainable pattern of development that seeks to meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change and adapt to its effects. It also states that the overall strategy for the pattern, scale and design quality should be set out and sufficient provision made for:
- housing, employment, retail, leisure and other commercial development;
 - infrastructure for transport, utilities
 - community facilities
 - conservation and enhancement of the natural, built and historic environment
- 4.2** Policy DM4 of the Harrogate District Local Plan identifies land in the Green Hammerton/Cattal area as a broad location for growth during the plan period and beyond. The boundary, nature and form of the new settlement is established through this DPD and the masterplans produced at each detailed stage of planning application submission. Policy DM4 also outlines the principles and requirements for the design which are outlined in Policy NS1.

NS1: Maltkiln New Settlement Allocation

Policy NS1: Maltkiln New Settlement Allocation

Maltkiln New Settlement, as shown on the policies map (Map 1), is a strategic allocation for mixed use development.

As a minimum, Maltkiln must provide:

- at least 3000 dwellings
- 5 hectares of employment land
- on site education, health, retail, community and other services and facilities and a local centre
- sufficient open spaces and informal and formal recreational facilities
- supporting transport infrastructure
- appropriate public transport
- a comprehensive network of walking and cycling routes suitable for micro-mobility
- a connected network of green infrastructure
- biodiversity enhancements and appropriate landscaping
- appropriate measures to mitigate flood risk

The boundary of site Maltkiln New Settlement as shown on the policies map, will form the development limit for the new settlement.

A detailed masterplan shall be prepared for the whole allocated site in line with Policy NS3 and all applications must be consistent with this.

An indicative internal layout which includes the key land uses, land parcels and corridors within Maltkiln is shown on the Indicative Development Framework (Map 2).

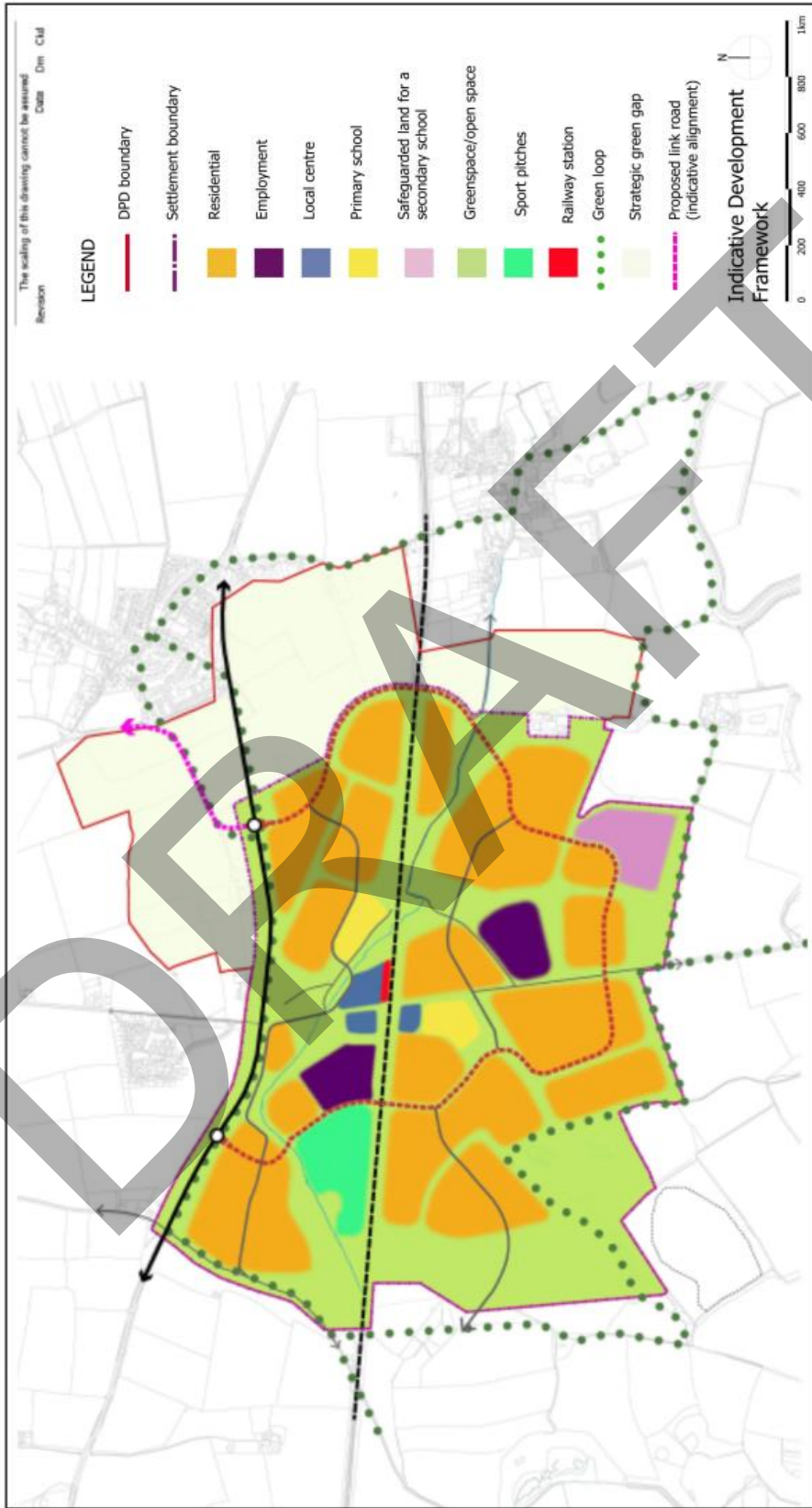
Development Framework 4

Justification

Policy DM4 of the Harrogate District Local Plan identifies land in the Green Hammerton/Cattal area as a broad location for growth during the plan period and beyond. Policy DM4 also outlines the principles and requirements for the design of a new settlement. The boundary of the new settlement site allocation is established through this DPD. Further detail is set out in Policy NS3 and the policies and justification text in the subject chapters.

- 4.3** The DPD, and the Maltkiln New Settlement Allocation, seek to create a mixed-use settlement, where people have access to homes, a wide range of employment types, local services and facilities, public transport and open spaces. This mix of uses is focused around the Cattal rail station and the new local centre enabling the residents to benefit from key walking, cycling and public transport corridors.
- 4.4** The boundary of Maltkiln New Settlement as shown on the policies map, will form the development Limit for the new settlement. Within this boundary, it is expected that in line with Local Plan Policy DM4, at least 3000 homes and associated uses including employment, education, community, retail, health, leisure and green spaces will be developed.
- 4.5** Maltkiln will include around 5 hectares of employment land to provide a mix of employment uses including those in Use Classes E(c)/E(g)/B2 and B8. Provision should also be made for one local centre of a scale suitable to provide for a mix of services and facilities to meet the day to day needs of residents, including retail, primary health care, meeting places and other community needs and office uses.
- 4.6** It is expected that all the required pre-school and primary educational needs will be met on site. The education authority (North Yorkshire Council) have identified the requirement for two primary schools, both with nursery provision, one of which should be provided in an early phase of the development. The indicative location of these are indicated on the Development Framework (Map 2). With regards to secondary provision, the size of Maltkiln is not such that it will generate sufficient pupils to require the provision of a new secondary school; instead a financial contribution will be sought to facilitate the expansion of Boroughbridge High School on to land already allocated within the adopted Local Plan. However, Policy NS28 also safeguards land within Maltkiln for future secondary provision should this be required in the future.

4 Development Framework



Map 2 Indicative Development Framework

Development Framework 4

NS2: Strategic Green Gap**Policy NS2: Strategic Green Gap**

Land covered by the Strategic Green Gap designation should be kept free from development in order to protect the rural setting of Kirk Hammerton, Green Hammerton and their respective Conservation Areas.

Development proposals may be permitted if they do not harm, individually or collectively, the open character of the landscape. These may include development for agricultural or recreational purposes.

Provision or improvements to public rights of way will be provided if necessary.

Justification

- 4.7** The concept of a strategic gap is consistent with the NPPF, in that: "Strategic policies....should make sufficient provision for....conservation and enhancement of the natural built and historic environment, including landscapes and green infrastructure" (NPPF paragraph 20) and "Planning policies and decisions should contribute to and enhance the natural and local environment byprotecting and enhancing valued landscape" (paragraph 174).
- 4.8** The maintenance of a strategic green gap on the eastern edge of the settlement is considered to be required for the following reasons:
- To protect the distinctive rural character of existing villages and ensure that there is no harm to the Kirk Hammerton or Green Hammerton Conservation Areas
 - To prevent coalescence between Maltkiln and Kirk Hammerton/Green Hammerton
 - To contribute to the achievement of Maltkiln's vision to be a vibrant new community in its own right, which provides new services and complements existing villages

4 Development Framework

NS3: Master-Planning Design Principles

Policy NS3: Master-Planning Design Principles

A detailed allocation wide master-plan must be produced for the new settlement in conjunction with the Council, local community and other stakeholders and be agreed by the local planning authority. The masterplan must be in accordance with the design principles below and informed by the indicative Development Framework. Any application for development should be preceded by and consistent with the masterplan.

Master planning should reflect the detailed strategies and assessments required by climate change policies in this DPD to support the delivery of net zero carbon by 2038 and deliver a climate resilient place. The masterplan should be produced in accordance with the following key design principles:

- A mixed-use local centre should be located directly adjacent to Cattal railway station. Supported by footfall from local employment and high levels of home and hybrid working, the centre should form the 'heart of the community' providing a hub that meets the community's day-to-day needs with a mix of employment uses, flexible co-working spaces, education, shops, community services and other facilities;
- Include land necessary to deliver the 'last-mile' delivery strategy required by policy NS5;
- The residential areas should be provided with accessible open space and green linkages, including through tree-lined streets where appropriate, connecting throughout the settlement providing soft buffers between neighbourhoods as well as providing a net gain and enriching biodiversity, while providing accessible green spaces to residents;
- The proposed residential neighbourhoods should be developed at a range of densities in order to achieve a diverse mix of housing types and tenures;
- Areas at risk of river or surface water flooding now, or expected to be at risk in the future due to climate change, should be incorporated into the green blue infrastructure network in accordance with policy NS11;
- The need to identify the main components of a holistic approved drainage strategy for the whole settlement as required by policy NS11;
- Sufficient high-quality accessible open space should be provided including the provision of parks and gardens, natural and semi-natural green space, outdoor sports facilities, amenity green space, provision for children and young people, allotments and community gardens etc.
- Sustainable drainage systems (SuDS) wetland will be integrated for water management, amenity and biodiversity, as part of green blue infrastructure;
- Existing site conditions such as the landscape topography should be used to create key vistas of the surrounding countryside. Landmarks and gateways should be adopted at prominent locations in order to make visual connections across the development and create a series of integrated neighbourhoods. This should include quality gateways to the north and south of Cattal Station;
- There should be a contextual use of edge treatments across the development. Some outer areas should adopt a soft rural edge to integrate sensitivity into the surrounding landscape, whilst other areas should show urban frontage and interact with key routes through the development;
- A number of integrated character areas that complement existing landscape and settlement features should be adopted to ensure that the new settlement is more than a single place;

Development Framework 4

- Layouts and design should minimise the need to use or own private vehicles by encouraging walking and cycling, enabling public transport- including bus provision along primary routes connecting the residential neighbourhoods to the local centre and strategic destinations, and recognising the changing scope of mobility to accommodate car clubs, on-demand travel and micro-mobility- such as scooters, cargo bikes and mobility vehicles;
- Development that delivers a walkable and connected 20-minute neighbourhood, as required by policy NS5;
- Provision of a clear design vision to create high quality and sustainable buildings and places;
- Legible walking and cycling routes providing safe and direct connections to key destinations within the settlement and beyond;
- Provision of a network of connected walking and cycling routes suitable for recreational trips of varying lengths that include connections to key open space within the settlement, the surrounding countryside and Green Hammerton, Kirk Hammerton and Cattal;
- The layout and design should respond to, protect, and enhance, the historic and natural environment.

Design Codes will be required to be prepared and submitted as part of detailed planning applications for the Local Centre and every phase of the development.

The masterplan shall also be informed by a Health Impact Assessment.

Justification

- 4.9** Successful places are not just about the buildings, spaces and routes but also the diversity and distribution of uses that they facilitate.
- 4.10** The approach to masterplanning at the new settlement will not just be concerned with urban form but instead will seek to integrate a place making framework that will promote a distinct identity and strong sense of place. It aims to facilitate the creation of a healthy, thriving, resilient and cohesive community that sits comfortably within its context and is well integrated with the surrounding landscape and existing local settlements, with a network of connected walking and cycling routes which will involve land outside of the boundary of the settlement. An appropriate delivery mechanism will be explored in partnership with the relevant stakeholders.
- 4.11** Maltkiln will allow for the provision of at least 3000 new homes which has potential for expansion. New housing will be delivered at various densities, sizes and tenures, including affordable housing as required by the Adopted Local Plan.
- 4.12** A new community of over 8000 residents will generate a need for new local facilities. These will be centered between transport networks and will be accommodated within land allocate to a local centre and employment zone. Further bordering the A59 to the north and a proposed arterial street to the west determines this location as the most central and passed through space within the development. This makes the area most appropriate for facilities and services to be located to heighten accessibility for locals and take advantage of passing trade.
- 4.13** These principles have been taken into consideration in designing the new settlement. The proposals also meet the requirements of Policy DM4, in that they deliver the necessary commercial, residential and community uses within the broad area for growth. The DPD also addresses the matters required by para 10.16 of the Local Plan policy DM4.

4 Development Framework

- 4.14** The Harrogate District Local Plan sets out the requirement for employment land to provide a mix of uses. This should include a strong element of E(c) and E(g) office space. This land will be accommodated within the local centre of the scheme in proximity to Cattal Station which is expected to increase attractiveness to the market.
- 4.15** The new settlement has a commitment to deliver educational facilities. The Development Framework has provision for the allocation of two 420 place primary schools (one with future expansion land take allocated). The location of these are indicated on the Development Framework (Policy NS1). The size of Maltkiln is not such that it will generate sufficient pupils to require the provision of a new secondary school; instead a financial contribution will be sought to facilitate the expansion of Boroughbridge High School on to land already allocated within the adopted Local Plan. However, the DPD also safeguards land within Maltkiln adjacent to one of the primary schools for future secondary provision should this be required in the future.
- 4.16** The policy requirement for a masterplan will carry significant weight in the determination of a planning application. When the masterplan for a site is endorsed by the Council, the masterplan will be a material planning consideration in the determination of any planning application.

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Climate Change 5

- 5.1** The Planning and Compulsory Purchase Act (2004) places a statutory duty on planning authorities to include policies to mitigate and adapt to climate change within their development plan. At the same time national planning policy, set out in the National Planning Policy Framework (NPPF) (2021) identifies tackling climate change and its impacts as key sustainable development objectives and explains that the purpose of the planning system is to contribute to achieving sustainable development.
- 5.2** Climate change is acknowledged in the Harrogate District Local Plan 2014-2035 through an objective that targets minimising greenhouse gas emissions and securing development resilient to climate impacts, and through a range of policies that seek to deliver these aims.
- 5.3** The Local Plan also provides context for the preparation of this DPD through policy DM4: Green Hammerton/Cattal Broad Location for Growth. It identifies that the DPD should seek to ensure that the new settlement is an exemplar of sustainable design and resource efficiency, includes appropriate measures to mitigate flood risk, and maximises opportunities to create and strengthen green blue infrastructure.
- 5.4** The Council's Carbon Reduction Strategy⁽²⁾ sets out the authority's vision of a net zero carbon economy by 2038. Within the strategy actions to reduce emissions are arranged around eight strategic themes. The themes and associated actions most relevant to the delivery of the new settlement are:
- **Theme 2: Sustainable transport.** Implement sustainable transport initiatives, facilitate the take up of ultra low emission vehicles (ULEVs) and promote alternatives to single car occupancy;
 - **Theme 5: Influencing new development.** Ensure the New Settlement DPD includes decarbonisation as a priority
- 5.5** Delivery of the new settlement is expected to begin towards the end of the plan period and to continue beyond, with the majority of development expected to take place after 2035. As much of the settlement will be delivered around the time the Council is targeting net zero carbon it is clear that this ambition and the greater opportunities that delivery of a new settlement provides to design for low carbon solutions and climate resilience need to be considered from the outset.

New Settlement Climate Change Strategy

- 5.6** In order to realise this opportunity to create a low carbon climate resilient settlement with homes, jobs and infrastructure that is commercially successful and offers unrivaled 21st century living, the Council commissioned consultants Third Revolution Projects and Hive Land and Planning to produce an evidence based New Settlement Climate Change Strategy to inform the preparation of the DPD⁽³⁾.
- 5.7** Following a review of legislation, national policy and guidance, local contexts and existing planning policy, as well as best practice and emerging best practice the strategy identifies four priority areas for action. These four areas have informed the DPD objectives:
1. Net zero carbon movement and active travel;
 2. Net zero carbon energy supply and use;
 3. Inclusive flexible living and working;
 4. Climate resilience

² Harrogate Borough Council (2022): Carbon Reduction Strategy- Third Version

³ Harrogate Borough Council (2022): New Settlement DPD: Climate Change Strategy is available on the website

5 Climate Change

- 5.8** The priority areas were explored further through DROP analysis to identify opportunities and transformational challenges in each priority area. To achieve the desired climate change outcomes the strategy identifies that these issues should be the focus of DPD policy and stakeholder delivery so that the opportunities can be realised and the challenges overcome.
- 5.9** Informed by the opportunities and challenges the report presents strategies to help secure each of the four climate change priorities. Each strategy comprises a series of evidence based ambitions and, for each ambition, sets out recommendations for policy alongside expectations and opportunities for delivery through a variety of means, including infrastructure bids, third party provision and operation, as well as delivery by applicants.
- 5.10** The policy recommendations associated with achieving each ambition have been combined into the policies below that together seek to ensure that each of the four climate change priorities are secured. The ambitions and recommendations have also informed climate change related elements of other policies within the DPD.
- 5.11** The approach to climate change builds on the strategic elements of local plan policies TI1, CC4 and DM4, and replaces detailed elements of these and other Local Plan policies in order to ensure a policy framework that reflects updated national policy and the Council's carbon reduction ambitions, and takes advantage of the opportunities provided by delivery of a new settlement to create an exemplar development.
- 5.12** While policies addressing each identified priority are described separately the increasingly interrelated nature of many of the issues, such as energy, transport, climate and communications, requires that they be considered and addressed together. For example, net zero carbon movement is a priority in itself but how this is achieved will also be integral to how the net zero carbon energy priority is achieved.
- 5.13** The Council recognises that addressing climate change satisfactorily through the development of Maltkiln is a critical issue and will, therefore, attach great importance to this when considering compliance with the climate change policies and climate change elements of other policies in the DPD.

NS4: Net Zero Carbon by 2038

Policy NS4: Net Zero Carbon by 2038

Proposals are required to demonstrate how Maltkiln supports delivery of net zero carbon by 2038 across all development phases through preparation of detailed strategies that accord with the climate change policies in this DPD. The net zero ambition includes targeting operational emissions from buildings, transport, infrastructure and business uses as well as embodied emissions throughout their life-cycle.

Justification

- 5.14** Harrogate Borough Council takes the risks of climate change seriously and believes responses should be evidence based. The Council's Carbon Reduction Strategy⁽⁴⁾ identifies the authority using its place-shaping powers to help achieve a net zero carbon economy by 2038. Although

Climate Change 5

sooner than the national 2050 target, this local ambition is supported by research carried out by the Tyndall Centre and is broadly in-line with ambitions set by other North Yorkshire authorities and the Leeds City Region.

- 5.15** As delivery of Maltkiln is expected to take place up to and beyond 2038 it will be necessary for proposals to demonstrate how the settlement will support delivery of the net zero carbon ambition across all development phases.
- 5.16** In order to realise this opportunity to create a place that responds appropriately to the challenges of climate change, the Council commissioned a New Settlement Climate Change Strategy⁽⁵⁾ to provide an evidence base to inform the preparation of this development plan document (DPD).
- 5.17** To reduce carbon emissions in pursuit of the 2038 ambition the strategy identifies emission sources relevant to delivery of the new settlement and suggests approaches to address these emissions. These approaches have been taken forward in the climate change policies in this DPD, which require proposals to tackle operational emissions from buildings, transport, infrastructure and business uses as well as embodied emissions throughout their life-cycle.
- 5.18** The detailed requirements in relation to each source of emissions are set out in separate policies. In each case the policies require proposals to be accompanied by detailed strategies setting out how the emissions will be addressed so that the new settlement fully contributes to the 2038 ambition across all emission types.
- 5.19** The scope of ambition for different emissions varies, reflecting the limits of current best practice in the delivery of large-scale development such as a new settlement, and is set out in the relevant policy. In summary these policies require buildings that have net zero carbon operational emissions and the provision of infrastructure to support net zero carbon travel, as well as development with reduced embodied emissions throughout their whole life-cycle.
- 5.20** Compliance with this policy will be considered alongside compliance with each of the relevant climate change policies.

5 Climate Change

NS5: Net Zero Carbon Movement and Active Travel

Policy NS5: Net Zero Carbon Movement and Active Travel

Proposals are required to be accompanied by a settlement-wide **net zero carbon movement strategy** to demonstrate that the new settlement will include all transport measures necessary to achieve net zero carbon movement and that net zero carbon movement is enabled from first occupation. This will include, but not be limited to, the following components, with further detail provided in the justification text below:

- Measures to ensure strategic movement between the settlement and key nodes beyond the site can be achieved by public transport;
- Site-wide infrastructure will recognise and support the changing scope of mobility and demonstrate a walkable and connected 20-minute neighbourhood. It should be designed around the following sustainable hierarchy of road users, whereby the development is highly permeable at the top of the hierarchy and more restricted at the bottom:
 1. Walking,
 2. Cycling/micromobility,
 3. Public transport,
 4. On-demand transport,
 5. Private vehicles;
- The design of cycle infrastructure that meets the five core principles in Local Transport Note (LTN) 1/20 (or its successor) and achieves a minimum 70% and no critical fails on Cycle Level of Service (CLOS) and Junction Assessment Tool (JAT) assessments;
- A settlement-wide Framework Travel Plan and subsidiary travel plans tailored to different character areas within the settlement that demonstrate how use of non-car infrastructure will be supported and encouraged in order to meet sustainable travel targets. Further requirements for travel plans are set out in policy NS30;
- A residential parking strategy showing how the design and delivery of Maltkiln will seek to achieve the ambition of a settlement where residential parking needs can be met by a car parking ratio of one space per home (or less). The strategy will provide levels in-line with Highway Authority standards unless it can be demonstrated that fewer spaces will be sufficient. Where provision of more than one space per home is proposed the strategy will:
 - a. Seek to deliver a maximum of one space per home on-plot, where possible, with further additional spaces predominantly unallocated and delivered off-plot to enable future re-allocation of the spaces to other uses if appropriate;
 - b. Include measures with timescales to encourage reductions in parking demand to levels in-line with the ambition;
 - c. Include mechanisms to monitor use of the additional off-plot spaces to inform periodic review of whether they continue to be needed;
 - d. Where review has demonstrated additional off-plot spaces are no longer required, ensure land is reallocated to non-car parking use;
 - e. Further requirements for off-plot residential parking are set out in policy NS37;
- All homes will include minimum 7kW smart electric vehicle charging on plot or within parking areas. Minimum 150kW charging infrastructure should be provided within the public realm or settlement centre, it should be positioned to be subservient to non-car modes and designed to avoid clutter in the public realm;

Climate Change 5

- A 'last mile' strategy to manage and co-ordinate the distribution of deliveries within the settlement. Land necessary to deliver the strategy, for example land for a centralised distribution hub, will be identified on the masterplan required by policy NS3; and
- Demonstration of how Sport England's Active Design Principles (or successor) have been incorporated.

The strategy will inform masterplan considerations of land uses, densities and connectivity.

Planning conditions and/or Section 106 agreements will be used to ensure the infrastructure and service provision consistent with the net zero carbon movement strategy and all component strategies are in place from first occupation, and that it will be operated effectively in perpetuity.

Detailed proposals, including reserved matters applications, will demonstrate how they comply with the settlement-wide strategy.

Justification

- 5.21** This policy seeks to secure the climate change priority of net zero carbon movement and active travel and the accompanying ambitions set out in the New Settlement Climate Change Strategy⁽⁶⁾.
- 5.22** Research by the Tyndall Centre shows that transport emissions in the Harrogate district will need to be reduced by 80% by 2030 in order to meet the Council's net zero carbon by 2038 ambition. Given the expected timescales for delivery it will be necessary for the new settlement to enable net zero carbon travel from the outset to contribute to meeting this aim.
- 5.23** Net zero carbon travel will require provision for ultra low emission vehicles (ULEVs), however, the Tyndall Centre research identifies that switching to ULEVs will only account for just over half of the emissions reductions required by 2030, therefore, reductions must also be achieved through reducing the need to travel and modal shift to active travel and public transport.
- 5.24** As such the new settlement will need to provide means to ensure that walking and cycling become the preferred choice for most internal journeys, including effective master-planning and the provision of high-quality infrastructure. These steps will need to be complemented by delivery of a place where the need to travel is reduced through, for example, the provision of local employment, services and facilities, including opportunities to work from home, within the settlement.
- 5.25** In support of the Climate Change Act, the government's Net Zero Strategy⁽⁷⁾ and Decarbonising Transport plan⁽⁸⁾, paragraphs 104 and 105 of the National Planning Policy Framework (NPPF) (2021), and the Council's Carbon Reduction Strategy, a settlement-wide net zero carbon movement strategy is required to demonstrate that the new settlement will include all transport measures necessary to achieve net zero carbon movement and that net carbon zero movement is enabled from first occupation.
- 5.26** The strategy will include but not be limited to the following components:

6 Harrogate Borough Council (2022): New Settlement DPD: Climate Change Strategy is available on the Council website

7 Department of Business, Energy and Industrial Strategy (DBEIS) (2021): Net Zero Strategy: Build Back Greener

8 Department for Transport (DfT) (2021): Decarbonising Transport: A Better Greener Britain

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- **Strategic movement** between the settlement and key nodes (to be agreed with the LPA) to prioritise public transport, car clubs and on-demand travel services over private cars, and provision of associated services and digital information.
- **Site-wide movement** that recognises the changing scope of mobility, including provision of car clubs and on-demand travel, micro-mobility (such as scooters, cargo bikes and mobility vehicles) and electrification.

5.27 The strategy will need to demonstrate:

- A hierarchy of road users: walking; cycling/micromobility; public transport; on-demand transport; and private vehicles. It will demonstrate a walkable and connected 20-minute neighbourhood that is highly permeable at the top of this hierarchy and more restricted at the bottom. In the context of the new settlement a 20-minute neighbourhood is one where trips to local services and facilities can be made on foot from all residents' homes within 20 minutes. This should be tested in the masterplan, required by policy NS3, and be based on actual routes and not 'as the crow flies'. Further requirements to support the delivery of a 20-minute neighbourhood are set out across the DPD, in particular in policies NS30: Sustainable Travel and Connectivity and NS31: Walking and Cycling;
- Cycle infrastructure that meets the 5 Core Principles in Local Transport Note (LTN) 1/20 (or its successor): coherent, direct, safe, comfortable and attractive. The design of infrastructure should follow the guidance provided and achieve a minimum 70% on Cycle Level of Service (CLOS) and Junction Assessment Tool (JAT) assessments. Where government funding for cycle infrastructure is available, eligible schemes are expected to provide infrastructure to this standard;
- How high levels of cycle parking can be achieved (informed by LTN 1/20 standards, or its successor) and how regular monitoring of use will take place via travel plan reviews;
- Locations and design of secure cycle shelters within the public realm, including next to homes, on-street and in the settlement centre;
- Digital information and wayfinding across the settlement;
- Locations of mobility hubs, car club spaces, electric vehicle charging;
- How streets will accommodate access for pick-up/drop-off and loading without being dominated by parking;
- How travel plans will be used to support and encourage use of non-car infrastructure across all parts of the settlement in order to meet sustainable travel targets. Further requirements for travel plans are set out in policy NS30: Sustainable Travel and Connectivity;
- Provision of electric vehicle charging infrastructure that is subservient to non-car modes and designed to avoid clutter in the public realm:
 - All homes/private parking areas should have minimum 7kW (ideally higher) smart charging;
 - The settlement should have provision for ultra-fast charging (150kW or higher); and
 - Consideration should be given to the Council's Ultra Low Emissions Vehicle Strategy or its successor.
- A 'last mile' delivery strategy to manage and co-ordinate the distribution of deliveries within the settlement. This should enable onward deliveries made by foot, cargo-bikes or micro mobility as well as electric vehicles (in-line with the sustainable transport hierarchy) and provide easily accessible drop off and collection facilities. This includes

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identification of land necessary to deliver the strategy, for example for a centralised distribution hub (use class B8). Operation of the strategy will be addressed in Travel Plans for the site, as required by policy NS30, and planning conditions and/or S106 will be used to secure delivery and operation.

- How Sport England's 10 Principles of Active Design have been incorporated to influence master-planning and infrastructure provision to ensure that active travel is embedded in the place;
- A residential parking strategy showing how the design and delivery of Maltkiln will seek to achieve the ambition of a settlement where residential parking needs can be met by a car parking ratio of one space per home (or less). Further information is set out below.

5.28 To deliver on the vision that Maltkiln will be a place where people are not dependent on a car, the DPD requires the prioritisation of sustainable modes of travel and the provision of footpaths and cycleways, high-quality bus provision and enhanced railway station facilities early in the development as well as a car club and shared mobility schemes. To compliment and support these approaches, the net zero carbon movement strategy will include a residential parking strategy showing how the design and delivery of development Maltkiln will seek to achieve the ambition of a settlement where residential parking needs can be met by a car parking ratio of one space per home (or less). It is recognised that the ability to meet the ambition for parking levels may vary across Maltkiln depending on the location and timing of development.

5.29 While the parking strategy will set out measures intended to achieve the target ambition of one space per home (or less), to ensure adequate provision it will provide higher levels in-line with Highway Authority standards unless it can be demonstrated that fewer spaces will be sufficient. If the number of spaces proposed are above the targeted level the additional spaces should, where possible, be delivered in a manner that allows the space to be re-allocated to non-parking uses at a later date if they are no longer required so that the targeted levels may be met.

5.30 To achieve this, the strategy will seek to deliver a maximum of one space per home on-plot with further additional spaces predominantly unallocated and delivered off-plot. Reducing the importance of on-plot parking in the design process will also allow other urban design objectives to play a bigger role in the design of streets and neighbourhoods. However, it is recognised that in some circumstances it may not be possible to design a plot with only one on-plot parking space and further on-plot parking may be appropriate. These circumstances should be reduced as far as possible through good design with the aim that, across the development as a whole, most homes with on-plot parking have no more than one on-plot space.

5.31 The strategy will include mechanisms to monitor use of the additional off-plot parking spaces through remote sensors or frequent traditional surveys to understand demand. It will set out how this will inform periodic review of whether they continue to be needed and ensure that, if no longer required for parking, land is reallocated to non-car parking use.

5.32 The strategy should inform masterplan considerations of land uses, densities and connectivity. The strategy should demonstrate how modal split, trip and parking levels will be monitored and regularly reviewed in pursuit of net zero. This may include use of sensors or surveys and will be secured through travel plans tailored to different parts of the settlement and demographic groups. Further information on travel plans is set out in policy NS30: Sustainable Travel and Connectivity. The masterplan will demonstrate flexibility in uses to enable reallocation of uses over time.

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NS6: Smart Settlement

Policy NS6: Smart Settlement

Proposals are required to be accompanied by a smart settlement strategy that demonstrates:

- How the broadband infrastructure necessary to enable very high capacity (at least 1Gbps) fibre systems to all buildings from first occupation will be provided;
- How broadband infrastructure will support the delivery of fibre capacity of 10 Gbps with low latency in future and be built in such a way as to facilitate upgrading to 100 Gbps and beyond as technology allows;
- How broadband infrastructure will support multiple retail internet service providers to help ensure that broadband connectivity remains affordable for the occupiers of the buildings; and
- How all reasonable steps to facilitate delivery of the infrastructure necessary to provide site-wide 5G (or greater) mobile connectivity from first occupation across all neighbourhoods will be taken.

Detailed proposals, including reserved matters applications, will also incorporate suitable building scale smart infrastructure.

Unless updated by this policy, proposals are also required to meet the requirements of Local Plan policy TI5, or successor policies.

Justification

- 5.33** Very high capacity telecommunications systems will be an essential piece of climate change infrastructure in the new settlement, integral to the effectiveness of the transport, energy, and water systems and to enabling flexible living and working. As such, this policy contributes to securing all four of the climate change priorities set out in the New Settlement Climate Change Strategy⁽⁹⁾
- 5.34** Net zero carbon movement will require telecoms to support internet connected travel, including travel planning, and the growth in ride sharing, car clubs and access to shared vehicles. Internet connected systems will also be important for monitoring modal split within the settlement and the changing demand for road space and car parking facilities.
- 5.35** Net zero carbon energy systems will require telecoms to balance supply and demand, and reduce peak demand as the increased use of electricity for transport and heating alongside traditional power needs suggests potential electricity grid constraints and a greater need for decentralised zero carbon energy.
- 5.36** The electrification of transport and decentralisation of energy means that the priorities of zero carbon movement and zero carbon energy are becoming increasingly integrated. The use of batteries at a settlement scale and/or at individual properties, and vehicle to battery technology, may play important roles alongside renewable energy generation in reducing demand from the grid. As such a net zero carbon energy system is likely to be complex and dependent on large quantities of data to manage variations in supply and demand.

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- 5.37** With access to real time data, enabled by high capacity telecoms, residents would be able to manage their energy use and purchase power when it is more readily available and cheaper. These telecoms would also be necessary to support occupiers using home batteries and batteries in electric vehicles to trade energy, charging when demand and prices are low and selling when the reverse is true.
- 5.38** Inclusive flexible living and working will require telecoms to support greater numbers of people to work flexibly away from traditional business premises for at least some of the time, either at home or at co-working or multifunctional spaces away from home. Climate resilience will also require telecoms to monitor the performance of internet connected water management systems through the supply of real time data.
- 5.39** As demonstrated internet connected transport, parking, energy systems, homes, business, facilities and infrastructure will be essential in a net zero carbon and climate resilient settlement in which people can live and work flexibly. However a smart settlement also needs to enable residents, businesses and service providers to take full advantage of them. This includes the potential for energy trading, as discussed above, but also for wayfinding and identification of parking, as well as improving waste management services.
- 5.40** As very high capacity telecommunications are necessary to secure each of the climate change priorities, proposals are required to be supported by a smart settlement strategy demonstrating how the broadband infrastructure necessary to enable very high capacity fibre systems to all buildings from first occupation will be provided. Since 2022 Part R of the Building Regulations has sought delivery of systems capable of 1Gbps. Broadband infrastructure at Maltkiln is required to deliver these speeds, as a minimum, through fibre to the premises (FTTP)- as set out in Local Plan policy TI5. The strategy will also demonstrate how broadband infrastructure will support the delivery of fibre capacity of 10 Gbps with low latency in future, in particular if these systems become available without additional developer costs. It is recognised that the demand for, and capacity to deliver, even greater speeds will inevitably increase but that delivery of speeds beyond 10 Gbps is likely to require new technical solutions, such as PON and Backhaul. The strategy will, therefore, demonstrate how broadband infrastructure will be built in such a way as to facilitate upgrading to 100 Gbps and beyond as technology allows, for example, by ensuring PONs can be easily accessed and replaced. Broadband infrastructure is required to support multiple retail internet service providers to enable consumer choice and competition, in order to help to ensure affordability for users.
- 5.41** In addition to broadband infrastructure, mobile connectivity (5G or greater) infrastructure providing sufficient capacity will also be vital to ensuring that very high capacity telecommunications are enabled at Maltkiln. While the delivery of mobile connectivity infrastructure falls to mobile network operators, smart settlement strategies are required to demonstrate how applicants will take all reasonable steps within their control to facilitate delivery of the infrastructure necessary to provide site-wide 5G (or greater) mobile connectivity from first occupation across all neighbourhoods. This should include but not necessarily be limited to engaging early and working closely with mobile network providers to support delivery, including providing formal notification through the industry body, Mobile UK (or successor body); identifying any land-use implications, such as for masts, and, where necessary, making suitable land available; and dialogue with mobile connectivity specialists at North Yorkshire Council, if necessary.

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- 5.42** In support of the approach, detailed proposals will incorporate suitable building-scale smart infrastructure, such as smart energy and water meters that can provide real-time usage and cost information to occupants and suppliers, and the telecoms equipment necessary to enable these.
- 5.43** Unless updated by this policy, proposals are also required to meet the requirements of Local Plan policy T15: Telecommunications, or successor policies, including in relation to the siting of infrastructure such as masts.

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NS7: Net Zero Carbon Energy Supply and Use

Policy NS7: Net Zero Carbon Energy Supply and Use

Proposals are required to be supported by a settlement-wide **net zero carbon energy strategy** which demonstrates the integration of heat, power and transport. The strategy will take account of reasonable projections of energy demand across development phases and demonstrate emissions reductions in-line with the 2038 net zero target.

The strategy is required to reduce greenhouse gas emissions in all buildings and infrastructure in operation and minimise both annual and peak energy demand in accordance with the energy hierarchy and:

1. **Be lean:** use less energy and manage energy demand during operation, including residual energy demand, including through use of passive design measures.
2. **Be clean:** generate and use energy efficiently, demonstrating how opportunities to supply and use energy efficiently and cleanly have been realised, including investigating the potential to exploit local energy resources including secondary heat (waste heat) from the Allerton Waste Recovery Park;
3. **Be green:** maximise production, storage and use of renewable and/or other low carbon energy. The Council recognises the need to maximise these opportunities at the new settlement on-site or, if not possible, near site, in pursuit of the 2038 net zero target. The Council will support proposals for net zero carbon energy generation (including energy storage) projects where they demonstrate that they contribute to meeting the needs of the new settlement, unless there is clear and demonstrable conflict with other development plan policies;
4. **Be smart:** enable the integration of energy systems with telecoms and electric vehicle infrastructure through compliance with policy NS6: Smart Settlement to help minimise peak energy demand;
5. **Be seen:** monitor, verify and report on energy performance. Applicants will implement a recognised quality regime that ensures the 'as built' performance matches the calculated design performance of dwellings and buildings. Applicants will implement a recognised monitoring regime and will assess at least 10% of dwellings and 10% of other buildings once in the first five years following occupation. The quality and monitoring regimes will focus on performance in relation to energy use, carbon emissions, indoor air quality, and overheating risk. Results will be published.

Applicants are required to consider delivering homes and buildings with built fabric carbon emission standards above the minimum standards expected to be required through Building Regulations at the time of construction. Prior to being mandated through Building Regulations, any buildings not designed to achieve the Future Homes or Future Building Standards should demonstrate how they achieve a minimum 20% reduction in carbon emissions relative to Building Regulations Part L requirements expected at the time of construction.

Proposals are required to meet, as a minimum, recognised sustainability standards for buildings set out in Local Plan policy CC4, or successor policies.

Proposals will demonstrate how energy systems will be delivered and maintained in perpetuity; how approaches will ensure that systems, including any long-term management and/or maintenance arrangements, and energy is affordable for occupiers and users of buildings.

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Detailed proposals, including reserved matters applications, will demonstrate how they comply with and deliver the settlement-wide strategy.

Justification

- 5.44** This policy seeks to secure the climate change priority of net zero carbon energy supply and use and the accompanying ambitions set out in the New Settlement Climate Change Strategy⁽¹⁰⁾
- 5.45** The energy used in buildings and supplied to the development will be a key part of achieving net zero carbon by 2038. The policy drive comes from the Government's Green Industrial Revolution⁽¹¹⁾, Net Zero Strategy⁽¹²⁾, British Energy Security Strategy⁽¹³⁾ and paragraphs 152, 155 and 16 of the National Planning Policy Framework (NPPF) (2021), and the Council's Carbon Reduction Strategy. The Committee on Climate Change's Progress Reports conclude there are clear economic, social, and environmental benefits from immediate investments in low carbon and climate resilient infrastructure.
- 5.46** Proposed changes to the Building Regulations regime through the Future Homes Standard and Future Building Standard mean that gas will no longer be used to heat new buildings from 2025. In its place it is expected that electricity will power heating systems. At the same time, vehicles will increasingly be powered by batteries. While the government's ambition is that the UK electricity grid will be fully decarbonised by the mid 2030s, with electricity providing the energy needed for heating, transport as well as power, it is expected that electricity demand will grow and this will have major implications for the ability and cost of connecting large-scale developments, such as the new settlement, to the electricity grid.
- 5.47** As such it will be necessary for applicants to consider how energy needs will be met and it is expected that, unlike developments of the past, more of the necessary energy infrastructure will need to be delivered within the new settlement itself. Proposals are, therefore, required to be accompanied by a settlement-wide net zero carbon energy strategy which demonstrates the integration of heat, power and transport. The strategy will take account of reasonable projections of energy demand across development phases and demonstrate emissions reductions in-line with the 2038 net zero target.
- 5.48** In developing the strategy a range of scenarios and technologies should will be tested and the strategy will be in-line with anticipated policy, including the Future Homes and Future Buildings Standards, trends towards decentralisation of energy supply and the growth in ultra-low emission vehicles (ULEVs). The strategy will demonstrate regard to the relevant 'Reducing Emissions- Sector Action Plans' within the York and North Yorkshire Routemap to Carbon Negative⁽¹⁴⁾ or successor documents, and incorporation of 'low regrets' actions and measures consistent with the 'Medium Ambition Pathway', as a minimum, within the North Yorkshire and City of York Local Area Energy Plans (LAEPs), including the subsidiary Harrogate and the Dales LAEP⁽¹⁵⁾, seeking to deliver actions aimed at new development. The strategy will also take advantage of site opportunities to support the local electricity grid

10 Harrogate Borough Council (2022): New Settlement DPD: Climate Change Strategy is available on the Council website

11 Department of Business, Energy and Industrial Strategy (DBEIS) (2020): The Ten Point Plan for a Green Industrial Revolution

12 Department of Business, Energy and Industrial Strategy (DBEIS) (2021): Net Zero Strategy: Build Back Greener

13 Department of Business, Energy and Industrial Strategy (DBEIS) (2022): British Energy Security Strategy

14 York and North Yorkshire LEP (2022): York and North Yorkshire's Routemap to Carbon Negative.

15 York and North Yorkshire LEP; City of York Council (2023): North Yorkshire and City of York Local Area Energy Plans.

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and deliver a high-quality place, provide sufficient development viability to ensure delivery whilst also ensuring affordability for occupiers and users of buildings. Further information on affordability is set out below.

- 5.49** The strategy should influence the development of the detailed settlement-wide master-plan, including in relation to land uses, site layout and density, infrastructure provision and building standards. Detailed applications, including reserved matters applications, will need to demonstrate how they comply with the strategy.
- 5.50** The strategy is required to reduce greenhouse gas emissions and minimise both annual and peak energy demand in-line with the energy hierarchy. The energy hierarchy is a concept widely used to set out the order in which energy issues should be prioritised. This approach is also required by Local Plan policy CC4⁽¹⁶⁾. In accordance with the hierarchy, emission reductions should firstly be secured by reducing annual energy demand through approaches that reduce the need for electricity. The design and layout of development should incorporate passive design measures to reduce the need for power and be informed by the National Model Design Code guidance on passive design, form, microclimate and orientation.
- 5.51** Nearly half of UK annual carbon emissions are attributable to buildings. Beyond passive design measures, buildings can also contribute to reducing annual energy demand, thereby further reducing emissions, by using power more efficiently through higher-quality construction methods and greater levels of insulation.
- 5.52** Medium term regulatory change (prior to first occupation of the development) is expected to limit the extent to which planning policy can require building standards higher than those required through the Future Homes and Future Buildings Standards. Therefore this policy focuses on building on these regulations to decarbonise the residual emissions after opportunities for demand reduction have been maximised. Nevertheless the policy also requires applicants to consider the use of higher standards, such as the Passive House Institute's Passive House standard, in order to reduce energy use and increase energy efficiency as part of the overall net zero carbon energy strategy.
- 5.53** While the Future Homes and Future Buildings Standards will secure more efficient development, initially emitting around 80% less carbon⁽¹⁷⁾ and becoming net zero on decarbonisation of the grid, it is likely that the residual energy demand of these buildings will still be significant. Reducing the energy demand of homes by building to the Passive House standard would reduce the overall energy needs of the settlement and contribute to a net zero carbon energy system whilst also reducing the likelihood of needing expensive upgrades to the electricity grid. Achieving the Passive House heat demand target of <15kWh/m²/year is likely to cost more than constructing a home to the Future Homes Standard. However, research by the Passivhaus Trust⁽¹⁸⁾ suggests that achieving Passive House standards can add as little as 9% to baseline costs, which is expected to reduce to around 4% if the standard is adopted widely. This analysis was published in 2019 and, therefore, doesn't account for additional costs of meeting the Future Homes Standard, nor does it include any costs associated with providing additional infrastructure to meet higher energy demand.

16 Policy CC4 of the Harrogate District Local Plan 2014-2035 defines the energy hierarchy as: 1 Energy reduction; then 2 Energy efficiency; then 3 Renewable energy; then 4 Low carbon energy; then 5 Conventional energy.

17 Development built to the Future Homes and Future Buildings Standards is expected to result in around 80% less carbon emissions compared to homes built to the minimum standard in place through Building Regulations prior to 2022.

18 Passivhaus Trust (2019): Passivhaus Construction Costs.

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- 5.54** Proposals are required to meet, as a minimum, recognised sustainability standards for buildings set out in Local Plan policy CC4 or successor policies. Policy CC4 requires non-domestic developments to achieve a minimum standard of BREEAM Excellent.
- 5.55** In considering a range of technologies as part of the development of the net zero carbon energy strategy, there should be a presumption against the use of gas. This reflects the introduction of the Future Homes and Buildings Standards but also significant uncertainty around de-carbonising gas-based systems in the timescale required by policy NS4, and the limited mains gas connections locally. Investment in gas supply is unnecessary and, as the vast majority of properties near Maltkiln have no mains gas supply, would be more expensive and reduce investment in more sustainable technologies. Applicants are required to demonstrate investigation of the use of secondary heat (waste heat) from Allerton Waste Recovery Park, for example, to power a heat network. Where such technology does not form part of a proposed strategy this should be justified with reference to the aims set out above.
- 5.56** The Council encourages applicants to adopt the highest possible building standards in order to help avoid locking the settlement into expensive higher-emissions infrastructure. At the same time buildings with lower heating demands will be more affordable for occupiers due to lower energy bills. It is considered that this approach reduces the risk of investing in hard infrastructure that may become obsolete or unaffordable for occupiers over the lifetime of the scheme.
- 5.57** After securing emissions reductions by reducing annual energy demand through energy reduction and energy efficiency measures, the energy hierarchy identifies that further reductions should be secured by seeking to meet energy needs through the provision of renewable energy, and then other low carbon energy, ahead of conventional energy. Renewable and/or other low carbon energy should, therefore, play a vital role in the strategy. Proposals for the production, storage and use of 'clean' energy on-site, or if not possible, off-site, that contribute to the energy needs of the new settlement will be supported unless there is clear and demonstrable conflict with other development plan policies⁽¹⁹⁾. Consideration of potential impacts will take account of the benefits of maximising local energy infrastructure and the ambition of a district-wide net zero carbon economy by 2038.
- 5.58** The provision of renewable and/or other low carbon energy infrastructure will also help to support the local electricity grid by reducing the level of demand it is expected to meet. This will be important because the increased use of electricity for transport and heating, alongside traditional power needs, both at Maltkiln and in the wider local area, will place greater demands on the grid and may lead to difficulty in securing adequate capacity to serve Maltkiln. The strategy should, therefore, seek to maximise production, storage and use of renewable and/or other low carbon energy in order to reduce emissions but also to reduce demand from the local electricity grid.
- 5.59** Measures to support the electricity grid will be most effective where they contribute to reducing grid demand at peak times. As such, alongside minimising annual energy demand, the strategy is also required to minimise peak energy demand. For example, the use of batteries at a settlement scale and/or at individual properties can play an important role in balancing supply and demand by storing locally generated energy so it can be used at peak times, thereby reducing peak demand from the grid.

19 Policy CC3 of the Harrogate District Local Plan 2014-2035 sets out the current overarching approach to renewable and low carbon energy proposals.

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- 5.60** The introduction of flexible tariffs where the cost of electricity varies according to demand has allowed consumers to reduce their bills by reducing their use of grid electricity at peak times. In order to enable building occupiers to contribute to reducing peak demand at Maltkiln by taking advantage of flexible tariffs, the strategy is required to enable the integration of energy systems with telecoms and electric vehicle infrastructure through compliance with the telecoms requirements set out in policy NS6. The strategy should also demonstrate consideration of further measures to encourage and/or enable occupiers to expand their ability to reduce peak energy demand and their bills as part of the settlement-wide approach to ensuring energy needs can be viably met. For example, through technologies that allow electric vehicle batteries to power homes (vehicle to home charging) and/or supply power back to the grid (vehicle to grid charging).
- 5.61** The increased use of electricity for transport and heating alongside traditional power needs, both at Maltkiln and in the wider local area, will place greater demands on the local electricity grid and may lead to difficulty in securing adequate capacity to serve Maltkiln. The strategy should, therefore, take advantage of opportunities to support the local electricity grid in order to reduce annual and peak energy demand through decentralised zero carbon energy generation and storage. The use of batteries at a settlement scale and/or at individual properties can play an important role in balancing supply and demand by storing locally generated energy so it can be used at peak times, thereby reducing peak demand from the grid. To enable this the strategy needs to demonstrate that energy systems can be integrated with the supporting telecoms necessary ⁽²⁰⁾. This will include integration with electric vehicle charging infrastructure to enable residents to use energy stored in electric car batteries to meet domestic power needs, for example by charging vehicles when demand for power and prices are low and using this power at home during times of peak demand when prices are greater.
- 5.62** The difference between the anticipated and actual performance of buildings is known as the 'performance gap'. According to the UK Green Building Council ⁽²¹⁾ various studies have found that in-use energy consumption can be two to five times higher than compliance calculations carried out at the design stage would suggest. Therefore ensuring that buildings perform as designed in order to reduce any performance gap will be essential part of meeting carbon reduction commitments, however, there are currently no proposals to address these issues through the Building Regulations regime.
- 5.63** To reduce the performance gap and ensure the 'as built' performance in relation to energy use, carbon emissions, indoor air quality, and overheating risk ⁽²²⁾ matches the calculated design performance of dwellings and buildings, applicants will implement a recognised quality regime. Use of the 'soft landings' approach, set out in the Soft Landings Framework (BG 54/2018), or successor documents, produced by the Building Services Research and Information Association (BSRIA) is encouraged, although other recognised regimes may also be acceptable. 'Soft landings' is a building delivery process that runs throughout a project, from inception to completion and beyond, to ensure all decisions made during the project are based on improving operational performance of the building and meeting the expectations of end users. 'Soft landings' is an open-source methodology, however, BSRIA provide a range of services to aid its implementation ⁽²³⁾.

20 Telecoms requirements for Maltkiln are set out in policy NS6: Smart Settlement.

21 UK Green Building Council (2021): The New Homes Policy Playbook: Driving sustainability in new homes

22 Planning policy requirements relating to minimising over-heating risk are set out in policy NS10: Climate Resilience.

23 Further information on 'soft landings' is available from BSRIA

at <https://www.bsria.com/uk/consultancy/project-improvement/soft-landings/?srsltid=AfmBOopFw6v-KUxTsPodThCwDjMkSSINQusA07aaQf0Lz4kNoi332xw>

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- 5.64** In addition applicants will implement a recognised monitoring regime to assess performance in relation to these issues. At least 10% of dwellings and 10% of other buildings within each development parcel, providing a representative sample of properties, will be assessed once in the first five years following occupation. Appropriate recognised regimes could include the BISRIA post occupancy building performance evaluation or, for non-domestic development subject to BREEAM requirements, a BREEAM post occupancy building performance evaluation. The information recovered will be provided to the applicable owners and the planning authority. Developers will use the results to inform the design and construction of later properties in order to reduce any performance gap issues identified.
- 5.65** Proposals will need to set out how energy systems will be delivered and maintained in perpetuity. Proposals will also need to demonstrate that chosen systems will be affordable for the occupiers and users of buildings in both the short and long term, both in terms of energy costs but also any other costs they would be required to pay, such as management fees and costs of maintenance.
- 5.66** The strategy and masterplan should demonstrate how it has accommodated provision for electric vehicle charging in-line with Policy NS5, energy centres, infrastructure trenching, other space requirements and integration of proposed energy technologies (such as orientation, density and shading).
- 5.67** Applicants will be expected liaise with public sector partners as part of developing their strategies. The council will work with the York and North Yorkshire Local Enterprise Partnership (LEP) and other partners in the public and private sectors to identify off-site grid and energy supply opportunities, including:
- Allocation of land for net zero supply to reduce residual emissions to zero.
 - Opportunities to include the new settlement within future Northern Power Grid investment plans.
 - Opportunities to invest in electricity grid infrastructure as a means to unlock development and renewable energy projects.

NS8: Embodied Carbon, Circular Economy and Life-cycle Emissions

Policy NS8: Embodied Carbon, Circular Economy and Life-cycle Emissions

Proposals are required to be accompanied by a settlement-wide **embodied carbon, circular economy and life-cycle emissions strategy** to demonstrate:

- Actions taken to reduce embodied carbon throughout the whole life-cycle of development;
- Actions taken to maximise opportunities for re-use and the development of circular economies;

This will include:

- Use of biobased construction materials, where appropriate, and investigation of actions to maximise their use, where feasible; and
- Circular economy approaches that are based on a clear set of defined principles and inform development at all stages.

Detailed proposals, including reserved matters applications, are required to be accompanied by an **embodied carbon, circular economy and life-cycle emissions strategy** for each stage of development. The strategy will:

- Respond to relevant elements of the settlement-wide strategy. These should be reviewed against latest best practice and delivery demonstrated, unless review indicates that alternative approaches delivering greater carbon savings should be followed and delivery of these are demonstrated instead;
- Include a site-wide emissions audit and a whole life-cycle emissions assessment based on a nationally recognised standard, such as BS EN 15978, and methodology, such as RICS Whole Life Carbon Assessment for the Built Environment, or successors; and
- Demonstrate how reductions in embodied emissions and use of resources will be maximised throughout the whole life-cycle of the buildings and/or infrastructure and how development will contribute to circular economies.

Justification

- 5.68** This policy complements the climate change priority of net zero carbon energy supply set out in the New Settlement Climate Change Strategy⁽²⁴⁾.
- 5.69** Embodied carbon is the carbon emissions associated with the materials used to construct a building together with the emissions associated with the construction and maintenance of a building throughout its life and, ultimately, those associated with its demolition.
- 5.70** While reducing carbon in the supply and use of energy is fundamental to attempts to mitigate climate change it is also necessary to reduce embodied carbon to lower life-cycle emissions in pursuit of net zero carbon. As homes and other buildings at Maltkiln will have net zero operational carbon emissions, life-cycle emissions from embodied carbon will account for the largest proportion of emissions from buildings at the settlement.

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- 5.71** Most embodied emissions occur early in the life-cycle of a development through the production and transport of building materials and construction of the development. As much of the new settlement is expected to be delivered after 2035 it is likely that these early life-cycle embodied emissions will still be taking place beyond the council's 2038 target date for a net zero carbon economy. At the same time it is almost certain that any late life-cycle embodied emissions locked within construction materials and released if or when buildings are demolished will occur beyond 2038. As such it is considered appropriate to include measures to address embodied emissions from all development throughout its life-cycle.
- 5.72** Measures to address the embodied carbon impacts of development are currently less well developed than those for operational emissions and although understanding is increasing rapidly, there is significant uncertainty that a new settlement with net zero life-cycle emissions could be proposed today with the necessary level of confidence that delivery would occur. Nevertheless there is scope to identify and measure embodied carbon and take action to reduce emissions throughout the life-cycle of the development.
- 5.73** Proposals should be accompanied by a settlement-wide embodied carbon, circular economy and life-cycle emissions strategy to demonstrate how they will reduce embodied carbon throughout the life-cycle of the development. This should include consideration of emissions associated with the production and transport of materials and construction but also those associated with maintenance throughout the development's life and end of life emissions.
- 5.74** To reduce end of life emissions buildings should be designed for re-use so that demolition is less likely if the original use ends. These emissions should also be addressed through the use of materials and components that can be repaired and/or reused easily as part of circular economies.
- 5.75** The strategy should set out how the new settlement will contribute to the development of circular economies, including reusing materials during construction and providing materials that are easily reused later. Biobased construction materials are generally derived from plant matter that has been processed into a functional product. Use of these materials is an effective way to decarbonise construction and support circular economies. When sourced locally, use of these materials can also reduce transport emissions. Strategies should investigate and, where appropriate, maximise use of biobased materials and support local biobased supply chains ⁽²⁵⁾.
- 5.76** Circular economy approaches should inform the design and delivery of development at all stages and be based on clearly defined principles, including encouraging more circular lifestyles within Maltkiln. A circular settlement is one that makes use of circular economy principles throughout the community, for example, in homes, businesses and facilities, including schools ⁽²⁶⁾.
- 5.77** While embodied carbon should be considered from the outset and inform master-planning and other strategic considerations, the greatest scope to secure emissions reductions is when buildings are designed and agreed as part of detailed applications.

25 Further information can be found in: York and North Yorkshire LEP (2021): Circular Biobased Construction in the North-East and Yorkshire.

26 Further information and guidance on circular towns can be found through The York and North Yorkshire LEP, including in: York and North Yorkshire LEP (2023): Circular Towns Guide.

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- 5.78** Embodied carbon, circular economy and life-cycle emissions strategies to accompany detailed proposals should accord with measures set out in the settlement-wide strategy. However, in recognition that this is an evolving area of practice, where review of these measures indicates alternative approaches would be more appropriate these could be followed instead, subject to agreement of the planning authority.
- 5.79** Detailed proposals should include a site-wide emissions audit and a whole life-cycle emissions assessment based on up-to-date nationally recognised standards, such as the national standard set out in BS EN 15978⁽²⁷⁾, and methodologies, such as the Whole Life Carbon Assessment for the Built Environment produced by the Royal Institute of Chartered Surveyors (RICS)⁽²⁸⁾. As approaches and methodologies develop it will be important to demonstrate that up-to-date guidance is followed.
- 5.80** The strategy will demonstrate how reductions in embodied emissions and use of resources will be maximised over the life-cycle of the buildings and/or infrastructure and how development will contribute to circular economies.

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27 BSI Standards Publication (2011): BS EN 15978 Sustainability of Construction Works- Assessment of environmental performance of buildings- Calculation method

28 Royal Institute of Chartered Surveyors (RICS) Professionals Statement (2017): Whole Life Carbon Assessment for the Built Environment- First Edition (or successor documents)

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NS9: Supporting Inclusive Flexible Living and Working

Policy NS9: Supporting Inclusive Flexible Living and Working

Proposals are required to be accompanied by a settlement-wide **inclusive living and flexible working strategy** which demonstrates how inclusive living and flexible working will be enabled through the design of homes and the provision of facilities and services. The strategy will seek to maximise opportunities for flexible working and include, but not be limited by the following:

- A mix of house types, sizes and tenures that enable DPD housing policies (NS22, NS23, NS24, NS25) to be met.
- Provision of flexible co-working spaces (including within use classes B and E) within the local centre, based on an assessment of likely demand. This will include identification of sufficient land on the site-wide masterplan to meet expected demand and accommodate future expansion. Demand should be reappraised at least every five years;
- Provision of retail, services and community facilities within the local centre, based on an assessment of likely demand. This will include identification of sufficient land on the site-wide masterplan to meet expected demand and accommodate future expansion. Demand should be reappraised at least every five years;
- Measures that will be used to encourage smaller shops, flexible pop-up space, and facilities to support day-to-day living without needing to use a car.

Applicants are required to demonstrate, for example, through partnerships or a business plan how the flexible co-working spaces, retail, services and community facilities will be secured from first occupation; how demand will be monitored; how space will be used flexibly and be reallocated to other non-residential uses, if necessary; and long-term stewardship measures. Stewardship arrangements should consider opportunities for community representation and/or ownership.

Applicants are required to demonstrate how proposals contribute to delivery of the strategy.

Justification

- 5.81** This policy seeks to secure the climate change priority of inclusive flexible living and working and the accompanying ambitions set out in the New Settlement Climate Change Strategy ⁽²⁹⁾.
- 5.82** Although it will not be possible or desirable for everyone to work remotely from an employer's business premises some or all of the time, increasing numbers of people are working in new locations, including at home, and it is unlikely that these practices will reverse. As such there will be an expectation and need among some prospective residents to be able to work flexibly at least some of the time, and it is likely that the ability to do this and the quality of the experience on offer will influence whether some chose to live in Maltkiln.
- 5.83** Residents working within Maltkiln but remotely from an employer's business premises away from the settlement will help to reduce carbon emissions as well as reducing energy demand associated with commuting, therefore, proposals should be accompanied by a settlement-wide inclusive living and flexible working strategy which demonstrates how flexible working will be enabled to maximise opportunities through the design of homes and the provision of facilities and services .

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- 5.84** While Local Plan policy HS5: Space Standards requires new homes across the district to, as a minimum, meet the Nationally Described Space Standards (NDSS), it is expected that the willingness of employers to allow employees to work in a greater range of locations will place greater demands on how homes are used and the amount of space needed.
- 5.85** The NDSS seek to ensure that homes provide a reasonable level of internal space to undertake typical day-to-day activities at a given level of occupancy and meeting the standards will be important to help ensure homes are large enough for living and some flexible working. The requirement will apply to all new homes, including those in Uses Classes C3 and C4. Where new homes fall within other Use Classes, including sui generis, and adherence to the standards is not appropriate, this would need to be satisfactorily demonstrated.
- 5.86** It is recognised that it can sometimes be challenging to provide greater levels of internal space, particularly in homes with fewer bedrooms, without affecting affordability. Nevertheless, it is important that the new settlement provides a mix of residential typologies, sizes and tenures in-line with the DPD housing policies to achieve a diverse and multi-generational community and a housing mix that meets the changing needs of residents over time. As such, the inclusive living and flexible working strategy should demonstrate inclusive living through an approach that enables policies NS22, NS23, NS24 and NS25 to be met.
- 5.87** To help overcome the challenge of providing sufficient space within homes the strategy should demonstrate an appropriate balance between space to work at home and space to work at co-working and/or other suitable facilities within the settlement, including scope to expand co-working space. This should be based on an assessment of likely demand for flexible co-working workspace (including within use classes B and E) that is updated at least every five years.
- 5.88** In addition to climate change benefits, maximising the opportunities for residents to work from home or at co-working facilities within the settlement will also lead to greater levels of daytime activity, including higher levels of footfall supporting the vitality and viability of the local centre.
- 5.89** However in order to attract residents expecting to work at or close to home it will be necessary to deliver a high quality place where people will want to spend greater amounts of their working time. This includes an attractive environment with high-quality green blue infrastructure but crucially also provision of the shops, cafes and community facilities needed to meet day-to-day needs and support home and co-working. Therefore the strategy should include identification of sufficient land for this provision, including scope for expansion, based on a forecast of demand, updated at least every five years.
- 5.90** In addition to being necessary to enable flexible working these shops, services and facilities will also benefit those in traditional work-based employment, retired residents and those juggling work, education, child or elderly care, thereby helping to create a more diverse and inclusive community.
- 5.91** In accordance with policies NS26: Local Centre and NS27: Employment, co-working space and retail, services and community facilities should be located within the local centre where they are easily accessible to the whole community and can support each others operation. Proposals for facilities in other locations will need to demonstrate that they will not undermine the vitality and viability of the local centre.

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- 5.92** Proposals will need to set out how the provision of co-working spaces and retail, services and community facilities will be secured from first occupation; how and when demand will be monitored and how this would trigger expansion or re-allocation to other non-residential uses when necessary. Proposals will also need to set out stewardship arrangements in perpetuity and demonstrate that opportunities for community ownership and/or representation have been considered. Provision and stewardship will be secured through planning conditions and/or S106 agreements, as necessary.

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NS10: Climate Resilience

Policy NS10: Climate Resilience

Proposals are required to be accompanied by a settlement-wide **climate resilience strategy** that identifies and addresses locally specific climate change impacts expected to arise under credible predictions of reasonable worst-case climate scenarios.

The strategy will inform the development of the settlement-wide masterplan, green blue infrastructure strategies submitted for each development stage and any other relevant strategies submitted in support of proposals.

The strategy will include measures to demonstrate that key impacts under reasonable worst-case scenarios will be addressed satisfactorily. This will include ensuring that: people and property are safe from flooding, buildings do not overheat, public spaces are pleasant places to be, and water use in buildings and the public realm is minimised. These measures will include:

- Avoiding impermeable surface materials within the public and private realms, where possible;
- Measures to minimise the risk of overheating in buildings that follow the cooling hierarchy below:
 1. Minimise internal summer heat generation through efficient design;
 2. Reduce the amount of heat entering a building in summer through passive design, including the ability to retrofit solar shading to buildings;
 3. Manage heat in buildings through internal thermal mass and high ceilings;
 4. Passive ventilation, including avoiding single aspect properties;
 5. Mechanical ventilation;
 6. Active cooling systems using low carbon energy
- Integration of measures to demonstrate that infrastructure and open space and other areas within the public realm will not overheat and will remain safe and operational. These will include trees for shading including, where appropriate, tree-lined streets and, where necessary, the use of building foundations that can accommodate the growth of large shade giving trees close to properties and infrastructure;
- As a minimum, all dwellings will meet the tighter Building Regulations water efficiency standard of 110 litres/person/day and all other development will meet the BREEAM⁽³⁰⁾ 'Excellent' standard (or any future national equivalent) for non-domestic buildings in respect of water use. All development will demonstrate incorporation of measures, where appropriate, to further reduce water use, including: water sensitive landscapes and public spaces that minimise potable water use, rainwater harvesting, making use of smart infrastructure and use of water efficient appliances.

The strategy will be monitored. The strategy will be reviewed in-light of monitoring information and changing baseline conditions and, where necessary, updated at least every five years.

Applicants will demonstrate arrangements for management and stewardship of measures in perpetuity, where necessary, including responsibility for monitoring and review of the strategy. Stewardship arrangements will consider opportunities for community representation and/or ownership.

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Justification

- 5.93** This policy seeks to secure the climate change priority of climate resilience and the accompanying ambitions set out in the New Settlement Climate Change Strategy⁽³¹⁾
- 5.94** Climate change is happening now and the impacts of increasing surface temperatures are already beginning to be experienced. As further warming is predicted under all decarbonisation pathways set out by the United Nations Intergovernmental Panel on Climate Change (IPCC), it is necessary to ensure that climate change responses at Maltkiln include actions to adapt to this inevitable warming, alongside those to reduce carbon emissions, in order to ensure that the settlement will be resilient to the impacts of climate change.
- 5.95** As a result, and in support of the Climate Change Act 2008, Flood and Water Management Act 2010 and paragraphs 8 and 153 of the National Planning Policy Framework (NPPF) (2021), a settlement-wide climate resilience strategy is required to identify and address locally specific climate change impacts expected to arise under credible predictions of reasonable worst-case climate scenarios.
- 5.96** It is important that the strategy is based on a sound understanding of carbon emissions trajectories and projections of warming, and how these create impacts and risks locally at Maltkiln. In practice this means acting within the science set out in credible and up-to-date publications. This should include work produced by or for public bodies, including, the UK Climate Projections published by the Met Office⁽³²⁾, the UK Climate Change Risk Assessment (CCRA) 2022 or successive updates⁽³³⁾, the Independent Assessment of UK Climate Risk, an evidence base produced to inform the 2022 UK CCRA⁽³⁴⁾ and climate change allowances to be used in flood risk assessments, produced by the Environment Agency⁽³⁵⁾.
- 5.97** The strategy should consider climate change impacts on people, buildings, infrastructure, water supply, biodiversity and landscapes at the new settlement under reasonable worst-case scenarios and address relevant issues. Reasonable worst-case scenarios should be accommodated in order to deliver on the ambition of Maltkiln being an exemplar of sustainable design.
- 5.98** The strategy will need to demonstrate that the key impacts identified will be addressed satisfactorily. This will include ensuring that people and property are safe from flooding, buildings do not overheat, public spaces are pleasant places to be, and water use in buildings and the public realm is minimised.
- 5.99** Detailed requirements to ensure that people and property are safe from flooding are set out in policy NS 11: Flood Risk and Drainage. In addition, the strategy will set out how impermeable surface materials within the public and private realms will be avoided, where possible.
- 5.100** It is expected that Part O of the Building Regulations will be the primary measure to limit overheating risk in dwellings and commercial properties providing residential space, such as care homes. This policy requires approaches to manage overheating in all buildings to

31 Harrogate Borough Council (2022): New Settlement DPD: Climate Change Strategy is available on the Council website.

32 Met Office UK Climate Projections (UKCP) is available at: www.metoffice.gov.uk/research/approach/collaboration/ukcp/index

33 HM Government 2022: UK Climate Change Risk Assessment is available at: www.gov.uk/government/publications/uk-climate-change-risk-assessment-2022. This risk assessment is updated every five years in response to the Climate Change Act 2008

34 UK Climate Risk: Independent Assessment of UK Climate Risk is available at: www.ukclimaterisk.org

35 Environment Agency: Flood Risk Assessments- Climate Change Allowances is available at: www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances

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follow the cooling hierarchy so that cooling is incorporated in the design process. This will ensure that buildings are better equipped to manage cooling needs over their lifetime whilst avoiding the use of active cooling systems, such as air conditioning.

- 5.101** The strategy will need to integrate measures to demonstrate that infrastructure and open space and other areas within the public realm will not overheat and will remain safe and operational. Measures will need to include trees for shading, ensuring that planting will provide adequate cooling in the necessary timeframe. Streets should be tree-lined unless it can be demonstrated this would be inappropriate. The strategy should include, where necessary, use of building foundations that can accommodate the growth of large shade giving trees close to properties and infrastructure.
- 5.102** The following measures should also be considered and incorporated into place-making, where appropriate:
- Use of green blue infrastructure, such as green walls and trees, and sustainable drainage systems (SuDS) to keep spaces cool and usable during extreme weather,
 - Maximising the multifunctionality of green blue infrastructure, for example, where appropriate combining climate resilience functions with providing opportunities for recreation and delivering biodiversity net gain,
 - Plant species chosen for their suitability to projected climate scenarios,
 - Securing sufficient modal shift to allow reallocation of car parking space (see policy NS5) to create space to manage water, high temperatures, provide biodiversity and food growing opportunities,
 - Spaces and streets with year-round high-quality microclimates, including use of “cool materials” and shading, and
 - Publicly accessible “cool buildings” for respite
- 5.103** All dwellings are required, as a minimum, to meet the tighter Building Regulations water efficiency standard of 110 litres/person/day. National planning policy requires adaptation approaches to consider water supply and demand, and enables local policies to require the optional tighter standard in place of the mandatory national standard of 125 litres/person/day.
- 5.104** While Yorkshire is not currently under water stress ⁽³⁶⁾, forecasting of supply and demand in Yorkshire Water's latest adaptation plan⁽³⁷⁾ shows that declining availability of water due to climate change coupled with increasing demand due to population and economic growth will result in a deficit by the 2030s unless action is taken. The requirement to meet the optional standard is in-line with Yorkshire Water's Water Resources Management Plan⁽³⁸⁾ and the emerging Water Resources North (WReN) regional plan⁽³⁹⁾, which both identify reducing average per capita consumption to 110 litres/person/day by 2050 as a key objective.
- 5.105** To achieve water efficiency in non-housing development, all other development is required to meet the BREEAM ‘Excellent’ standard for non-domestic buildings in respect of water use. BREEAM is an independently accredited method for assessing and rating the environmental performance of development. The Council will require compliance to be verified by applicants through independent assessment at the design and post-construction stages.

36 The Environment Agency has defined water company areas that are under serious water stress. The Yorkshire Water area is not currently defined as under serious water stress. Further information can be found in: Environment Agency (2021): Water Stressed Areas Classification

37 Yorkshire Water (2021): Adaptation Report 2020/2021

38 Yorkshire Water (2020): Water Resources Management Plan 2019

39 Water Resources North (WReN) (January 2022): Emerging Plan Consultation

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- 5.106** In addition all development should demonstrate that opportunities to further reduce water use have been considered and incorporated where feasible and viable. Further opportunities should include:
- Water sensitive landscapes and public spaces that do not require potable water beyond establishment,
 - Incorporation of rainwater harvesting systems in landscapes and public spaces, and commercial or public buildings to provide for irrigation and other non-potable needs,
 - Incorporation of rain gardens into public spaces and streets,
 - Use of smart infrastructure to manage water use,
 - Use of water efficient appliances to minimise water use.
- 5.107** The strategy should be monitored, for example, monitoring of temperatures in buildings- as set out in policy NS7: Net Zero Carbon Energy Supply and Use- and key public areas, the performance of SuDS, the availability of non-potable water for irrigation and the quality of green and blue infrastructure- such as growth and survival rates of planting.
- 5.108** The strategy should be reviewed in-light of this monitoring information and changing baseline conditions and, where necessary, updated at least every five years. Review of baseline conditions should include consideration of updated climate projections, risk assessments, adaptation strategies and climate change allowances. The approach for monitoring and review will be agreed with the local planning authority and secured through a planning condition.
- 5.109** Applicants should demonstrate arrangements for management and stewardship of measures in perpetuity, where necessary,
- 5.110** Where necessary, proposals will need to set out stewardship and management arrangements in perpetuity and demonstrate that opportunities for community ownership and/or representation have been considered. Provision and stewardship will be secured through planning conditions and/or S106 agreements, as necessary.

NS11: Flood Risk and Drainage

Policy NS11: Flood Risk and Drainage

Proposals are required to achieve the following overarching requirements:

- a. Ensure that people and property are resilient to the impacts of flooding over the lifetime of the development through a strategy that avoids development on land at risk of flooding;
- b. Not increase flood risk elsewhere, and use reasonable opportunities provided by the development to reduce the causes and impacts of flooding.

The design and development of proposals are required to be based on a detailed site-specific flood risk assessment that:

- a. Includes all sources of potential flood risk, in particular from river flooding and surface water flooding;
- b. Is based on appropriate further evidence of the flood risk characteristics of the Kirk Hammerton Beck and its tributaries to the satisfaction of the Environment Agency;
- c. Identifies and takes account of all local sources of relevant flood information both on-site and in the immediate vicinity;
- d. Gives adequate consideration to overland flows, taking account of expected increases due to climate change;
- e. Is based on appropriate up-to-date climate change allowances in order to understand how climate change is expected to affect flood risk over the lifetime of the development:
 - Peak river flow: The central allowance should be used. In addition the upper end allowance should be used as a credible maximum scenario for sensitivity testing;
 - Peak rainfall intensity: The upper end allowances plus a further allowance for urban creep should be used for both the 1 in 30 year and 1 in 100 year rainfall events; and
- f. Identifies existing vulnerabilities to flooding both on-site and in the immediate vicinity, as well as opportunities for the development to reduce flood risk overall and increase resilience.

The design and development of proposals are required to be in accordance with an approved drainage strategy that:

- a. Is based on an acceptable site-specific flood risk assessment;
- b. Incorporates sustainable drainage systems (SuDS) discharging to one or more of the following in the order of priority shown, unless there is clear evidence this is inappropriate:
 1. Discharge to the ground,
 2. Discharge to a surface water body;
- c. Is based on intrusive site investigations and percolation testing to the satisfaction of the lead local flood authority, North Yorkshire County Council, to determine the suitability of soakaways discharging to the ground;
- d. Where discharge to a surface water body is proposed, it should maintain the existing surface water regime and ensure that overland flows are integrated within the design as far as possible;

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- e. Provides sufficient storage for surface water to accommodate the 1 in 100 year rainfall event plus appropriate allowances for both climate change and urban creep; and limits peak flow discharge rates to acceptable levels;
- f. Provides multifunctional benefits, where possible, including in relation to health and wellbeing, biodiversity and climate change resilience;
- g. Includes adequate whole-life management and maintenance arrangements; and
- h. Accords with relevant SuDS guidance produced by the lead local flood authority, North Yorkshire County Council, and the Environment Agency.

The design and development of proposals are required to be in accordance with an approved masterplan that is based on an acceptable site-specific flood risk assessment and achieves the following detailed requirements:

- a. No development on land currently at risk of river flooding (flood zones two and three) or currently expected to be at risk as a result of climate change. These areas should remain undeveloped and be incorporated into the green blue infrastructure network;
- b. No development on land with a current pre-development risk of surface water flooding or currently expected to be at risk as a result of climate change. These areas should remain undeveloped and be incorporated into the green blue infrastructure network and be used, where possible and appropriate, to locate additional surface water features that are safe and attractive and capable of contributing to storm water attenuation, in accordance with an approved drainage strategy;
- c. Ensures safe (ideally dry) access and egress routes are available at all times;
- d. Identifies the main components of a holistic approved drainage strategy for the whole settlement; and
- e. Takes reasonable opportunities provided by the development and improvements in green blue infrastructure and other infrastructure to reduce the causes and impacts of flooding.

Proposals are required to meet the requirements of Local Plan Policy CC1 (or successor policies) in relation to culverts and canalised watercourses.

Justification

- 5.111** Policy DM4 in the Harrogate District Local Plan 2014-2035 requires Maltkiln to be an exemplar of sustainable design and include appropriate measures to mitigate flood risk. The Council's strategic flood risk assessment (SFRA)⁽⁴⁰⁾ indicates that, although the allocation site contains an area at risk of river flooding and several areas at risk from surface water, the site overall is at low flood risk. The area shown as at risk of river flooding is close to the Kirk Hammerton Beck in the east of the site and represents approximately 0.5% of the allocation. Whilst surface water risk affects a greater area, the vast majority of the site is at little or no risk- the areas of risk are centred on lower lying land close to the beck or other permanent or semi-permanent surface water features, such as ponds.
- 5.112** At the same time it is recognised that despite current carbon reduction commitments, further global warming will occur and lead to increased rainfall and increased frequency of high intensity events that, in turn, will increase flood risk. As such in order to address flood risk effectively it will be necessary to respond to the impacts of a changing climate.

40 Harrogate Borough Council Level 1 Strategic Flood Risk Assessment (2016) and Harrogate Borough Council Level 1 Strategic Flood Risk Assessment Addendum (2018)

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- 5.113** Therefore, in-line with paragraph 159 of the National Planning Policy Framework (NPPF) (2021), this policy seeks to ensure that development is directed away from areas at risk of flooding, whether now or in the future, and if any acceptable development is necessary in such areas, ensure it is made safe for its lifetime without increasing flood risk elsewhere. In achieving this aim the policy will help to secure the climate change priority of climate resilience set out in the New Settlement Climate Change Strategy ⁽⁴¹⁾ and discussed further in policy NS10: Climate Resilience.
- 5.114** Paragraph 161 of the NPPF (2021) requires all plans to take a sequential, risk based approach to the location of development- taking into account all sources of flood risk and the current and future impacts of climate change- so as to avoid, where possible, flood risk to people and property.
- 5.115** In identifying the new settlement site, a sequential approach to flood risk has been followed, which demonstrates that the allocation site is sequentially acceptable. This work, including a sequential consideration of site options within the broad location for growth that informed site selection is set out in the New Settlement DPD: Flood Risk Sequential Assessment⁽⁴²⁾. In addition to the current sequential assessment, the report also discusses the wider sequential approach that was used to support allocations in the adopted local plan and the sequential considerations that took place during local plan preparation to inform the identification of a broad location for growth.
- 5.116** The report explains that, in order to accord with the wider sequential approach used to inform local plan allocations the current assessment would need to identify a site where delivery could occur without developing on land at risk of river flooding (flood zones two and three). However, it also acknowledges that since local plan preparation national policy and guidance on sequential testing have been updated with more explicit requirements to take account of all sources of flood risk and the predicted impacts of climate change. As a result, it explains that the aim of the current assessment was widened- to seek to identify a site where delivery could occur without developing on land at risk of flooding from all sources both now and in the future as a result of climate change.
- 5.117** Although the site selected for allocation includes small areas of land at risk of either river or surface water flooding, the report concludes that there is sufficient land within the site to accommodate at least the minimum quantum of development required by the local plan whilst ensuring that development will not take place on land known to be at risk of river or surface water flooding now or expected to be at risk in the future.
- 5.118** To accord with NPPF paragraph 159 proposals need to ensure that people and property are resilient to the impacts of flooding over the lifetime of the development, and, to deliver development that accords with the sequential assessment findings, this should be achieved through a strategy that avoids development on land at risk of flooding now or in the future. In-line with NPPF paragraphs 161 and 167 proposals must demonstrate they would not increase flood risk elsewhere but would use opportunities provided by the development to reduce the causes and impacts of flooding.
- 5.119** Proposals are required to be based on a detailed site-specific flood risk assessment that addresses all potential sources of flood risk. This will include further investigation of the Gelsthorpe Gutter/Kirk Hammerton Beck and tributaries. This is to overcome limitations associated with the Environment Agency's Flood Map for Planning arising from the extent of the modelling within this dataset and will inform detailed site layouts so that sequential

41 Harrogate Borough Council (2022): New Settlement DPD: Climate Change Strategy is available on the Council website

42 Harrogate Borough Council (2022): New Settlement DPD: Flood Risk Sequential Assessment is available on the Council website

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test findings are met. The Environment Agency will need to be satisfied that flood risk associated with these watercourses is adequately evidenced and understood. This may include a need for an assessment of residual risks, for example, as a result of culvert blockage. Advice on appropriate methodologies should be sought from the Environment Agency prior to further assessment.

- 5.120** As the site and the wider locality includes areas at risk of surface water flooding, additional scrutiny, which goes beyond a reliance solely on the Environment Agency's Flood Risk Maps for Surface Water, should be given to identifying surface water flooding risks. This should include taking account of local sources of flood information, including those held by the lead local flood authority, North Yorkshire County Council, as well as other sources such as historic flood intelligence.
- 5.121** To understand flood risk over the lifetime of the development in-light of climate change impacts, and deliver development that accords with the sequential assessment findings, the flood risk assessment will need to be based on appropriate up-to-date climate change allowances for peak river flow and peak rainfall intensity. While national guidance in the Planning Practice Guidance (PPG): Flood Risk and Coastal Change (Paragraph six; 15 August 2022) states that residential development has an assumed lifetime of at least 100 years, it suggests that new settlements should be anticipated to have a lifetime beyond 100 years. The assumed lifetime of development to be used in an acceptable flood risk assessment will need to be agreed with the local planning authority. If risks arising beyond 100 years are identified proposals should ensure, as a minimum, that sufficient ability to adapt to those impacts is incorporated.
- 5.122** The Environment Agency produces guidance on climate change allowances and their use. This should be reviewed to ensure that up-to-date guidance is being followed⁽⁴³⁾. For peak river flow the 2080s allowances currently look the furthest ahead and relate to the period 2070 to 2125. Central and upper end allowances should both be used, with the upper end used as a sensitivity test⁽⁴⁴⁾.
- 5.123** For peak rainfall intensity the 2070s allowances currently look the furthest ahead and relate to the period 2061 to 2125. The upper end allowances should be used for both the 1 in 30 year and 1 in 100 year rainfall events (33% and 1% annual exceedance probability events respectively)⁽⁴⁵⁾. In addition both scenarios should include a further allowance to address the potential for additional impacts as a result of urban creep⁽⁴⁶⁾.
- 5.124** The flood risk assessment should also identify any existing vulnerabilities to flooding within the site and in the immediate vicinity as well as indicating where development could provide opportunities to reduce flood risk overall and increase resilience.
- 5.125** In-line with paragraph 169 of the NPPF (2021) an acceptable drainage strategy incorporating sustainable drainage systems (SuDS) showing that surface waters can be successfully managed would need to be approved. The approach to SuDS should follow the drainage hierarchy set out in Part H of the Building Regulations⁽⁴⁷⁾ and accord with relevant up-to-date

43 Environment Agency guidance on Flood Risk Assessments: Climate Change Allowances is available at: www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances.

44 Peak River Flow Allowances: These were updated in July 2021. At July 2021 the relevant allowances for the 2080s for the Swale, Ure, Nidd and Upper Ouse Management Catchment are: Central: 25%; Upper End: 53%.

45 Peak Rainfall Intensity Allowances: These were updated in May 2022. At May 2022 the relevant allowances for the 2070s for the Swale, Ure, Nidd and Upper Ouse Management Catchment are: 3.3% annual exceedance rainfall event: 40%; 1% annual exceedance rainfall event: 45%.

46 Urban Creep: Current lead local flood authority guidance identifies that a 10% increase in impermeable area should be applied

47 The drainage hierarchy in Part H of the Building Regulations is: 1. Discharge into the ground (infiltration); 2. Discharge to a surface water body; 3. Discharge to a surface water sewer, highway drain, or another drainage system; 4. Discharge to a combined sewer.

Climate Change 5

guidance produced by the lead local flood authority, North Yorkshire County Council⁽⁴⁸⁾ and the Environment Agency^{(49) (50)}. Although the hierarchy includes use of combined sewers and public surface water drainage, it nevertheless discourages these approaches in favour of more preferential options. Given that these existing surface water infrastructure are limited and, as such, are unlikely to be viable destinations, and that, notwithstanding limitations, the need for connections to public sewers should be designed out through effective masterplanning and a holistic approach to surface water management, it is considered that acceptable solutions should employ only discharge to the ground and/or discharge to a surface water body unless there is clear evidence this is inappropriate.

- 5.126** Proposals must be accompanied by satisfactory evidence demonstrating the suitability or otherwise of discharge to the ground using soakaways. Where discharge to a surface water body is proposed, the existing surface water regime should be maintained. If alterations to this regime are proposed a hydrological assessment may be required to ensure that flood risk is not increased. Overland flows should be integrated within the design as far as possible.
- 5.127** The drainage strategy needs to demonstrate sufficient storage to accommodate the 1 in 100 year rainfall event plus appropriate allowances for both climate change and urban creep. In-line with national guidance the upper end peak rainfall climate change allowance of 45% should be used and in-line with lead local flood authority guidance a further 10% should be added to address urban creep.
- 5.128** The strategy also needs to show that peak flows will be limited to acceptable rates, as determined by the planning authority in-light of the views of the lead local flood authority, North Yorkshire County Council, internal drainage boards⁽⁵¹⁾, the Environment Agency and other relevant stakeholders. The rates must not exceed the calculated greenfield runoff rate and, if possible, should be lower in order to help reduce wider flood risk, subject to these below greenfield rates not leading to unacceptable ecological or morphological impacts.
- 5.129** In addition to planning permission, discharge of surface water to a watercourse requires consent from relevant internal drainage boards. The Kirk Hammerton Beck, which runs through the new settlement, and other watercourses that may drain the pre-developed site, including those to the north and west of Cattal, are within the drainage district of the Swale and Ure Drainage Board who have indicated that rates should be restricted to a maximum of 1.4 litres per second per hectare (l/s/ha) or green field rates.
- 5.130** The drainage strategy will need to demonstrate how proposals provide multifunctional benefits, including in relation to health and wellbeing, biodiversity and wider climate change resilience.
- 5.131** An acceptable masterplan would need to be submitted. This should show development not taking place on land within flood zones two or three, or on land identified as at risk of future river flooding due to climate change. Instead these areas should be incorporated into the green blue infrastructure network. Land identified under the central allowance must be avoided. Further land identified under the upper end allowance should also be avoided, however, if avoidance of any of these further areas is not possible, this should be robustly justified and satisfactory mitigation included. Certain water compatible development, such as open space, may be appropriate in flood zones two and three and areas at risk of surface

48 Current lead local flood authority guidance is set out in: North Yorkshire County Council (2018): SuDS Design Guidance 2018 Update or successor documents

49 Environment Agency/ CIRIA (2015): The SuDS Manual

50 Environment Agency (2018): The Environment Agency's Approach to Groundwater Protection. In particular: Position Statement G13: Sustainable Drainage Systems.

51 The Swale and Ure Drainage Board and The Ainsty Internal Drainage Board are both responsible for assets that may be affected either directly or indirectly by development of the new settlement

5 Climate Change

water flooding. In-line with the Planning Practice Guidance, water compatible development proposed in flood zone 3b- or on land at the same level of risk of surface water flooding (1-in-30 years/ 3.3% AEP)- should be designed and constructed to:

- Remain operational and safe for users in times of flood;
- Result in no net loss of floodplain storage;
- Not impede water flows and not increase flood risk elsewhere.

5.132 The masterplan is also required to show development not taking place on land with a pre-development risk of surface water flooding or on land identified as at risk due to climate change. Instead these areas should remain undeveloped and be incorporated into the green blue infrastructure network and be used, where possible and appropriate, to locate additional surface water features that are safe and attractive and capable of contributing to storm water attenuation, in accordance with the approved drainage strategy. Areas where the risk extends over significant extents and areas that accommodate important overland flow pathways must be avoided. Discreet isolated areas of risk where the extent is small should also be avoided but where this is not possible this should be robustly justified, and satisfactory mitigation included. Development will need to ensure that safe access and egress routes are available at all times in light of flood risk from any source throughout the lifetime of the development. Given the limited nature of flood risk at the site these routes should be dry in times of flood.

5.133 The design of the new settlement, including the approach to flood risk, drainage, green blue infrastructure and other infrastructure should incorporate reasonable measures that will reduce wider flood risk and improve the resilience of existing communities. This should include setting out and justifying whether existing vulnerabilities identified in the flood risk assessment will be addressed.

5.134 The main components of the approved drainage strategy must also be shown on the masterplan. Once approved, future development will be required to be in accordance with the masterplan.

5.135 Proposals are required to meet the requirements of Local Plan Policy CC1: Flood Risk and Sustainable Drainage in relation to culverts and canalised watercourses. Building over existing culverts or the culverting or canalisation of water courses will not be permitted unless it can be demonstrated to be in the interests of public safety or to provide essential infrastructure, and there will be no detrimental effect on flood risk and biodiversity. Where feasible, development proposals should incorporate re-opening of culverts, modification of canalised water courses and consideration of mitigation measures to achieve a more natural and maintainable state.

Green and Blue Infrastructure 6

- 6.1** The NPPF (July 2021) seeks to support strong, vibrant communities fostering well designed beautiful places with open spaces that reflect current and future needs and support communities health, social and cultural well-being. It advocates the importance of access to a network of high quality open spaces as well as looking to protect and enhance the natural environment and valued landscapes including improving biodiversity.
- 6.2** Harrogate District Local Plan Policy HP6 seeks to protect existing open space and recreational facilities whilst Policy HP7 provides the policy basis for ensuring that adequate open space, sports and recreational provision is secured for new developments.
- 6.3** Policy NE3 of the Local Plan aims to protect and enhance the features of ecological and geological interest and provide net gains in biodiversity whereas Policy NE5 states that development proposals should amongst other things protect and enhance existing green infrastructure, and create new green links.
- 6.4** Policy DM4 states that the DPD should provide biodiversity enhancements and appropriate landscaping measures to provide a high quality landscape setting. It also requires the creation of a connected network of green infrastructure, open spaces and informal and formal recreational facilities that respects and enhances the landscape qualities of the area and maximises opportunities to create and strengthen green infrastructure. The green and blue infrastructure policies within this section look to deliver the requirements set out in DM4.

NS12: Green and Blue Infrastructure

Policy NS12: Green Blue Infrastructure

A Green Blue Infrastructure (GBI) strategy must be produced to inform each stage of development. GBI strategies should be guided by the Development Framework, existing landscape and natural capital functions, the vision and objectives for the new settlement and the relevant Local Nature Recovery Strategy.

Green Blue Infrastructure strategies should deliver high-quality provision with reference to the Building with Nature standards and aim to achieve the following:

- a. Optimize multi-functionality and provide a wide range of natural functions through an interconnected network of GBI;
- b. Respond to the existing natural and historic environment context of the site and embed quality design to create a distinctive sense of place;
- c. Incorporate a range of distinctive green spaces that respond to local needs, including quiet areas for people and wildlife;
- d. Incorporate SuDS using above-ground water features to maximise opportunities to benefit people and wildlife;
- e. Provide attractive walking and cycling routes for a wide range of non-motorised users;
- f. Incorporate opportunities to bring nature closer to children;
- g. Provide resilient features which mitigate the impacts of climate change;
- h. Be delivered and maintained using sustainable resources;
- i. Connect with green infrastructure beyond the settlement boundary into the rights of way network; and
- j. Achieve climate change adaptation.

6 Green and Blue Infrastructure

Information on the governance structure and funding mechanisms for the delivery and maintenance of all elements of GBI should be included within the strategy.

Justification

- 6.5** Green and Blue infrastructure (GBI) refers to a multi-functional linked network of green and blue spaces that provide a range of benefits for social well-being, the environment and economic prosperity. The Development Framework shows the main elements of the green blue infrastructure network identified in the Green Blue Infrastructure Framework included within the Green Hammerton/Cattal New Settlement Concept Framework ⁽⁵²⁾
- 6.6** The Green Blue Infrastructure Framework is based on existing habitats within and close to the new settlement site and the local topography. It identifies corridors of trees, green spaces, pedestrian and cycle ways, and the Kirk Hammerton Beck to connect the new settlement and reflect the local character. These corridors form the green spine of the new settlement. They reduce the impact of climate change, offer active transport routes and provide opportunities for biodiversity enhancement. The GBI strategy should use this framework to accommodate a series of open spaces that vary in scale and location across the new settlement to ensure recreational opportunities to all of its future residents. Provision should include distinct destination points as required by Policy NS15: Protecting Aubert Ings SSSI.
- 6.7** The Green Blue Infrastructure strategy could provide opportunities to provide and create wildlife corridors, flood alleviation, water quality buffers and informal recreation opportunities.
- 6.8** Local Nature Recovery Strategies are a new system of spatial strategies for nature required by the Environment Act 2021 that will cover the whole of England. They will establish priorities and map proposals for specific actions to drive the recovery of nature and provide wider environmental benefits. Once in place these strategies will be a key driver of local actions, including the use of nature-based solutions, and will provide an evidence base to inform the development of a nationwide Nature Recovery Network.
- 6.9** Green and blue infrastructure strategies submitted in support of proposals should, where possible, deliver on priorities and align with relevant specific proposals set out in an adopted and/or emerging Local Nature Recovery Strategy. Strategies supporting detailed applications should include review and update of relevant parts of earlier strategies to ensure proposals support an up-to-date Local Nature Recovery Strategy.
- 6.10** The Building with Nature standards provide a national framework to define high-quality Green Blue Infrastructure that is evidence based. The framework defines 12 quality standards for place-making and place-keeping covering the themes of well-being, water and wildlife. Green and blue infrastructure strategies should secure high-quality provision. The quality of proposals should be demonstrated with reference to the Building with Nature standards ⁽⁵³⁾.
- 6.11** Local Plan Policy NE5 provides strategic principles for the design of GBI that seek to ensure that local benefits are maximised. This policy builds on these principles by identifying the types and nature of key features which are required to deliver the vision for the New Settlement:

52 This document is available on the Council website

53 Further information on the Building with Nature standards can be found at www.buildingwithnature.org.uk

Green and Blue Infrastructure 6

- Local Distinctiveness. A strong GBI strategy which links with surrounding features and landscape can ensure the new settlement complements and enhances the local distinctiveness of the wider Green Hammerton and Cattal area;
- Business Benefits. Quality green space has the opportunity to create a setting for investment within the employment core;
- Recreation and Health. By providing recreational opportunities close to people's homes, such as allotments and equipped areas for play, there can be a positive impact on local health and well being;
- Water management. There are a number of ponds on the site. Areas of water attenuation would slow down the passage of water to the Kirk Hammerton Beck, mitigating risks to the new settlement and protecting water quality of the River Nidd;
- Climate change adaptation and mitigation. An accessible and connected GBI network can encourage less polluting travel behaviour. Tree planting, for example, in community woodlands or orchards, allotments and other public open spaces, absorbs carbon from the atmosphere, provides shading and shelter and contributes to water management;
- Legacy. Providing people, particularly children, with the opportunities to experience and appreciate nature can be the best way to show people the benefits of protecting our environment. Providing GBI links with school sites will allow opportunities for learning about nature;
- Ecology. Connected GBI creates wildlife corridors to stimulate more resilient biodiversity.

6.12 The green blue infrastructure strategy provides an opportunity for water quality improvements. Waste water management and other improvements will be beneficial in securing protections and enhancements to water quality.

Management and Stewardship

6.13 A key principle is to ensure long term stewardship of the development of green infrastructure assets. This can be achieved by establishing management and maintenance requirements from the outset for each element of the open space and public realm.

6 Green and Blue Infrastructure

NS13: Biodiversity Net-Gain

Policy NS13: Providing Biodiversity Net Gain

Maltkiln will be designed to deliver meaningful gains for biodiversity and optimize opportunities to deliver multiple benefits for nature and people.

This will be achieved by a settlement wide Biodiversity Net Gain strategy that delivers at least 10% net gain in biodiversity value.

The Biodiversity Net Gain strategy should:

- a. deliver biodiversity net gain within the development site, or on land closely related to the site;
- b. utilise opportunities to connect existing habitats, particularly woodlands in the west and riparian habitats in the east;
- c. ensure development does not interrupt existing wildlife corridors (either physically or by causing disturbance through the development/use of the site);
- d. enhance riparian habitats and take opportunities to help deliver Water Framework Directive objectives;
- e. deliver optimum ecosystem services;
- f. be incorporated into phasing plans to avoid, or where appropriate, reduce the time lag between biodiversity losses and commencement of enhancements; and
- g. seek to engage residents and other stakeholders to secure gains in perpetuity.

In addition to the above, the development scheme should provide targeted enhancements for specific species. These should be considered within the context of the wider BNG provision and include:

- a. integrated bat bricks in 5% of dwellings;
- b. integrated swift bricks in 25% of dwellings;
- c. hedgehog passes between private gardens; and
- d. consideration of bird boxes in open space targeted at birds of conservation concern.

Justification

- 6.14** Biodiversity, the range of plants, animals and fungi, which inhabit our district has an intrinsic value which is appreciated by many people and knowing there is abundance of biodiversity can attract people to visit or live in particular areas. But biodiversity is also essential for the delivery of 'ecosystem services', these are the benefits people receive from the natural environment and cover a range of services from those essential for life such as recycling nutrients, protection from hazards and climate regulation to cultural benefits such as leisure, mental wellbeing and beauty.
- 6.15** Over the last 50 years there have been significant declines in animal and plant species. To halt the decline of biodiversity across the country Defra's 25 year plan sets out an ambition to put the environment at the heart of planning and embed a principle of 'environmental net gain' for development. The Environment Act (2021) makes provision for a mandatory 10% net gain of biodiversity in new development and it is anticipated that secondary legislation

Green and Blue Infrastructure 6

will be passed for this provision to commence in 2023. It is important the new settlement is designed to meet this net gain target so it can fulfil the expectations of future residents and wider stakeholders.

- 6.16** Local Plan Policy NE3 sets out general requirements to ensure the natural environment is protected by the use of the mitigation hierarchy and provides specific requirements for designated sites and priority species and habits. The provision of BNG does not negate the requirement to meet other provisions within NE3 and the BNG Strategy must be designed following the mitigation hierarchy.
- 6.17** The BNG strategy, an Ecological Impact Assessment and completed metric for all habitats must be submitted with the outline planning application to evidence how the required net gain will be delivered across the whole site. The masterplan and phasing plans must include the post-development biodiversity value for each phase of development and subsequent applications for reserved matters should show how the target biodiversity value for each phase will be met. The required process to calculate and evidence biodiversity net gain, and further details on the required supporting information, is explained within the Providing Net Gain for Biodiversity SPD.

Water Framework Directive (WFD)

- 6.18** The WFD is a European directive which aims to protect and improve the water environment. River basin management plans (RBMPs) describe how the WFD will be achieved in each region, and at a local level which actions and measures need to be implemented to achieve the objectives of the WFD. The Maltkiln New Settlement is within the Humber river basin management plan. The Humber river basin management plan describes the challenges that threaten the water environment and how these challenges can be managed⁽⁵⁴⁾. The WFD places a duty on the local authority to 'have regard' to the river basin management plans when exercising their functions ensuring they neither undertake nor authorise a project which may jeopardise;
- The current status of a WFD element or cause its deterioration
 - The attainment of good status
 - Pollution reduction measures
 - Standards and objectives for protected areas
- 6.19** Applicants will be required to work with the local authority, Environment Agency, partnerships and communities to ensure a wide range of mitigation measures are incorporated to ensure positive environmental improvements are made in water quality.

The Humber River Basin Management Plan identifies a WFD target status and key objectives for the River Nidd including the Kirk Hammerton Beck, Gelsthorpe Gutter and Syke Dike tributaries. The Kirk Hammerton Beck is a tributary of the River Nidd from Crimple Beck to the River Ouse. This waterbody is classified as moderate because it has been heavily modified and has failures due to phosphates and priority hazardous substances. Providing habitat opportunities along Kirk Hammerton Beck would help with the efforts to address the heavily modified status of the overall waterbody. Further information can be found on the Catchment Data Explorer here: [Nidd from Crimple Beck to River Ouse | Catchment Data Explorer | Catchment Data Explore](#). The Biodiversity Net Gain strategy provides an opportunity to help address these objectives by enhancement of the riparian habitat of the onsite streams or, if appropriate, to provide off-site enhancement on Syke Dike or directly on the River Nidd providing opportunities to improve water quality through waste water management.

54 Humber river basin district river management plan: updated 2022
<https://www.gov.uk/guidance/humber-river-basin-district-river-management-plan-updated-2022>

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Local Plan policy NS2 refers to water quality and requires developers to undertake a thorough risk assessment of the impact on surface and groundwater systems in order to prevent pollution through both the construction and operational phases of development to prevent contamination of any watercourses. Further advice is available here <https://www.gov.uk/guidance/pollution-prevention-for-businesses> .

Ecosystem Services

- 6.20** Natural England have developed The Environmental Benefits from Nature tool to identify wider benefits for people and nature from biodiversity net gain and to provide a consistent method for comparing alternative BNG strategies. The tool is designed to work alongside a Biodiversity metric, using the same data and habitat-based approach to consider the impact across a range of ecosystem services. It is crucial that BNG strategies are designed foremost to deliver optimum benefits for biodiversity, but there are often variations on how these can be achieved and the Environmental Benefits from Nature tool should be used to compare variations. Applicants should show that the final BNG strategy has been informed by a consideration of ecosystem services using Natural England's tool.

NS14: Open Space and Sport Provision

Policy NS14: Open Space and Sport Provision

On-site provision

Within Maltkiln provision should be made for new sports, open space and recreational facilities to cater for the needs arising from the development. The provision standards and process set out in the Provision of Open Space and Village Halls Supplementary Planning Document (or any subsequent guidance) should be used to establish the starting point for on-site provision however this should be classed as the minimum and the actual amount of provision will be established as part of wider masterplanning.

All open spaces provided on-site should be:

- high quality
- low maintenance
- climate resilient, as required by Policy NS10, including through provision of shade giving trees and water conservation measures
- publicly accessible with a multi-use functionality
- accessible throughout the year to ensure unrestricted access for new and existing residents and visitors to the area
- cater for a range of uses

These spaces may include innovative forms and layouts allowing for a variety of activities that promote health and well-being. Proposals will need to demonstrate how existing and new open spaces connect to form a coherent and legible network with further connections within and beyond the new settlement boundary.

Where appropriate the Council will enter into a Section 106 agreement with the developer to implement the open space, and for future management and maintenance of the open space provision, before granting planning permission.

Protection of existing open space

There will be a presumption against any development proposals that result in the loss of a sport, open space, recreation or play facility except where it can be demonstrated that there is an excess of provision, or where alternative facilities of equal or better quality will be provided as part of the development or provided off-site with enhanced accessibility.

The re-configuration of existing open spaces where the space is re-provided on-site will only be considered if it is of equal size, and where it will achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space.

Ancillary development on open space

Proposals for ancillary development on open space within Maltkiln will be supported where:

- a. it is necessary to/or would facilitate the proper functioning of the open space;
- b. is ancillary to the uses of the open space;
- c. is appropriate in scale;
- d. it would contribute positively to the use and quality of the open space

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Justification

- 6.21** Within Maltkiln provision will be made for sufficient high-quality accessible open space in response to the requirements set out in the Harrogate District Local Plan and the Provision of Open Space and Village Halls Supplementary Planning Document (or any subsequent document). The SPD states that for strategic sites, the SPD standards should be a starting point and the actual amount and design of on-site provision will be established as part of wider master-planning which may should take into account other guidance and best practice such as that provided by Sport England and Fields in Trust. The open space network will respect and enhance the existing natural features and will create new ones. They will manifest as a response to existing drainage, land form, ecology and recreation.
- 6.22** Sports pitches should be carefully sited within the new settlement and provide the necessary supporting facilities. Equipped areas that provide a wide range of facilities, such as play equipment and casual play areas, should be created for children and young people. Allotments should also be facilitated to provide residents with the opportunity to grow food and flowers. A circular green loop will provide walking and cycling routes to connect these places and provide links to nearby villages

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NS15: Protecting Aubert Ings SSSI**Policy NS15: Protecting Aubert Ings SSSI**

Recreational open space should be designed to mitigate additional recreational impact on Aubert Ings SSSI. In particular, walking routes should be provided which:

- a. Are traffic free and aesthetically pleasing;
- b. Link to other footpaths within the site to provide opportunities to extend walks and vary return routes;
- c. Lead to destination points and areas of distinct character;
- d. Incorporate areas where dogs can be off the lead and provide clear and engaging information on required dog behaviours;
- e. Link to residential areas.

An impact assessment on Aubert Ings SSSI should be undertaken and acted on. It should assess the impact of recreation on the SSSI, the effectiveness of proposed mitigation on the development site and whether mitigation on the SSSI site is required to mitigate residual impacts.

Justification

- 6.23** Aubert Ings SSSI is an area of unimproved grassland a short walk from Cattal within a meander of the River Nidd. Its traditional use as a hay meadow has allowed a range of grasses and herb flora to establish for which the site is recognised as being nationally important. There is no public access to the meadow, although the site itself is designated as common land and anecdotal reports suggest it is commonly used for walking and dog walkers. Informal signage on the site encouraging dog owners to clean up dog waste substantiate these reports.
- 6.24** The location of Maltkiln within walking distance of the SSSI increases the potential number of visitors to the meadow. This brings with it a number of risks. The most immediate is the increase of trampled vegetation which can result in a change of species where sturdier grasses become more common. Over time, the formation of tracks around and across the meadow can lead to bare ground. The use of the area for dog walking can bring specific risk to the nutrient balance of the soil. Dog urine and faeces add a nutrient load immediately onto the flora and could cause an increase of nutrient-demanding species which dominant less competitive species and change the habitat composition of the site. With any area that is frequently visited there is a risk of litter but particularly so with areas where services such as litter bins or rangers are not available. Litter is dangerous if ingested by wildlife and if left to decompose can impact on the nutrient balance of the soil in the immediate area.

According to the Pet Food Manufacturer's Association 33% of households in 2021 had a pet dog ⁽⁵⁵⁾. Dog ownership is shown to greatly benefit people's health and wellbeing, partly by encouraging people to be more active and spend time outdoors. Consideration for how to meet the needs for dog owners within the the new settlement should be carefully considered and regard given to how this will help mitigate impacts on the SSSI, avoid conflict between different users within the settlement and ensure that biodiversity targets for the new settlement can be achieved.

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- 6.25** Areas which are close to home, away from traffic and allow dogs to be off the lead are welcomed by dog walkers. Acceptable behaviour for dogs may vary across the site, for example, in some areas it may be necessary to bag and bin mess whilst in others, perhaps within woodland, it may be acceptable to only ensure paths are kept clear. A strategy for effectively engaging and communicating with dog owners will make them feel welcome and more likely to use their local area.
- 6.26** Policy NS15 requires walking routes which lead to destination points and areas of distinct character, primarily aimed at drawing residents of Maltkiln and nearby communities to them. These destination points to provide an area of interest and accessible natural green space attractive to walkers including dog walkers as a suitable alternative natural green space to Aubert lngs SSSI. It is considered a minimum of two destination points are included to provide variety, providing, for example, views from the new settlement, or areas of natural interest such as existing woodland.
- 6.27** Destination points should be informed by existing/proposed landscape features and could include but are not limited to Doodle Hills and Cattal Belt both of which provide local interest.
- Doodle Hills to the north east of the settlement provides extended views over the new settlement and towards York Minster to the east.
 - Cattal Belt to the south west of the settlement is a mosaic of habitats comprising of woodland and ponds to the south west of the settlement boundary.
- 6.28** The success of destination points in achieving these aims will to a large part be based on where they are located, how well the spaces are designed and integrated into attractive long and short circular walking routes and their ability to provide a unique offer and functionality that draws people to them and comparatively makes use of the SSSI less attractive.

Heritage Assets 7

- 7.1** The Council's main objective is to protect and enhance the features of the historic environment that contribute to the character and quality of the district. It is recognised that the historic environment brings wide social, economic and environmental benefits to the district.
- 7.2** The historic environment is a finite and non-renewable resource requiring careful management. It is therefore essential that development is managed to maintain our heritage assets for future generations, and to ensure that development proposals are well designed and do not detract from existing local characteristics and built form that make a positive contribution to the area. Therefore, in bringing forward Maltkiln, the Council seeks to conserve the relevant heritage assets for their historic significance and their important contribution to local distinctiveness, character and sense of place.
- 7.3** The following section contains policies relating to key heritage assets which are likely to be impacted by development of Maltkiln.

NS16: Designated Heritage Assets - Kirk Hammerton Conservation Area, Old Thornville and Providence House

Policy NS16: Designated Heritage Assets - Kirk Hammerton Conservation Area, Old Thornville and Providence House

Development of Maltkiln shall be designed in a manner which avoids or minimises impact to the setting (and therefore significance) of the following designated heritage assets:

- Kirk Hammerton Conservation Area
- Old Thornville (grade II* listed)
- Providence House (grade II listed)

Factors to be taken into account include, but are not limited to:

- layout and building line
- building density
- position/alignment of buildings and spacing between
- building heights, scale and massing
- topography
- set back from roads and boundaries
- landscaping, including retention of existing trees and hedgerows
- highway proposals
- architectural style, detailing and materials

Specific considerations for each designated heritage asset are set out below; development proposals and the supporting documentation should respond accordingly:

Kirk Hammerton Conservation Area

- Impact of the introduction of development to the west of the Conservation Area, within its rural context
- Key views as identified in the Kirk Hammerton Conservation Area Character Appraisal

7 Heritage Assets

- The way in which the conservation area is experienced on entrance and exit along Gilthswaite Lane
- Views of the conservation area and buildings within (including the Grade I Listed Church of St John the Baptist), available from such locations as public footpaths and the desirability of minimising impact to views/incorporating available views into the new development

Old Thornville

- Impact of the introduction of development to the north/north west/west of Old Thornville, within its rural context and adjacent to the access lane (Planetree Lane) from Cattal Road

Providence House

- Impact of the introduction of development to the south side of the A59, within its rural context
- Impact of potential highway improvement schemes

Justification

- 7.4** The National Planning Policy Framework (NPPF) identifies the conservation and enhancement of designated and non-designated heritage assets in a manner appropriate to their significance as a material consideration in the determination of planning applications. New development should sustain and enhance the significance of heritage assets and can support these aims by creating or supporting viable uses that are consistent with an asset's conservation. There is a presumption in favour of the conservation and enhancement of heritage assets, and any harm will need to be clearly justified. The more significant the asset, the greater the level of justification that will be required.
- 7.5** Listed buildings are those that have been designated because of their special architectural or historic interest. Conservation Areas are areas designated by local planning authorities for their special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The setting of heritage assets can have a positive or negative influence on their overall significance. As such, when proposing development within the setting of a heritage asset, it is important to avoid or minimise harm to those elements which make a positive contribution to its setting, and where possible enhance them.
- 7.6** The designated heritage assets included in this policy have been identified for their historic significance and their important contribution to local distinctiveness, character and sense of place. The considerations outlined in Policy NS16 were informed by the Heritage Impact Assessment undertaken as part of the evidence base to the New Settlement DPD. Any planning application for this site affecting heritage assets or their setting must be supported by a proportionate and up-to-date heritage statement. Advice on understanding the significance of heritage assets and the design of development is given in the Harrogate District Heritage Management Guidance Supplementary Planning Document (SPD) (or any subsequent guidance).

NS17: Designated Heritage Asset - Cattal Bridge

Policy NS17: Cattal Bridge

Cattal Bridge is a Scheduled Monument, located to the south of Cattal, on Cattal Moor Lane. Consideration must be given to the potential impacts of possible increased traffic upon the structure and fabric of the bridge, and the potential need to take appropriate measures to manage its usage and secure the long-term future of the bridge. Should any such measures be identified as necessary, they must be agreed in full consultation with NYC Highways and Historic England and obtain the required consents.

An appropriate programme must be put in place to monitor and report on the condition of the bridge both during and post construction of Maltkiln.

Justification

- 7.7** The National Planning Policy Framework (NPPF) identifies the conservation and enhancement of designated and non-designated heritage assets in a manner appropriate to their significance as a material consideration in the determination of planning applications. New development should sustain and enhance the significance of heritage assets and can support these aims by creating or supporting viable uses that are consistent with an asset's conservation. There is a presumption in favour of the conservation and enhancement of heritage assets, and any harm will need to be clearly justified. The more significant the asset, the greater the level of justification that will be required.
- 7.8** Scheduled monuments are archaeological heritage assets that are considered to be of national importance. It is therefore important that any potential changes to the fabric or surroundings of the monuments are specified in such a way so as to conserve those elements which contribute to their archaeological interest and their setting.
- 7.9** It should also be noted that Cattal Bridge is also Grade II Listed. Listed Buildings and structures are those that have been identified as having special architectural and historic interest. Setting forms a part of overall significance and therefore where development is proposed within the setting of listed building, it is important that steps are taken to minimise harm to those elements that contribute positively to setting. Where, proposals directly affect a listed building, it is important that works are specified so that special interest of the asset is conserved.
- 7.10** A full assessment of the impact on Cattal Bridge and possible mitigation strategies will be required as part of the consideration of the highway impacts of the scheme, and this should be detailed in the travel assessments required under Policy NS36: Highway Mitigation and Improvements.

7 Heritage Assets

NS18: Designated Heritage Asset - Church of St John the Baptist, Hunsingore

Policy NS18: Church of St John the Baptist, Hunsingore

The spire of the Church of St John the Baptist in Hunsingore (grade II listed) is a notable feature within the surrounding countryside. Development of Maltkiln should respect this by consideration of impact on the skyline and provision of views towards the church; and otherwise minimise impact on the setting of the heritage asset.

Justification

- 7.11** The National Planning Policy Framework (NPPF) identifies the conservation and enhancement of designated and non-designated heritage assets in a manner appropriate to their significance as a material consideration in the determination of planning applications. New development should sustain and enhance the significance of heritage assets and can support these aims by creating or supporting viable uses that are consistent with an asset's conservation. There is a presumption in favour of the conservation and enhancement of heritage assets, and any harm will need to be clearly justified. The more significant the asset, the greater the level of justification that will be required.
- 7.12** Listed Buildings are those that have been identified as having special architectural and historic interest. Setting forms a part of overall significance and therefore where development is proposed within the setting of listed building, it is important that steps are taken to minimise harm to those elements that contribute positively to setting. Where, proposals directly affect a listed building, it is important that works are specified so that special interest of the asset is conserved.

NS19: Designated Heritage Asset - Milestone near Providence House

Policy NS19: Milestone near Providence House

The grade II listed milestone is located approximately 30 metres west of Providence House to the south side of the A59. In the event that it is necessary to temporarily remove the milestone (for which appropriate consent should be obtained) during construction works for Maltkiln, the milestone must be returned to as near its original position (appropriate to the mileage marked on the stone) and erected in an appropriate manner. Appropriate cleaning and making good of the lettering should be carried out prior to reinstatement.

Justification

- 7.13** The National Planning Policy Framework (NPPF) identifies the conservation and enhancement of designated and non-designated heritage assets in a manner appropriate to their significance as a material consideration in the determination of planning applications. New development should sustain and enhance the significance of heritage assets and can support these aims by creating or supporting viable uses that are consistent with an asset's conservation. There is a presumption in favour of the conservation and enhancement of heritage assets, and any harm will need to be clearly justified. The more significant the asset, the greater the level of justification that will be required.
- 7.14** Listed Buildings are those that have been identified as having special architectural and historic interest. Setting forms a part of overall significance and therefore where development is proposed within the setting of listed building, it is important that steps are taken to minimise harm to those elements that contribute positively to setting. Where, proposals directly affect a listed building, it is important that works are specified so that special interest of the asset is conserved.

7 Heritage Assets

NS20: Archaeology

Policy NS20: Archaeology

Archaeological investigations should be undertaken at an early stage of the detailed master planning for each phase of Maltkiln's development.

Proposals affecting a scheduled monument or other archaeological site of national importance conserve those elements which contribute to their archaeological interest and their setting.

Development affecting archaeological sites of less than national importance should conserve those elements which contribute to their significance in line with the importance of the remains.

Justification

- 7.15** If development is proposed in an area believed to contain archaeological remains, an archaeological investigation will be required. As a minimum, the Historic Environment Record (HER) should be consulted prior to the submission of a planning application to determine whether there is known archaeological interest or whether the site has the potential for assets of archaeological interest. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in-situ as a preferred solution. When in-situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development. Subsequent analysis, publication and dissemination of the findings will be required to be submitted to the local planning authority and deposited with the Historic Environment Record.
- 7.16** If in-situ preservation of archaeological remains is not possible or appropriate, the applicant will need to demonstrate that satisfactory provision has been made for a programme of archaeological investigation, excavation and recording before or during development, and for the subsequent publication of any findings, where appropriate.

NS21: Non-Designated Heritage Assets

Policy NS21: Non-Designated Heritage Assets

The following are identified as non-designated heritage assets within the boundary of Maltkiln. Detailed master planning must take into account the impact of development upon the significance of the heritage assets, in line with national and local policy. This includes both direct impact upon the fabric of the assets and impact on setting:

- a. Cattal Grange farmstead and cottages
- b. Cattal Station
- c. Gelsthorpe Farm
- d. Whixley Lodge
- e. Westfield
- f. Rudgate Roman Road

Justification

- 7.17** The National Planning Policy Framework (NPPF) identifies the conservation and enhancement of designated and non-designated heritage assets in a manner appropriate to their significance as a material consideration in the determination of planning applications. New development should sustain and enhance the significance of heritage assets and can support these aims by creating or supporting viable uses that are consistent with an asset's conservation. There is a presumption in favour of the conservation and enhancement of heritage assets, and any harm will need to be clearly justified. The more significant the asset, the greater the level of justification that will be required.
- 7.18** Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets. Proposals that remove, harm or undermine the significance of such assets can lead to a deterioration of the quality of the historic environment.
- 7.19** The non-designated heritage assets included in this policy have been identified for their historic significance and their important contribution to local distinctiveness, character and sense of place.

8 Housing

- 8.1** The National Planning Policy Framework (NPPF) Chapter 5. 'Delivering a sufficient supply of homes', requires strategic policies to be informed by a local housing need assessment. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families and travellers, people who rent their homes and people wishing to commission or build their own homes).
- 8.2** The housing policies within the Maltkiln DPD will set out the mix and density of all housing, the level of affordable housing and its tenure, along with specialist housing for older people and people with support needs. The DPD will also seek to deliver self and custom build houses to meet the demands of the district, as defined by the Council's Self and Custom Build Register. The need for Gypsies and Travellers sites was assessed district wide within the Local Plan. None of the sites allocated or broad locations identified fall within the boundary of the DPD ⁽⁵⁶⁾.
- 8.3** The Local Plan policies were formulated following assessment of the data within the 2018 Housing and Economic Development Needs Assessment (HEDNA). The HEDNA assessed the need for different sizes of market and affordable homes over the plan period taking into account the districts demographic and requirements.
- 8.4** The DPD policies will work alongside the existing Local Plan policies requiring proposals to be assessed against the most up-to-date assessments of local housing need to establish mix, size and tenure, across both market and affordable housing. They will also seek to deliver specialist housing for older people and/or people with support needs, as well as providing custom and self build plots.
- 8.5** As the development of Maltkiln will be undertaken in phases it is important to ensure each phase of development delivers housing in accordance with the most up-to-date housing need assessments to ensure it delivers mixed communities which enhance the character of the area.

NS22: Housing Mix and Density

Policy NS22: Housing Mix and Density

Each phase or housing development should seek to deliver a range of house types, tenure and sizes that reflect and respond to the identified local housing needs.

The mix should reflect the policies in the Local Plan and have reference to the latest evidence base and local assessments of housing need.

The final mix of dwelling types, tenures and sizes will be subject to negotiation with the applicants. Where this differs from the local authority's assessment of need, applicants will be required to provide sufficient evidence to support their proposals for each phase or development.

The final number of accessible and adaptable market dwellings delivered on site should reflect the policies in the Local Plan ⁽⁵⁷⁾.

56 Harrogate District Local Plan Policy HS10: Providing for the Needs of Gypsies and Travellers

57 Accessible and adaptable homes are those that meet the requirements of M4(2) Category 2: Accessible and adaptable buildings of The Building Regulations (2010), Approved Document M: access to and use of buildings (2015 edition incorporating 2016 amendments for use in England), or any subsequent comparable standard set nationally

The proposed residential neighbourhoods should be developed in line with the master-planning principles and include a range of densities, in line with policies in the local plan, in order to achieve a diverse mix of housing types and tenures.

Justification

- 8.6** The DPD seeks to deliver a garden settlement with a distinctive identity where people want to live, work and spend time, providing high quality housing for future residents. To ensure the new settlement delivers the housing required to meet the needs of the district and local area, providing a mix of house sizes and tenures to create mixed multi-generational communities, the DPD housing policies will be read in conjunction with the housing policies in the Local Plan.
- 8.7** The Housing and Economic Development Needs Assessment (HEDNA), which was undertaken as part of the Local Plan assessment of housing need for the district, is the starting point. The HEDNA estimated the need for different sizes of both market and affordable homes over the plan period and identifies that, for both market and affordable housing, there is a need for a mix of house sizes. The HEDNA identified five sub-areas of the district; the new settlement falls within the eastern rural sub-area. The HEDNA will be updated periodically over the lifetime of this DPD and development must be considered against the most up to date HEDNA, latest evidence base and local assessments of housing need.
- 8.8** The District's overall housing mix is dominated by detached and semi-detached homes, with 3-bedroom properties being the most common size of property across the district. The HEDNA concludes that based on economic led forecasts there is a clear need across the district for market delivery to be focussed on 2 and 3 bedroom dwellings. This reflects the aging population, existing stock and the need to support people seeking to downsize.
- 8.9** A significant and increasing proportion of older people are owner-occupiers living in mainstream housing. Most people will, if they are able to do so, remain in their own homes, possibility adapting them for their changing needs. Providing homes designed and constructed so they can be adapted in the long term will help meet this need.
- 8.10** The Council will support proposals for homes which are wheelchair accessible or wheelchair adaptable that meet requirement M4(3) of the Building Regulations. ⁽⁵⁸⁾

58 Wheelchair accessible homes are those that meet the requirements of M4(3) 2 (b) and wheelchair adaptable homes are those that meet the requirements of M4(3)2(a) of The Building Regulations (2010), Approved Document M: access to and use of buildings (2015 edition incorporating 2016 amendments for use in England), or any subsequent comparable standard set nationally.

8 Housing

NS23: Affordable Housing

Policy NS23: Affordable Housing

The Council will require a percentage of affordable housing, in line with the policies in the Local Plan, to be provided on each phase of development or each housing development, including mixed use schemes, subject to viability and the demonstration of need for affordable housing.

The final tenure mix, size, type of affordable housing will be determined through negotiation taking account of up-to-date needs assessments and characteristics of the area.

Affordable dwellings should be built to be accessible and adaptable homes. In line with the policies in the Local Plan a percentage should be built as wheelchair accessible homes or bungalows. Where there is little or no identified demand for wheelchair accessible homes, the remainder of this percentage should be built as wheelchair adaptable homes or bungalows⁽⁵⁹⁾.

Justification

- 8.11** Average house prices within the Harrogate district are significantly higher than national and regional averages. The availability of affordable housing is, therefore, a key issue to be addressed as it impacts upon the retention of skills and talent in the district and has a major influence upon the local economy and quality of life.
- 8.12** Affordable housing is provided for rent or purchase on a subsidised basis to eligible households who cannot meet their housing needs on the open market because of the relationship between housing costs and income. Affordable housing encompasses a range of tenures including affordable/social rent and affordable homes ownership products (including first homes and shared ownership products) as set out and defined in the NPPF and NPPG.
- 8.13** The Housing and Economic Development Needs Assessment (HEDNA), which was undertaken as part of the Local Plan included an assessment of affordable housing need for the district. This considered the current unmet affordable housing need and the projected future affordable housing need in the context of the existing affordable housing stock having regard to a range of factors including the number of emerging households, housing waiting list demand, house prices and income levels.
- 8.14** The HEDNA analysis identified a need of just under 4,400 affordable homes in the period 2014-2035, equating to a requirement of 208 additional affordable homes per annum, or around 30% of the 669 dwellings per annum (the annual supply figure to be updated in line with annual monitoring). The impact of affordable housing provision was assessed under the Whole Plan Viability Study September 2016 and updated under the Local Plan Viability Update and CIL Viability Assessment May 2018.
- 8.15** Maltkiln plays an important role in the delivery of affordable housing.

Target

59 Accessible and adaptable homes are those that meet requirements of M4(2) Category 2: Accessible and adaptable buildings, wheelchair accessible homes are those that meet the requirements of M4(3) 2 (b) and wheelchair adaptable homes are those that meet the requirements of M4(3)2(a) of The Building Regulations (2010), Approved Document M: access to and use of buildings (2015 edition incorporating 2016 amendments for use in England), or any subsequent comparable standard set nationally

Housing 8

- 8.16** The Local Plan policies set the targets to address affordable housing need across the district. Currently this is set at 40% subject to viability. Reflecting the significant viability challenges associated with bringing forward new settlement proposals, flexibility of provision will be necessary and it is anticipated that delivery of affordable housing could be lower depending on final infrastructure requirements and phasing proposals. This is not unique to Maltkiln but is reflective of the challenges around delivery of any large strategic sites in any part of England, particularly new communities. It is acknowledged that future phases may deliver differing levels of affordable housing, with the Infrastructure Delivery Policy NS38 which sets out the information required.
- 8.17** The earlier phases have significant infrastructure requirements, as set out in Policy NS1: Maltkiln New Settlement Allocation, therefore early dialogue and up to date viability evidence and costing will be needed for each phase. Infrastructure Delivery Policy NS38 sets out the information required.

Tenure

- 8.18** The Council will seek to agree the tenure mix with the applicant/developer based on evidence of local need and the characteristics of the local area. The role and ability of Registered Providers, and other providers, to participate in delivering a mix of tenures will be considered in determining the tenure split with the landowner and/or developers.

Mixed communities

- 8.19** To promote mixed communities and minimise social exclusion, all new residential developments will be required to be designed so that the affordable housing is well integrated within the open market housing, both in terms of design and location within the development. The affordable housing should be integrated into the layout of the development through 'pepper potting' in small groups and not disproportionately allocated to the site periphery or in one particular area. Developers are required to discuss at an early stage appropriate layout and phasing of the development with the Council.

Accessible and Adaptable Dwellings and Wheelchair User Dwellings

- 8.20** To support the ageing population and the specific needs of people with mobility problems, the Council expects affordable homes to be built to be accessible and adaptable by meeting requirement M4(2) of the Building Regulations.
- 8.21** The evidence from the HEDNA also indicates that over the plan period there will be an increasing need for housing to be wheelchair accessible, or adaptable, as the number of people with disabilities is expected to increase substantially.
- 8.22** The policies support the delivery of affordable homes built to be wheelchair accessible homes or bungalows under M4(3) of the Building Regulations, however where the local authority has no identified need, or occupier, for a wheelchair accessible home, these dwellings should be built out as wheelchair adaptable dwellings or bungalows. Building to M4(3)2(a) wheelchair adaptable homes or bungalows will allow them to be adapted and occupied by a wheelchair user in the future as required.
- 8.23** Where affordable housing is built to meet requirement M4(3), there is no requirement to also meet requirement M4(2).

8 Housing

NS24: Specialist Housing

Policy NS24: Specialist Housing

Specialist housing (for older people and/or people with support needs) shall be delivered adjacent to the local centre. The amount and type of which should be agreed with the local authority to help address the evidenced need of the client group.

The siting and design of the accommodation shall be provided in line with Local Plan policies.

Where developments fall within Use Class C3, affordable housing will be required in accordance with Policy NS23 Affordable Housing.

Justification

- 8.24** Harrogate District has a population that is older than the national average with a high proportion of people aged 85 or over. As people live longer, this trend is predicted to continue with significant growth in the district's population aged over 65, higher than that predicted both regionally and nationally. The health of this section of the population is also expected to decline with a significant increase in the number of people with dementia or mobility problems. This is likely to present some challenges. Ensuring appropriate accommodation in suitable locations is available to meet everyone's needs, including enabling older people to remain in their homes longer, was identified by the Council's Housing Strategy 2015-20 as a key issue to be addressed. However it is recognised that there is also a need for housing for people with support needs whatever their age. In order to promote mixed and multi-generational communities it is important to ensure specialist housing, where there is an identified need, is provided within Maltkiln. Policy NS3 sets out the master-planning principles.
- 8.25** The specific housing needs and aspirations of older people and/or people with support needs, and the ability for them to exercise choice and control over meeting these needs will vary. In order to ensure provision for such needs, a wide range of housing types and tenures will be required (through Policy NS22: Housing Mix and Density). Whilst the majority will live in mainstream housing, there will be a need for new specialist accommodation provision, such as sheltered housing and extra care provision for those with an identified support need.
- 8.26** The Housing and Economic Development Needs Assessment (HEDNA) identifies that, in the longer-term, there may also be a requirement for specialist and residential care housing, especially for older people. The amount and type of accommodation required will depend on a range of factors, including individual choice. Where the proposals include specialist housing, consultation will be required with North Yorkshire Council's Health and Adult Services, to ensure that the identified need for specialist accommodation is fully considered and addressed within the development proposals. The Health and Adult Services regularly carry out an independent Housing Needs Assessment and the findings from the assessment should be considered in full.
- 8.27** Where specialist accommodation is provided it will be important to ensure that it enables residents to live independently as far as possible by ensuring it is located close to facilities and services, or that they are accessible by public transport. The siting and design to be considered in consultation with the Council's specialist housing team.

NS25: Self and Custom Build Housing

Policy NS25: Self and Custom Build Housing

Maltkiln will be required to deliver at least 5% of dwelling plots for sale to self-builders, subject to demand identified by the Council, by reference to the Council's Self and Custom Build Register.

Self or Custom Build Plots will be delivered in groups or clusters, their delivery phased to meet the demand on the register over the life of the development of the settlement.

The plots will be required to be made available and marketed appropriately for at least 12 months. Where plots that have been appropriately marketed have not sold within this time period, these plots may be built out as conventional market housing by the developer.

Justification

- 8.28** The National Planning Policy Framework (NPPF) requires local planning authorities to widen opportunities for home ownership by identifying the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. The Government is committed to increasing the supply of housing and enable more people to build or commission their own home and make this form of housing a mainstream housing option. Self-build or custom build helps to diversify the housing market and increase customer choice. Self-build and custom housebuilders choose the design and layout of their home which can be innovative in both its design and construction ⁽⁶⁰⁾.
- 8.29** Self-build and custom housebuilding covers a wide spectrum, from projects where individuals are involved in building or managing the construction of their home from beginning to end, to projects where individuals commission their home, making key design and layout decisions, but the home is built ready for occupation ('turnkey') ⁽⁶¹⁾.
- 8.30** The Self and Custom Housebuilding Act 2015 requires local authorities to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in order to build homes for those individuals to occupy. The number of entrants eligible for entry onto the Council's Self and Custom Build Register has grown in recent years with analysis of the register showing there is a demand for plots within the Green Hammerton, Kirk Hammerton, Cattal and Whixley area. Many entrants specify a district wide interest in a plot of land for a self or custom build property, rather than a preferred location.
- 8.31** This policy makes a specific requirement for 5% of all dwelling plots to be made available for sale to self-builders. The delivery to be phased across the life time of the development.
- 8.32** In line with the Regulations self or custom plots shall be delivered as a "serviced plot of land" which means a plot of land that—

60 NPPG Paragraph: 16a Reference ID: 57-016a-20210208 Revision Date: 08 02 2021

61 NPPG Paragraph: 016 Reference ID: 57-016-20210208 Revision date: 08 02 2021

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- a. has access to a public highway and has connections for electricity, water and waste water, or
- b. can be provided with those things in specified circumstances or within a specified period ⁽⁶²⁾.

8.33 It is expected that plots will be delivered in small groups or clusters of dwellings phased to meet the demand on the register over the life of the development of Maltkiln. Plots will be secured through a legal agreement. It is expected that plots will be made available and marketed as self build plots appropriately for at least 12 months. For each phase a delivery and marketing statement will be required which will set out how the plots will be distributed, phased, delivered and marketed.

8.34 If after this time, plots have not sold, they may be built out by the developer who will first be required to demonstrate to the local planning authority that appropriate marketing has taken place before self-build plots can be released for development with conventional market housing. In demonstrating that plots have been appropriately marketed developers will be required to provide copies of sales particulars, including the guide price, a schedule of the advertising that has been carried out including dates, the number of sales particulars distributed, along with a breakdown of where the enquiries resulted from, details of interest, viewings, resulting offers and why they were dismissed, and details of the periods when a 'for sale' board was displayed.

8.35 For the purpose of this policy, the terms custom and self build relate to a range of dwellings which may be based on:

- Self build homes: where a person manages the design and construction and may undertake some of the building work or contract it to others.
- Contractor built homes: after deciding on a design, a contractor is employed to do all of the building work.
- Independent community collaboration: where a group of people acquire a site and split it into plots for self build homes, which may include sharing labour and expertise.
- Supported community self build: where a social landlord or a similar supportive body helps people build a group of homes together.

8.36 In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.

8.37 Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing ⁽⁶³⁾.

62 Self-build and Custom Housebuilding Act 2015 (as amended by the Housing Act 2016)

63 NPPG Self-build and custom housebuilding Paragraph: 016 Reference ID: 57-016-20210208 Revision date: 08 02 2021

Local Centre 9

- 9.1** The NPPF (July 2021) seeks to promote communities which achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles. It states that social, recreational and cultural facilities that a community needs should be provided, a sufficient choice of school places should be available, and economic growth should be encouraged by supporting local business needs and wider opportunities for development. It also acknowledges the role that town centres play at the heart of local communities and states that planning policies should define a network of town centres and promote their long-term vitality and viability by allowing them to grow and diversify and allows a suitable mix of uses which reflects its distinctive character.
- 9.2** Harrogate District Local Plan Policy EC5 supports the development of new local centres which are necessary to meet the needs of planned or approved new residential and employment development. Policy DM4 of the Local Plan provides the strategic context for the preparation of this DPD. Specifically in relation to the local centre, it requires 'The provision of on site education, health, retail, community and other services and facilities and a local centre(s) of a suitable scale to meet residents day to day needs.
- 9.3** The local centre polices within this section look to deliver the requirements set out in DM4.

NS26: Local Centre**Policy NS26: Local Centre**

Services and facilities should be provided in a single centre accessible to all, including users of wheelchairs and mobility scooters, at the heart of the development as indicated on the Indicative Development Framework (Map 2) and adjacent to Cattal railway station, well served by public transport and a cycle path network, and within reasonable walking distance of all parts of the development.

The Local Centre will be 3ha in size and will provide a broad range of uses, facilities and services. These should include:

- mixed retail, including a large range of unit size and spaces which support independent retail and entrepreneurship;
- business and commercial uses;
- leisure and entertainment facilities;
- health and community facilities;
- civic spaces;
- residential units above retail and commercial premises;
- uses that support the creation of a night-time economy.

Key buildings and uses should be clustered around areas of public open space and should include landmark buildings which aid legibility and the creation of local identity.

A Design Code should be prepared for the Local Centre and the planning and design of community facilities should be undertaken in partnership with the Council, local community and other key stakeholders. Consideration should be given to the future management of local facilities, including the potential for community asset management.

9 Local Centre

Justification

- 9.4** At the scale of at least 3000 homes, the provision of facilities is an important place-making consideration and the NPPF promotes larger scale development provided they are supported by the necessary infrastructure and facilities. Local Plan Policy DM4 requires the provision of on-site education, health, retails, community and other services and facilities and a local centre of a suitable scale to meet residents' day to day needs.
- 9.5** In line with Policy NS5, reasonable walking distance is classed as 15 minutes as this is classed as the appropriate distance where most daily trips can be made on foot from residents' homes.
- 9.6** Local centres act as a focus for local life and successful communities and are important as they provide shops, services and facilities to meet local needs as well as providing opportunities for growth, investment and local employment close to where people live. A new community of over 8,000 residents will generate a need for significant new local facilities and these should be located at the heart of the settlement directly adjacent to Cattal railway station, forming a 'community heart'. Further bordering the A59 to the north and a proposed arterial street to the west determines this location as the most central and passed through space within the development. This makes the area most appropriate for facilities and services to be located to heighten accessibility for locals and take advantage of passing trade.
- 9.7** The local centre should be large enough and provide a wide range of activities to create a strong identify for the new settlement which will anchor and provide a focus for new and existing communities. The mixed-use local centre will provide a diverse and vibrant space at the heart of Maltkiln next to Cattal Station. It will accommodate a hub for the local community and facilitate a mixture of employment uses (including office space, banks, post office), education, shops and community and health services (including provision for GPs, community health, dentists and pharmacy) as appropriate.
- 9.8** The local centre will include small format convenience retail, commercial, leisure and community development and a variety in the size and type of retail spaces will be provided to facilitate a diverse range of businesses. The local centre will be organised around a high quality mix of uses together with high quality public space. It should be exemplar in design and also provide civic public space to host outdoor events and activities, community facilities and high quality public realm, innovative and contemporary buildings to signal its role at the heart of the new settlement. The local centre should provide a public realm feature such as a small square, widened street or managed green space to help create community identity, a sense of place and to signal its location as a community focal point. Buildings will be mixed vertically with the opportunity for residential uses on the upper floors.
- 9.9** As shown on the Development Framework, its location will be close to the geographical centre of Maltkiln and be easily accessible to all residents of the new settlement and existing villages. It will be secured as part of an outline planning approval and related S106 agreement.
- 9.10** It is important that the services and facilities are provided at an early stage in the development to ensure that the new community has the opportunity to be sustainable by using local services rather than travelling to use those provided outside the area.
- 9.11** The appropriate type and level of services and facilities will need to be determined in advance of the granting of any planning permission through detailed assessments prepared in collaboration with key stakeholders, which will include an assessment of needs, leading to

Local Centre 9

strategies identifying the requirements and the phasing of their delivery which will be incorporated into planning obligations. As the development will take place over a long period of time, it is important that adequate provision is made at all stages.

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9 Local Centre

NS27: Employment

Policy NS27: Employment

Maltkiln should provide for 5ha of employment land, appropriately located within the settlement. This land should:

- provide a balanced range of employment opportunities
- provide a range of training opportunities for local people to improve skills and 'work-readiness'
- provision of small-scale commercial opportunities and flexible business space
- provide a range of Class E and B employment space
- provide for non-office employment space as small-medium workshop units clustered together

Home working and flexible working will be supported and enabled through:

- a. compliance with the telecommunication requirements of Policy NS6 : Smart Settlement
- b. support for the flexible use of rooms and garages within dwellings to recognise the increased use of rooms as home offices, as long as there is no adverse impact on neighbouring residential amenity or the operation of the highway network;
- c. provision of flexible co-working space within the local centre

Justification

- 9.12** The community will benefit from accessibility to a range of employment opportunities which will be well-related to Cattal station.
- 9.13** Small-scale commercial opportunities and flexible business space including start-up units such as office, workshop or studio; suitable for small local businesses such as art studios, light engineering and fabrication and producers of small scale foods, goods and services should be included.
- 9.14** Access to broadband is vital for growing a sustainable local economy for education and home-working and is now widely accepted as an essential utility, important to homes and businesses alike. The NPPF states that advanced, high quality and reliable communications infrastructure is essential for economic growth and well-being and therefore it is important that all new residential, employment and commercial development to provide the means to enable connection.

NS28: Education

Policy NS28: Education Provision

To meet the educational needs of the population of Maltkiln, the following will be required:

- appropriate on-site early years provision;
- one on-site 420 space primary school (2.40ha) including appropriate nursery provision;
- one on-site 420 space primary school including appropriate nursery provision which includes site for future expansion to 630 places including appropriate nursery provision (3.50ha);
- financial contributions towards secondary school provision at Boroughbridge High School or provision of secondary provision on-site, whichever is necessary. A parcel of land is required to be safeguarded for this provision on the masterplan in line with the Indicative Development Framework (Map 2).

The following criteria will be used to evaluate the future location and design of schools:

- a. level of integration into residential neighbourhoods;
- b. suitability of adjacent uses, buildings and character of the area;
- c. proximity to nearby community facilities e.g. parks and sports pitches;
- d. connectivity to a network of foot and cycle paths;
- e. public transport connectivity;
- f. proximity to primary and secondary road network;
- g. health, environmental and safety risks;
- h. inclusive accessibility and the siting of building entrances, frontage;
- i. safe arrangements of drop-off and pick-up areas;
- j. public realm treatment;
- k. future proofing;
- l. efficient use of land;
- m. proximity to the local centre to establish co-location with other facilities, including car parks;
- n. any site specific issues e.g. flood risk, protection/enhancement of biodiversity or heritage, air quality;
- o. local plan policy constraints;
- p. access and parking arrangements;
- q. landscaping and boundary treatment.

All proposals for the provision of new schools should ensure that they conform with and fulfil the requirements of the most recent Department for Education Output Specification, Generic Design Brief⁽⁶⁴⁾ and be informed by the recommended minimum external area requirements for primary and Secondary Schools BB103⁽⁶⁵⁾. The Council's Education Site Suitability Checklist as part of any planning application should also be completed.

The use of school facilities for other community uses such as sport, meeting spaces, learning, outdoor, arts and business should be encouraged through the use of a Community Use Policy and formalised with the future operators of the school(s).

64 Further information can be found at [School and Further Education College Design and Construction - GOV.UK](https://www.gov.uk/government/publications/school-and-further-education-college-design-and-construction)

65 Further information can be found at <https://www.gov.uk/government/publications/area-guidelines-and-net-capacity>

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Appropriate trigger points for delivery of the different educational phases and any financial contributions need to be established as part of the Infrastructure Delivery Plan and provided for in a Section 106 agreement including the provision of serviced land.

Justification

- 9.15** It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. National planning policy, as set out in the National Planning Policy Framework (NPPF), requires great weight to be given to the need to create, expand or alter schools to meet the needs of existing and proposed communities as well as stating that local authorities should take a proactive, positive and collaborative approach to meeting this requirement.
- 9.16** The Council has been working with the education authority, North Yorkshire County Council (NYCC) in order to identify the educational infrastructure required to support the level of growth proposed in Maltkiln. NYCC have stated that the development would generate the need for two primary schools. The provision should be located within Maltkiln to ensure good accessibility to the new residents and minimise the need to travel, particularly by private vehicle. Their exact size, format, design and location will need to ensure they consider the criteria listed in the policy.
- 9.17** NYCC have indicated that the development is not projected to generate sufficient number of pupils to warrant the need for a secondary school on-site. Nevertheless, for the proper and long term planning of the area, the Council consider a cautious approach should be taken and have safeguarded land for a secondary school if it is needed. The parcel of safeguarded land should be shown on the site wide masterplan with its exact location being established through masterplanning work, informed by the Development Framework. Local secondary school provision will be kept under review through the Plan period to determine whether a secondary school at Maltkiln is required and when it will need to be delivered. Based on the housing trajectory for the New Settlement DPD, it is anticipated that if it is required then it is likely to be delivered towards the end of the Plan period. Regular monitoring will be undertaken to establish the need and appropriateness and if necessary the delivery timescales and triggers for the on-site secondary school. The actual indicators and frequency of monitoring will be established by NYCC Education in liaison with HBC. This information will be provided in an Infrastructure Delivery Schedule.
- 9.18** Consideration will be given to existing secondary schools. If it is considered that the safeguarded secondary provision site is not required to serve the specific needs of Maltkiln, then off-site financial contributions will be required towards extra provision at Boroughbridge High School and the safeguarded site will be released for additional open space.
- 9.19** The location of schools plays an integral role in creating sustainable, healthy and safe communities. The general location of each school is shown on the Indicative Development Framework (Map 2), all being accessible to each other.
- 9.20** The community use of the school facilities will be encouraged and should be formalised through the use of a Community Use Policy (CUP). The use of CUPs will help to secure well-managed and safe community use by detailing how the arrangements are intended to operate including hours of availability, management and booking arrangements, pricing policy, duration and monitoring and review.

NS29: Social and Community Facilities

Policy NS29: Social and Community Facilities

Within Maltkiln, provision should be made for high-quality, multi-functional spaces that cater for the needs of different ages and abilities. These should provide maximum flexibility and be readily accessible in terms of both physical location but also in terms of availability. Uses should be located to complement rather than conflict with neighbouring uses and any new proposals should be subject to the following considerations:

- health and quality of life;
- amenity issues;
- long term sustainability of multi-use facilities

The following social and community infrastructure provision has been identified as being required within Maltkiln:

- GP facility which could also incorporate dentist, pharmacy;
- flexible community centre/room.

The Council will continue to engage with the relevant stakeholders to establish the need, exact requirements, timing and mechanisms for the delivery of social and community infrastructure provision.

Opportunities to co-locate complementary social facilities such as health centres, libraries, day care and nurseries which provide flexible floorspaces should be maximised. These should ensure all buildings make the best use of land and reduce the need for people to have to travel to access a variety of different but related services.

Justification

- 9.21** Social and community facilities perform an important role in stimulating and supporting social cohesion and interaction. Community provision can be multi-functional indoor and outdoor space supporting a range of activities for different users and groups.
- 9.22** Facilities that are located in close proximity to the communities they serve and have good accessibility achieve a number of benefits. They reduce the need to travel longer distances, encourage more sustainable modes of transport, and help to engender a sense of ownership of the facilities by the community, which in turn contributes to climate change mitigation, public health and well-being and community cohesion.
- 9.23** The aim of Maltkiln is to embrace healthy lifestyles and the Council have been working with stakeholders such as the North Yorkshire Integrated Care Providers (ICP) to make them aware of the proposals and understand how they might wish to see Primary Care and additional health services delivered from the site. With the proposed numbers of new residents, clearly this will have a significant impact on all aspects of the health economy in the area. Working with the ICP, the aim to ensure that the correct health provision is made at the correct time and in correct places. Flexibility will be built into the approach and the

9 Local Centre

Council will continue with all arms of the health economy to deliver facilities which complement the existing provision and are flexible and sustainable to provide healthcare services fit for the 21st century.

- 9.24** The scale of development of Maltkiln is expected to generate the need for a new health care facility. Whilst the exact size and level of provision has yet to be established, it should be located within the local centre. To support health and social care objectives, the GP surgery should be co-located with a dentist and pharmacy (if required) and also be fit for integrated public sector use.

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- 10.1** The NPPF (July 2021) seeks to encourage development of transport solutions that support reductions in congestion and greenhouse gas emissions. It also outlines that new developments should promote sustainable transport, taking opportunities to promote walking, cycling and public transport. A hierarchy of users is also set out that states developments should “give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use”.
- 10.2** Harrogate District Local Plan Policy T11 also looks to promote a sustainable transport system across the District; the key strategic elements of which are:
- Improving road and rail connections both within the district and to the wider area, in particular the improvement of the Leeds-Harrogate-York railway
 - Ensuring development proposals seek to minimise the need to travel and achieve more sustainable travel behaviour
 - Promoting improvements to public transport, including the provision of better parking at rail stations and park and ride facilities, the creation of walking and cycling routes, provision of electric vehicle charging points for both cars and bikes, the Harrogate car-share scheme
- 10.3** Policy DM4 of the Local Plan provides the strategic context for the preparation of this DPD. Specifically in relation to transport it requires ‘The provision of supporting transport infrastructure including managing the impact of traffic on the strategic and local road network, provision of appropriate public transport (services and infrastructure) serving the new settlement including the enhancement and improvement of Cattal and Hammerton rail stations and a comprehensive network of walking and cycling routes linking residential areas to public transport and local centres, schools and employment areas and providing good connectivity with adjoining areas.
- 10.4** The New Settlement Climate Change Strategy also provides important context. The strategy identifies net zero carbon movement and active travel as one of four priority areas for action, and this is reflected in DPD Policy NS5. The transport policies within this section reflect the key strategic elements of T11 and look to deliver the requirements of DM4 and NS5.

NS30: Sustainable Travel and Connectivity

Policy NS30: Sustainable Travel and Connectivity

Maltkiln should be designed and developed in a way that reduces the need to travel and encourages sustainable travel both within the settlement and in connections to neighbouring communities.

This will be achieved by:

- Providing key services, leisure, retail, education and employment opportunities within Maltkiln to reduce the need to travel to other places to access these services and facilities;
- Prioritising sustainable modes of travel; Maltkiln will be based on a modal hierarchy of provision as set out in policy NS5;
- Providing a safe, attractive, integrated and direct network of footpaths and cycleways to encourage active travel and reduce reliance on cars;

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- Focusing development around Cattal Station to provide an excellent rail hub that serves the community with a regular rail connection to Harrogate, York and Leeds;
- Providing a high quality bus service , to serve Maltkiln and surrounding communities, that can adapt to take into account emerging forms of public transport provision;
- Providing improvements to the wider highway network;
- The preparation of a settlement wide Framework Travel Plan and subsidiary travel plans, as required by policy NS5. Travel plans will respond to the needs of different demographic groups, include relevant elements of the net zero carbon movement strategy and be reviewed and updated at least every five years in perpetuity. Character areas for subsidiary travel plans will be agreed with the LPA and should include each residential area, employment areas, schools, the local centre and the rail station.

Justification

- 10.5** Key priorities are to reduce the need to travel, promote active and sustainable travel and, as required by Policy NS5, deliver a 20-minute neighbourhood. Layout and service provision should reduce the need to travel and facilitate short, local trips by non-car modes. With 15%⁽⁶⁶⁾ of people in the local area already working from home, there is an opportunity for the development at Maltkiln to build on this through the use of technology and on-site facilities to create an environment where this can be encouraged. Containing trips in this way will minimise the amount of vehicles using the wider highway network, in particular the A59.
- 10.6** Maltkiln will be based on the modal hierarchy set out in Policy NS5 which highlights the priority given to different modes of travel and ensures suitable and appropriate infrastructure is provided to cater for safe and sustainable travel within the new settlement, and connecting to neighbouring settlements. Integration of sustainable transport modes is essential to ensure their use is considered preferable, to the private car, to those within the new settlement. Provision of sustainable travel infrastructure in the earliest phases of development will help entrench sustainable travel behaviour in the occupants of Maltkiln.
- 10.7** Maltkiln will be a community where active travel (walking and cycling/micro-mobility) will be the mode of choice for internal trips. This will be facilitated through the provision of high quality, safe, direct walking and cycling infrastructure to link the settlement together. Good walking and cycling connections to the nearby communities of Cattal, Green Hammerton and Kirk Hammerton will also facilitate the use of active modes of transport to, from and within the new settlement.
- 10.8** Focusing development around Cattal Station, alongside enhancements to station facilities, including improved car and cycle parking and effective bus connections will ensure convenient access to rail services to Harrogate, York and Leeds. Enhanced service frequency to two trains per hour make this mode of transport an attractive alternative to the private car.
- 10.9** The new settlement will also need to cater for bus travel to further enhance connectivity by public transport, particularly for areas not served by the rail services. Bus provision including, conveniently located bus stops will be required to support trips within the new settlement and trips to areas outside the settlement.

66 Taken from Transport and Movement Review (Vectos 2018) Pre-covid levels. Whilst the longer term changes to working patterns are uncertain, it is likely that more of the workforce will continue to work from home on a more frequent basis.

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- 10.10** Reducing reliance on the private car will be important in order to reduce the impact of development on the surrounding highway network, and in particular the A59. This will be achieved in part via a trip budget approach to managing vehicles as set out under policy NS37 to be based on a 'decide and provide' approach. Given the scale of development at Maltkiln there is a real opportunity to deliver ambitious reductions in car reliance. Wider highway improvements and mitigation measures are required to support the development of Maltkiln and these are set out in policy NS36. A Transport Assessment will be required for each phase of development and additional measures may be required as a result. All measures will be secured by legal agreement.
- 10.11** A settlement-wide Framework Travel Plan and subsidiary travel plans tailored to different character areas, demonstrating how use of non-car infrastructure will be supported and encouraged in order to meet sustainable travel targets, are required by Policy NS5. Travel plans will respond to the needs of different demographic groups, such as those with reduced mobility, demonstrating measures to support their adoption of more sustainable travel behaviour.
- 10.12** The settlement-wide plan will identify settlement-wide sustainable travel targets, to be agreed by the planning authority in discussion with the highway authority, such as for trip generation, modal split, reduced single-occupancy private car trips etc., alongside measures demonstrating how these targets and the overall trip budget, as required by Policy NS37, will be met. Travel plans will include all relevant elements of the net zero carbon movement strategy and all component strategies, such as the 'last-mile' strategy and residential parking strategies, and demonstrate how each phase of development will contribute to meeting the targets. Travel plans will also demonstrate effective approaches to monitoring progress in meeting targets that will inform reviews and regular updates. Where monitoring identifies targets are not being met adequate mitigation would need to be agreed. Further information on monitoring elements of the net zero carbon movement strategy is set alongside Policies NS5 and NS6.

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NS31: Walking and Cycling

Policy NS31: Walking and Cycling

Development will be required to provide a safe, integrated and direct network of footpaths and cycleways, constructed in accordance with LTN 1/20 guidance (or subsequent prevailing guidance), in the earliest phases of development including:

- Giving priority to walking and cycling/micro-mobility routes within the new settlement connecting to key destinations, including the local centre, Cattal Station, bus stops, schools and employment;
- A series of direct, segregated cycle routes connecting key origins and destinations;
- Permeable street networks that provide attractive, safe and direct pedestrian links;
- A circular multi-user green loop to provide a route around the community, linking with Cattal, Kirk Hammerton and Green Hammerton as indicated on the indicative Development Framework;
- A new pedestrian and cycling bridge across the rail line at Cattal Rail Station alongside additional cycling and pedestrian crossing point at the vehicular bridge as indicated on the Development Framework;
- Improved pedestrian and cycle access across the rail line at Gilsthwaite Lane and where other level crossings are closed;
- Creation of safe pedestrian and cycling crossing points over the A59;
- Linking the new settlement to the wider Public Rights of Way network;
- Ensuring future strategic connections are not compromised.

Justification

- 10.13** Policy NS5: Net Zero Carbon Movement and Active Travel requires delivery of a 20-minute neighbourhood where walking cycling and micro-mobility are the preferred choice for accessing local services, facilities and public transport. This will be achieved by providing a network of coherent, direct, safe, comfortable and attractive walking and cycling routes throughout the new settlement and to nearby communities. These routes should be designed to ensure they are easily accessible for all, including for users of wheelchairs, mobility scooters and those with pushchairs.
- 10.14** A cycle route plan should be prepared alongside more detailed masterplanning work that is designed to serve the whole of the new settlement and focused on key destinations. Cycle routes should be designed in accordance with the Department for Transport's Local Transport Note LTN 1/20: Cycle Infrastructure Design (or subsequent prevailing guidance).
- 10.15** A permeable street network which provides a choice of routes should be developed as part of detailed masterplanning. This should provide direct pedestrian routes to key destinations, with safe crossing points. It should provide an attractive public realm with opportunities for seating.
- 10.16** Intrinsic to encouraging walking and cycling is to address severance issues caused by the rail line and the A59. A grade separated crossing (a bridge) should be provided alongside additional walking and cycling crossing point at the vehicular bridge as indicated on the Development Framework. The bridge should provide for step free access to Cattal rail

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station. Improved walking and cycling access across the rail line should be facilitated at Gilsthwaite Lane underpass. Safe pedestrian and cycling crossing points over the A59 for non-motorised users should be agreed as part of the masterplanning process.

- 10.17** A Green Loop will be established offering a circular traffic free route around Maltkiln and linking it to Cattal, Kirk Hammerton and Green Hammerton. This greened route will provide opportunities for walking, cycling and horse riding. This will provide for both recreational and utility trips.
- 10.18** New cycling and walking provision within Maltkiln should also be linked into the wider public rights of way network in the area. There is a longer term aspiration for improved cycle connections along the A59 corridor, with feasibility work underway to look at a fully segregated foot/cycleway alongside the rail line. Provision should be made to ensure the opportunity to connect to this in the future is not compromised.
- 10.19** Walking and cycling provision should be provided from the earliest phases of development in order that early occupiers of the new settlement get into the habit of choosing these modes of transport ahead of the private car.

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NS32: Cycle Parking and Storage

Policy NS32: Cycle Parking and Storage

Safe, secure cycle parking, including provision for non-standard and electric bikes, should be sited in convenient and accessible locations, integral to the wider public realm.

Cycle parking should be provided at the expected standards set out in table 10.1

Consideration should be given to an increased level of cycle parking above the minimum standards at key locations, for example within the local centre. A significant number of secure and covered cycle parking spaces should be provided at Cattal rail station.

Evidence should be provided to support the level and type of proposed cycle parking

Justification

- 10.20** In order to enable residents and visitors to Maltkiln to make use of the network of cycleways required by the DPD so that cycling, alongside walking, can become the natural choice for accessing local services and facilities, and the vision for Maltkiln of being a place where people are not dependent on a car can be realised, it will be vital to ensure that adequate levels of appropriate cycle parking and storage infrastructure are provided.
- 10.21** As set out in the New Settlement Climate Change Strategy, the transition to electric vehicles alone will not be sufficient for Maltkiln to achieve net zero carbon movement in-line with the council's 2038 net zero carbon economy ambition and, therefore, securing modal shift from cars alongside trip substitution will be essential to help reduce carbon emissions. To encourage modal shift to cycling, cycle parking will need to be safe, secure and easily accessible so that cycling is a realistic and attractive alternative.
- 10.22** As such, convenience and security will be important considerations when providing cycle parking, whether in residential settings or as trip destination parking. In new residential development covered, secure cycle parking should be provided that is readily accessible without the need to go through the house. For apartments, this should comprise communal, secure parking close to the entrance of the block.
- 10.23** Trip destination cycle parking should be located in an area which has regular passing pedestrian traffic. This provides informal supervision and increases the security of the facilities. Short stay parking should be located as close as possible to the destination and need not necessarily be undercover. Long stay cycle parking should be provided where the user is expected to stay for more than 3 hours. This should be located near to the destination, be covered and secure.
- 10.24** Cycle parking should consider the needs of all potential users and the range of cycles which will use the facilities including non-standard and electric bikes.
- 10.25** To ensure that all initial and later residents are enabled and encouraged to make cycling the natural choice for accessing local services and facilities from the outset, and to complement the requirement for delivery of cycleways in the earliest phases, adequate levels of cycle parking must be provided from first occupation. This includes ensuring that dwellings have

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sufficient levels of cycle parking for their expected level of occupancy. While some residents may be unable to cycle or may chose not to cycle, given the nature of the residential cycle parking required, it is necessary to ensure that this is available at all dwellings (with the exception of relevant specialist housing), particularly those without garages, to ensure the needs of later residents over the lifetime of the development can be met without the need for retro-fit building works as these may be expensive and in some cases, such as with some smaller properties, not possible.

10.26 Table 10.1 below sets out the expected standards required for cycle parking. These have been informed by minimum quantity standards recommended in Local Transport Note (LTN) 1/20 and are considered an appropriate starting point for a newly planned settlement where significant cycle infrastructure is required to help achieve the vision of a place where people are not dependent on a car. An assessment should always be made as to whether an increase above the expected standards is necessary or advantageous, for example within the local centre. A significant number of secured and covered cycle parking spaces should be provided at Cattal Station; the number to be agreed with the Local Planning Authority, in consultation with Network Rail.

Land use	Sub-category	Expected requirement
Residential	Private dwellings	1 space per bedroom (up to a maximum of 4 spaces)
	Care Facilities	1 space per 6 staff
Retail	Less than 200m ²	1 space per 100m ²
	Greater than 200m ²	1 space per 200m ²
Employment	Offices	1 space per 150m ²
	Industry	1 space per 200m ²
Education	Primary/Secondary schools	1 space/ 5 staff, plus 1 space /5 pupils

Table 10.1

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NS33: High Quality Public Transport - Rail Infrastructure

Policy NS33: High Quality Public Transport: Rail Infrastructure

In consultation with Network Rail (or successor organisation) provision should be made for the enhancement of Cattal Station early in the development process, to form a central mobility hub for the new settlement including:

- Enhanced seating and waiting facilities
- Secure, covered cycle parking, including for electric and non-standard bikes
- Bike share
- New bus stops and waiting shelters within close proximity of the station
- Real time train and bus information
- Drop off points for taxis
- Additional car parking, including provision for electric vehicles and dedicated car club spaces in line with policy NS37
- Package delivery lockers

The station should provide inclusive accessibility, including for users of wheelchairs, mobility scooters and those with pushchairs where practicable.

Changes to the following level crossings should be provided in accordance with timescales agreed in writing with Network Rail (or successor organisation):

- Cattal Station: The level crossing should be closed and replaced with step free access provided to serve the station platforms
- Whixley (on Scate Moor Lane): Closed to vehicles and downgraded to bridleway status with Scate Moor bridleway level crossing closed and bridleway diverted to Whixley level crossing
- Hammerton Road (on Parker Lane) Closed to vehicles

Opportunities for future electrification of the line and/or possible platform extension should not be compromised as a result of Cattal Station enhancements.

Justification

- 10.27** Cattal rail station is at the heart of Maltkiln. As a result of track and signalling improvements this line now offers a half hourly service between Leeds and York. In order to make the most of the increased frequency and consequent additional passenger space the facilities at Cattal station need to be enhanced to provide a modern, accessible mobility hub that will improve the passenger offer.
- 10.28** In order to encourage sustainable travel habits, station improvements (including step free access to the station platforms) should be provided early in the development process. The exact timing of improvements should be agreed with the Local Planning Authority in consultation with Network Rail.
- 10.29** It is recognised that delivering enhanced facilities for Cattal Station will be dependent on achieving agreements with Network Rail and landowners. Where such agreements cannot be reached, alternative provision for those facilities which do not require a specific station location may be proposed in close proximity to Cattal Station.

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- 10.30** The Harrogate (Leeds-Harrogate-York) Rail Line passes east-west through Maltkiln. There are multiple, existing, crossing points of the Harrogate line, in the vicinity of the new settlement including crossings at-grade, under and over the rail line. There is a requirement to reduce the safety risk at these crossings through the changes set out in this policy.
- 10.31** Recent track and signalling changes, alongside updated rolling stock have enhanced the level of service on the Harrogate rail line. The Council will seek to promote further opportunities for improvement through, for example, electrification. Enhancements at Cattal Station, including the new bridge crossing, should ensure that this ambition is not compromised.

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NS34: High Quality Public Transport - Bus Provision

Policy NS34: High Quality Public Transport: Bus Provision

High quality bus provision will be provided early in the development process to serve the needs of the Maltkiln:

- Connection of bus routes within the new settlement to the wider network, enhancing connectivity to nearby settlements;
- Priority bus access to key facilities;
- Bus stop infrastructure and passenger waiting facilities in key locations;
- Ensuring every house is within easy walk of a high quality bus stop with real time information, with the majority of houses within a 400m walk;
- Cycle parking to be co-located at core bus shelters/stops;
- Developer funded measures to support bus usage from the earliest stages of development;
- Consideration of Demand Responsive Transport

Justification

- 10.32** The area is currently served by limited bus services; service 22/23 currently offers a two hourly service (York-Boroughbridge-Ripon-Knaresborough). There is no direct southerly service. The new settlement provides an opportunity to deliver enhanced connections to nearby settlements via improved bus services.
- 10.33** Service routes, frequencies, journey times and reliability will need to be sufficient to ensure good connectivity and accessibility to a range of key destinations, including locations not directly accessible by rail, to encourage its use.
- 10.34** A bus routing plan should be undertaken alongside more detailed masterplanning work, underpinned by a Movement and Accessibility Appraisal. This should be designed to serve the whole of Maltkiln and be focused on key destinations.
- 10.35** Bus stops along the route should be safe, easily accessible and offer a high quality customer experience providing real time service information, seating and shelters where appropriate. At core bus shelters/stops cycle parking should also be provided to encourage integration of travel modes.
- 10.36** Demand responsive bus provision that offers flexibility in terms of times and routings, in response to specific user requests, should also be explored as part of the development of the settlement to offer a more convenient and accessible service to complement fixed route services that are to be provided.
- 10.37** It is important that bus services are provided provided early in the development process so that new residents and those visiting for work or leisure get in to sustainable travel habits from the outset. Developer contributions will be required to support measures that encourage bus usage.

NS35: Street Hierarchy

Policy NS35: Street Hierarchy

Maltkiln should be designed and developed in a way that reduces the distance to travel and optimises desire lines.

Primary routes will convey traffic within Maltkiln, provide access to the A59 and facilitate access to the A168. They should be designed to accommodate segregated cycle infrastructure and wide pedestrian pavements to mitigate dominance from the carriageway.

A network of secondary routes will maintain circulation around the development and should be designed for low speed and low traffic.

Residential streets should be designed to

- prioritise travel by active modes
- reduce speeds
- restrict through routes for non-essential traffic
- contribute to place making through homes that interact with the street

Major desire lines will incorporate pedestrian/ cycle focused crossing points to prioritise active travel

- 10.38** Vehicular movements in Maltkiln will be minimised and managed by the adoption of a clear street hierarchy and filtered permeability. Filtered permeability designs out car traffic on certain routes to make the environment more attractive for walking and cycling.
- 10.39** Primary streets will provide the main traffic routes through the site, providing connection to the A59 to the north and A168 to the south. Segregated walking and cycling routes will minimise conflict between different users and priority should be provided for active travel at junctions.
- 10.40** A network of secondary streets will allow for circulation around the development but should be designed for low volumes of traffic and low speeds and prevent 'rat running'
- 10.41** New residential streets should be designed to form part of a well-connected street network, that makes pedestrian and cycle routes as direct as possible. They should be designed to reduce speeds and contribute to creating a sense of place through homes that interact with the street.

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NS36: Highway Mitigation and Improvements

Policy NS36: Highway Mitigation and Improvements

Measures to mitigate and improve the highway network will be required and will include:

- new vehicular accesses on the A59 corridor, the location and form of control to be determined and agreed with the Local Highway Authority;
- facilitating access to a new link road connecting Maltkiln at the south to the A168, running parallel to Scate Moor Lane as indicated on the indicative Development Framework;
- a new vehicular bridge across the rail line as indicated on the indicative Development Framework;
- junction improvement scheme at Whixley crossroads;
- junction improvement at Gilsthwaite Lane;
- measures to deter traffic from through-routing;
- a S106 contribution to the improvement scheme for J47 of the A1(M).

A Transport Assessment will be required for each phase of development and additional measures may be required as a result. Trigger points for delivery of mitigation measures will need to be set out within the Transport Assessment and agreed with the Local Highway Authority.

Land should be retained where the urban edge of the new settlement runs parallel to the A59 to facilitate dualling of the A59;

Justification

- 10.42** The principal road link in the vicinity of Maltkiln is the A59. At a strategic level this acts as an important east-west link across the north of England and at the local level connects Harrogate and Knaresborough to York as well as connecting to the A1(M) at junction 47. High level traffic modelling work to support the Local Plan did not indicate an immediate need to dual the A59, however link capacity indicated that there may be a need in the future to dual the route. More detailed assessment work undertaken to support an outline planning application has indicated the likely need to dual the A59 to the west of the site to the A1(M) junction before the completion of the new settlement.
- 10.43** Junction 47 on the A1(M) has recently been the subject of improvements; further works will be required to support the development of Maltkiln and a scheme has been developed ⁽⁶⁷⁾ for which a financial contribution will be required, secured through a S106 contribution.
- 10.44** The principal vehicular access points to Maltkiln will be via two accesses from the A59 to the north of the settlement, and a new link road to the south connecting Maltkiln with the A168. Maltkiln straddles the Leeds-Harrogate-York rail line and a new vehicular bridge will be provided to facilitate the crossing of the rail line, linking the two halves of the settlement.
- 10.45** Junction improvements have been identified at Whixley crossroads and Gilsthwaite Lane. Further highway mitigation and improvement measures may be deemed necessary following the submission of transport assessments associated with each phase of development.

67 Scheme jointly prepared by Harrogate Borough Council, North Yorkshire County Council, Highways Agency, YNYER Local Enterprise Partnership

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- 10.46** Trigger points for delivery of mitigation measures will be based on a trip budget approach and vehicular trip rates, to be agreed with the LHA. This will require monitoring of vehicular trip rates, generated from the site, at key access points to / from the new settlement. Monitoring will need to be operational from the construction of the first phase of development and continue until after the development is fully occupied. The results of the monitoring will inform if the trigger point for the identified mitigation measures has been met and/or exceeded; if the average recorded traffic flows at any of the access points is over the identified trigger point for two consecutive months in any 12-month period, the construction of the identified mitigation measures will need to commence.

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NS37: Minimising Car Usage

Policy NS37: Minimising Car Usage

Vehicle trip budget

Development proposals will be supported where it can be demonstrated that they can be delivered within the vehicle trip budget. Proposals that exceed the vehicle trip budget will not be permitted.

The maximum vehicular trip budget for Maltkiln on to the A59 should be set out in the Transport Assessment and agreed with the Local highway Authority.

Car Parking

Car parking, including provision for electric vehicles, should be located and designed such that it does not encourage local trips within the new settlement to be made by car.

Residential car parking will be planned and delivered in-line with an approved residential parking strategy, as required by policy NS5. Off-plot residential parking spaces will be:

- Located and designed to reduce the potential for crime and anti-social behaviour;
- Easily accessible and near to the homes they serve, particularly where they may serve needs arising from homes built to the wheelchair accessible or adaptable standards;
- Owned and managed by an appropriate stewardship body that enables residents to apply and, where appropriate, secure individually allocated parking in response to their needs;
- A sufficient size to provide easy access to the sides and back of vehicles for loading/unloading.

Car parking to serve Cattal Station should be located to the north of the railway line and should be of sufficient size to meet the park and ride trips of the wider community. Land should be made available to the south of the rail line to ensure future expansion of the car park if required.

Travel Demand Management

Measures to minimise car use should be provided in the new settlement to include:

- A central mobility hub located at Cattal Station linked to satellite mobility hubs
- A car club with dedicated car parking spaces at convenient locations
- Shared mobility schemes.

Justification

- 10.47** In order to manage the level of vehicular traffic on the A59 a total trip budget has been set. Each phase of development will need to demonstrate that it can be satisfactorily accommodated within the overall trip budget. Modal shift, trip and parking levels will need to be regularly monitored to ensure the trip budget can be met. Monitoring of trip rates will also identify if further measures are required to reach targets/objectives and encourage modal shift to more sustainable modes. In order to identify when mitigation measures are required vehicular trip rates, generated from the site, will need be monitored at key access

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points to/from the new settlement. As referred to above, under Policy NS36, once a defined threshold for mitigation has been met or exceeded this will trigger the need to provide identified mitigation measures.

- 10.48** Arrangements for car parking, in particular residential parking, and electric vehicle charging will be important factors in influencing whether residents and those visiting Maltkiln for work or leisure make more sustainable travel choices. A considered approach to residential car parking is important to encourage net zero-carbon travel, support the principle of the trip budget and to help deliver on the vision that Maltkiln will be a place where people are not dependent on a car. Policy NS5: Net Zero Carbon Movement and Active Travel requires a residential parking strategy showing how the design and delivery of Maltkiln will seek to achieve the ambition of a settlement where residential parking needs can be met by a car parking ratio of one space per home (or less). Further requirements for the strategy are set out in policy NS5. This includes measures to ensure that the level of provision does not lead to parking littering, as well as an approach to enable that where spaces above the target of one per home are provided, these additional spaces can be reallocated to other uses in future should they no longer be required for car parking.
- 10.49** Where residential car parking is provided off-plot, these will be easily accessible to the homes they are intended to serve. This is particularly important where they may serve needs arising from homes built to the wheelchair accessible or adaptable standard, where the use of 'disabled-only' restrictions should also be considered. To support future reallocation to other uses they will be owned and managed by an appropriate stewardship body. This body will have arrangements for residents to apply and secure individually allocated parking in response to their needs, including responding appropriately to accommodate needs that change over time, such as the ability to secure disability parking, where appropriate. These off-plot spaces will be a sufficient size to provide easy access to the sides and back of vehicles for loading/unloading so that they are as usable as typical driveway parking.
- 10.50** Travel demand management includes measures that support a reduction in car usage by making people aware of the full range of transport options available. Maltkiln will include a central mobility hub at Cattal Station that provides complementary, co-ordinated, easily accessible sustainable modes of travel. Real time travel information will be provided to link up the different modes and attract its use.
- 10.51** The mobility hub will need to connect to a network of defined satellite hubs to provide services to connect people across the settlement through sustainable travel as well as offering good quality public realm.
- 10.52** There is no defined or "one-size fits all" approach for the provision of a mobility hub, so the components will need to be reflective of and adaptive to Maltkiln and be clearly set out in the settlement wide travel plan.
- 10.53** Car Clubs reduce the need for ownership of a private car, whilst retaining accessibility and flexibility, without the need to maintain a vehicle. A car club should be established in the new settlement with arrangements put in place for its long term management. The car club fleet should comprise low carbon vehicles, principally EVs and the mobility hub(s) should include EV charging infrastructure e.g. EV charging bays.
- 10.54** Shared mobility can help reduce issues of congestion and over-reliance on the private car and the perceived need for car ownership. Shared mobility should be supported and encouraged in the new settlement through promotion of the following measures which can

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be encapsulated in a Mobility as a Service (MaaS) approach; which integrates various forms of transport services into a single mobility service that can be accessed on demand to facilitate seamless travel across modes to travel from origin to destination.

- Car sharing - potentially through online car sharing apps or workplace programmes.
- Bike (or scooter) sharing – short term use of micro-mobility modes to provide alternative mode options for travel and potential multi-modal travel for longer journeys.
- Ride pooling / shared taxi – people use an app or website to book a taxi ride that they share with someone on a similar journey route. This provides the convenience of a taxi with reduced fares due to the sharing element but can potentially result in slightly longer journey times.

DRAFT

NS38: Infrastructure Delivery

Policy NS38: Infrastructure Delivery

The Council will require developers to provide for, or contribute towards, the infrastructure and mitigation measures necessary to support the delivery of the Maltkiln New Settlement Allocation.

Applications for development of the Maltkiln New Settlement Allocation must provide development in line with the requirements set out within the Harrogate District Local Plan and this DPD, including an allocation wide masterplan (as required by Policy NS3).

An allocation wide infrastructure delivery strategy, a phasing strategy and a financial appraisal should be submitted to the Local Planning Authority for approval as part of the planning application to demonstrate compliance with this policy. These documents will be a material consideration in the determination of the planning application and all subsequent applications. All applications determined should accord with the approved documents unless otherwise agreed by the local planning authority.

Infrastructure Delivery Strategy

The allocation-wide infrastructure delivery strategy will demonstrate that the development of the Maltkiln New Settlement Allocation will deliver, in a timely manner, sufficient infrastructure to cater for the needs of the allocation as a whole and also mitigate to an acceptable level the effects of the whole development upon the surrounding area and community; this will include:

- The infrastructure, as set out in the Council's Maltkiln Allocation Infrastructure Delivery Plan (IDP) and all other infrastructure identified in technical assessments to mitigate the impact of the development, to be implemented before or alongside development in accordance with a phasing strategy approved by the local planning authority.
- Sustainable transport measures and other infrastructure requirements, including measures to mitigate impacts upon the local and strategic road network.

Phasing Strategy

The allocation-wide phasing strategy will set out the proposed phasing of the strategic allocation, including the relevant land uses and infrastructure delivery for each phase.

Financial Appraisal

An allocation-wide financial appraisal, in a format to be agreed in advance with the local planning authority and in accordance with relevant guidance, reporting on financial viability issues associated with the development.

Phase specific requirements

To be acceptable, planning applications that cover a phase or part of the allocation area must be accompanied by an application-specific masterplan and infrastructure delivery statement for approval by the local planning authority that relates to the application site phase and sets out:

11 Infrastructure Delivery

1. Site-specific infrastructure requirements and how these relate and adequately contribute to the allocation-wide infrastructure delivery strategy;
2. Details of proposed development and its phasing, proposed triggers/thresholds for the delivery of associated infrastructure and how in each case these relate and adequately contribute to the allocation-wide masterplan, infrastructure delivery strategy and to the phasing strategy and conform with the policies of the Development Plan; and
3. A financial appraisal in a format to be agreed in advance with the local planning authority and in accordance with relevant guidance, reporting on financial viability issues associated with the development and its relationship and contribution to the allocation-wide financial appraisal and justifying the form and content of the proposals applied for in respect of the relevant phase or part (including the amount and type of affordable housing and land reserved for custom or self-build homes).

Justification

- 11.1** A comprehensive approach to development of the Maltkiln New Settlement Strategic Allocation is required in order to ensure the effective delivery of common infrastructure in a co-ordinated and timely manner.
- 11.2** Harrogate District Local Plan (HDLP) Policy TI4 Delivery of New Infrastructure sets out an expectation that developers will make reasonable on and off-site provision and or contributions towards infrastructure and services in order to cater for the needs generated by development.
- 11.3** The policy states that new infrastructure must be operational no later than the appropriate phase of development for which it is needed. Policy TI4 was informed by an Infrastructure Delivery Plan (IDP) which identified the infrastructure and services required to support the level of planned growth in the district, informed by an assessment of infrastructure requirements/capacity.
- 11.4** Building upon the information contained within the HDLP IDP, a Maltkiln Allocation Infrastructure Delivery Plan has been prepared, seeking to provide updated information in relation to infrastructure requirements. The information within the IDP, along with technical assessments undertaken by developers and site masterplanning work, will further inform the assessment of infrastructure requirements to cater for the needs of the allocation area as a whole and also mitigate to an acceptable level the effects of the whole development upon the surrounding area and community.
- 11.5** The Maltkiln Allocation IDP contains a schedule of Infrastructure requirements and should be used as the starting point for discussions regarding infrastructure provision. The Infrastructure Delivery Plan will be updated by the Council as and when required.
- 11.6** Requirements for applicants to prepare an allocation-wide infrastructure delivery strategy, phasing strategy and financial appraisal should be discussed with the Council early at the pre-application stage and submitted to the Council for approval. The financial appraisal submitted should be prepared in line with the recommended approach within national planning guidance and undertaken by an appropriately qualified person, in line with the relevant RICS Guidance. The approved allocation-wide infrastructure delivery strategy, phasing strategy and financial appraisal will be material considerations in the determination of planning

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applications. Where required financial appraisals contain confidential information and are provided on a commercially confidential basis, appropriate measures in relation to confidentiality will be put in place.

- 11.7** The New Settlement allocation is made up of land parcels in multiple ownerships, which are subject to more than one promotion agreement. It is expected that landowners will work together to ensure a holistic solution to the provision of adequate infrastructure across the whole allocation, in line with the policies of this. DPD. It is anticipated that the identified infrastructure will be delivered in standalone applications or that that landowners will enter into appropriate equalisation or collaboration agreements to deliver common infrastructure as necessary. A fair and reasonable mechanism for apportioning the in-kind provision of infrastructure and/or costs should be agreed. This is necessary to secure a comprehensive approach to masterplanning and infrastructure delivery for the allocation area as a whole and to ensure that proposals for part of the allocation help deliver a high quality cohesive place that meets overall policy objectives and do not prejudice future phases of development or infrastructure provision.
- 11.8** In order to ensure that the relevant infrastructure is delivered as and when required, the Council will implement a robust monitoring and review process to help inform the consideration of S106 requirements on a phase by phase basis, along with identifying appropriate delivery mechanisms

12 Monitoring Framework

12.1 The framework for monitoring DPD policies is set out in the table below:

Policy	Indicator number	Indicator	Target	Monitoring frequency	Data source	Delivery partners	Trigger	Action	Further information
NS1: Development Framework		Policy monitored through links to other policy indicators							
NS2: Strategic Green Gap	NS2/1	Proportion of proposals for development not specified as appropriate within NS2 approved	No development other than that identified as appropriate within policy is approved	Annual and cumulatively	Records of planning applications		Any approvals for policy non-compliant development	Review development management process	
NS3: Master-Planning Design Principles		Policy monitored through links to other policy indicators							
NS4: Net Zero Carbon by 2038	NS5/1; NS7/1; NS8/1; NS9/1; NS9/2	Policy monitored through indicators associated with other DPD policies as follows: Operational emissions from buildings, infrastructure and business uses- NS7/1; Operational emissions from transport- NS5/1, NS9/1 and NS9/2; Embodied/life-cycle emissions- NS8/1							
NS5: Net Zero Carbon Movement and Active Travel	NS5/1	Proportion of proposals supported by, or in-line with (as appropriate), an acceptable Net Zero Carbon Movement Strategy	All relevant proposals are supported by, or in-line with (as appropriate), an acceptable strategy	Annual	Records of planning applications		Not all relevant developments have demonstrated compliance with Net Zero Carbon Energy Strategy requirements	Review development management process	
NS6: Smart Settlement	NS6/1	Proportion of proposals that demonstrate policy compliant minimum fibre broadband systems and site-wide connectivity from first occupation;	All relevant proposals meet policy requirements	Annual	Records of planning applications		Not all relevant developments have demonstrated policy compliance	Review development management process	

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Policy	Indicator number	Indicator	Target	Monitoring frequency	Data source	Delivery partners	Trigger	Action	Further information
		and demonstrate ability to upgrade fibre capacity to at least 100Gbs							
	NS6/2	Proportion of detailed proposals that incorporate suitable building scale smart infrastructure	All relevant detailed proposals incorporate suitable building scale smart infrastructure	Annual	Records of planning applications		Not all relevant detailed proposals incorporate suitable building scale smart infrastructure	Review development management process	
NS7: Net Zero Carbon Energy Supply and Use	NS7/1	Proportion of proposals supported by, or in-line with (as appropriate), an acceptable Net Zero Carbon Energy Strategy	All relevant proposals are supported by, or in-line with (as appropriate), an acceptable strategy	Annual	Records of planning applications		Not all relevant developments have demonstrated compliance with Net Zero Carbon Energy Strategy requirements	Review development management process	
NS8: Embodied Carbon, Circular Economy and Life-cycle Emissions	NS8/1	Proportion of proposals supported by an acceptable Embodied Carbon, Circular Economy and Life-cycle Emissions Strategy	All relevant proposals are supported by an acceptable strategy	Annual	Records of planning applications		Not all developments are supported by an acceptable Embodied Carbon, Circular Economy and Life-cycle Emissions Strategy	Review development management process	

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Policy	Indicator number	Indicator	Target	Monitoring frequency	Data source	Delivery partners	Trigger	Action	Further information
NS9: Supporting Inclusive Flexible Living and Working	NS9/1	Proportion of proposals supported by, or in-line with (as appropriate), an acceptable Flexible Living and Working Strategy	All relevant proposals are supported by, or in-line with (as appropriate), an acceptable strategy	Annual	Records of planning applications		Not all relevant developments have demonstrated compliance with Flexible Living and Working Strategy requirements	Review development management process	
	NS9/2	Proportion of approved Flexible Living and Working Strategies that are being reviewed in light of monitoring and, where necessary, updated at least every five years	All approved Climate Resilience Strategies are reviewed at least every five years during delivery	Annual	Further consideration to be given to establishing appropriate data sources, triggers and actions, and whether deliver partners may be identified				
NS10: Climate Resilience	NS10/1	Proportion of proposals supported by an acceptable Climate Resilience Strategy	All relevant proposals are supported by an acceptable Climate Resilience Strategy	Annual	Records of planning applications		Not all developments are supported by an acceptable Climate Resilience Strategy	Review development management process	
	NS10/2	Proportion of approved Climate Resilience Strategies that are being reviewed in light of monitoring and, where necessary, updated at least every five years	All approved Climate Resilience Strategies are reviewed at least every five years during delivery	Annual	Further consideration to be given to establishing appropriate data sources, triggers and actions, and whether deliver partners may be identified				

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Policy	Indicator number	Indicator	Target	Monitoring frequency	Data source	Delivery partners	Trigger	Action	Further information
NS11: Flood Risk and Drainage	NS11/1	Proportion of proposals approved contrary to Environment Agency (EA) advice	No approvals where the EA initially objected unless with conditions satisfactory to the EA	Annual	Further consideration to be given to establishing appropriate data sources, triggers and actions, and whether deliver partners may be identified				
	NS11/2	Proportion of proposals approved contrary to Lead Local Flood Authority (LLFA) advice	No approvals where the LLFA initially objected unless with conditions satisfactory to the LLFA	Annual	Further consideration to be given to establishing appropriate data sources, triggers and actions, and whether deliver partners may be identified				
NS12: Green and Blue Infrastructure	NS12/1	Proportion of proposals supported by an acceptable Green Blue Infrastructure Strategy	All relevant proposals are supported by an acceptable Green Blue Infrastructure Strategy	Annual	Records of planning applications		Not all developments are supported by an acceptable Green Blue Infrastructure Strategy	Review development management process	
NS13: Biodiversity Net-Gain	NS13/1	Proportion of proposals that set out how they contribute to achieving 10% biodiversity net gain	Delivery of a minimum of 10% biodiversity net gain	Annual	Further consideration to be given to establishing appropriate data sources, triggers and actions, and whether deliver partners may be identified				
NS14: Open Space and Sport Provision	NS14/1	Amount of open space permitted and completed		Annual	Further consideration to be given to establishing appropriate target, data sources, triggers and actions, and whether deliver partners may be identified				

Monitoring Framework

Policy	Indicator number	Indicator	Target	Monitoring frequency	Data source	Delivery partners	Trigger	Action	Further information
NS15: Protecting Aubert lngs SSSI	NS15/1	Proportion of proposals supported by, or in-line with (as appropriate), an acceptable Aubert lngs SSSI Impact Assessment	All relevant proposals are supported by, or in-line with (as appropriate), an acceptable assessment	Annual	Records of planning applications		Not all relevant developments have demonstrated compliance	Review development management process	
	NS15/2	Proportion of relevant proposals that contribute to provision of semi-natural destination points at Doodle Hills and Cattal Belt	All relevant proposals contribute to provision of these semi-natural destination points	Annual	Records of planning applications		Not all developments have demonstrated compliance	Review development management process	
NS16: Designated Heritage Assets- Kirk Hammerton Conservation Area, Old Thornville and Providence House	NS16/1	Proportion of relevant proposals demonstrating compliance with policy	All relevant developments demonstrate compliance	Annual	Records of planning applications		Not all developments have demonstrated compliance	Review development management process	
NS17: Designated Heritage Asset- Cattal Bridge	NS17/1	Proportion of relevant proposals demonstrating compliance with policy	All relevant developments demonstrate compliance	Annual	Records of planning applications		Not all developments have demonstrated compliance	Review development management process	

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Policy	Indicator number	Indicator	Target	Monitoring frequency	Data source	Delivery partners	Trigger	Action	Further information
NS18: Designated Heritage Asset- Church of St John the Baptist, Hunsingore	NS18/1	Proportion of relevant proposals demonstrating compliance with policy	All relevant developments demonstrate compliance	Annual	Records of planning applications		Not all developments have demonstrated compliance	Review development management process	
NS19: Designated Heritage Asset- Milestone near Providence House	NS19/1	Proportion of relevant proposals demonstrating compliance with policy	All relevant developments demonstrate compliance	Annual	Records of planning applications		Not all developments have demonstrated compliance	Review development management process	
NS20: Archaeology	NS20/1	Proportion of relevant proposals demonstrating compliance with policy	All relevant developments demonstrate compliance	Annual	Records of planning applications		Not all developments have demonstrated compliance	Review development management process	
NS21: Non-Designated Heritage Assets	NS21/1	Proportion of relevant proposals demonstrating compliance with policy	All relevant developments demonstrate compliance	Annual	Records of planning applications		Not all developments have demonstrated compliance	Review development management process	
NS22: Housing Mix and Density	NS22/1	Housing mix by number of bedrooms	Developments provide housing mix that accords with the HEDNA or other acceptable evidence	Annual	Records of planning applications and delivery		Acceptable housing mix not secured	Review development management process	
	NS22/2	Percentage of market homes that are 'accessible and adaptable'	Developments of 10 or more homes provide at least 25% of market units as accessible and adaptable	Annual	Records of planning applications		At least 25% of market units on developments of 10 or more homes not	Review development management process	

Policy	Indicator number	Indicator	Target	Monitoring frequency	Data source	Delivery partners	Trigger	Action	Further information
							secured as accessible and adaptable		
	NS22/3	Density of development	Average net density of development of 30 dwellings per hectare or higher	Annual and cumulatively	Records of planning applications		Acceptable density not secured	Review development management process	
NS23: Affordable Housing	NS23/1	Number of affordable homes permitted and completed	Eligible developments provide required affordable housing percentage	Annual	Records of planning applications and delivery		Less than required percentage secured on eligible developments	Review development management process	
	NS23/2	Percentage of affordable homes permitted and completed that are accessible and adaptable	100% or affordable homes are accessible and adaptable	Annual	Records of planning applications and delivery		Less than required percentage secured	Review development management process	
	NS23/3	Percentage of affordable homes permitted and completed that are wheelchair accessible or wheelchair adaptable or bungalows	100% or affordable homes are wheelchair accessible or wheelchair adaptable or bungalows	Annual	Records of planning applications and delivery		Less than required percentage secured	Review development management process	
NS24: Specialist Housing	NS24/1	Number of specialist housing units permitted and completed	Number of specialist housing units meets acceptable evidenced of local need	Annual	Records of planning applications and delivery		Less than evidenced requirement is secured	Review development management process	

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Policy	Indicator number	Indicator	Target	Monitoring frequency	Data source	Delivery partners	Trigger	Action	Further information
NS25: Self and Custom Build Housing	NS25/1	Number of self and custom build housing plots permitted and completed (marketed)	Development provides at least 5% of housing plots as self and custom build plots	Annual	Records of planning applications and delivery, an estate agency listings		Less than 5% of housing plots are secured as self and custom build plots and then marketed	Review development management process and appropriateness of enforcement action	
	NS25/2	Number of detailed proposals on self and custom build plots permitted and completed	Further consideration to be given to establishing an appropriate target, frequency of monitoring, data sources, triggers and actions, and whether deliver partners may be identified						
NS26: Local Centre	NS26/1	Size and compliance							
		Design codes							
NS27: Employment	NS27/1	Amount of land permitted and developed for new employment uses	Minimum 5ha of land permitted and developed for employment uses		Further consideration to be given to establishing appropriate data sources, triggers and actions, and whether deliver partners may be identified				
	NS6/1; NS9/1	Policy NS27 requirements relating to home working and flexible working monitored through indicators associated with other DPD policies as follows: Broadband infrastructure- NS6/1; Flexible use of rooms and provision of flexible co-working space- NS9/1;							
NS28: Education	NS28/1	Progress on delivery of early years provision	Further consideration to be given to establishing an appropriate target, frequency of monitoring, data sources, triggers and actions, and whether deliver partners may be identified						
	NS28/2	Progress on delivery of primary school provision	On-site delivery of one 420 space school (2.4ha) and one 420 space school on a site capable of accommodating future expansion to 630 spaces (3.5ha)					Further consideration to be given to establishing an appropriate frequency of monitoring, data sources, triggers and actions, and whether deliver partners may be identified	

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Policy	Indicator number	Indicator	Target	Monitoring frequency	Data source	Delivery partners	Trigger	Action	Further information
	NS28/3	Progress on delivery of secondary school provision	Based on the view of the local education authority as to the most appropriate approach, either securing financial contributions for expanded provision at Boroughbridge High School and delivery of provision, or delivery of new school provision on-site	Further consideration to be given to establishing an appropriate frequency of monitoring, data sources, triggers and actions, and whether deliver partners may be identified					
NS29: Social and Community Facilities	NS29/1	Amount of net floorspace permitted and completed for D1 and sui generis uses that fulfill a community or leisure use	Satisfactory progress in delivery of at least the minimum required on-site social and community facilities, specifically: health care facilities (including GP consulting rooms, dentist, pharmacy); flexible community centre	Further consideration to be given to establishing an appropriate frequency of monitoring, data sources, triggers and actions, and whether deliver partners may be identified					
	NS28/1	Policy NS29 requirements relating to day care and nursery provision monitored through indicators associated with other DPD policies as follows: Early years provision- NS28/1							
NS30: Sustainable Travel and Connectivity	NS30/1	Proportion of proposals supported by, or in-line with (as appropriate), an acceptable settlement-wide Framework Travel Plan (FTP)	All relevant proposals are supported by, or in-line with (as appropriate), an acceptable FTP	Annual	Records of planning applications		Not all relevant developments have demonstrated compliance	Review development management process	

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Policy	Indicator number	Indicator	Target	Monitoring frequency	Data source	Delivery partners	Trigger	Action	Further information
	NS30/2	Proportion of proposals supported by, or in-line with (as appropriate), an acceptable neighborhood level subsidiary travel plan	All relevant proposals are supported by, or in-line with (as appropriate), an acceptable subsidiary travel plan	Annual	Records of planning applications		Not all relevant developments have demonstrated compliance	Review development management process	
	NS34/1	Policy NS30 requirements relating to provision of a high quality bus service is monitored through indicators associated with other DPD policies as follows: Bus Provision- NS34/1							
	NS30/x	Further consideration to be given to the need for additional indicators to monitor policy NS30.							
NS31: Walking and Cycling	NS31/1	Further consideration to be given to establishing an appropriate indicator, target, frequency of monitoring, data sources, triggers and actions, and whether deliver partners may be identified							
NS32: Cycle Parking and Storage	NS32/1	Number of cycle parking spaces included in permitted schemes (residential and non-residential)	Cycle parking that, as a minimum, meets standards set out in table accompanying policy NS32. This should include provision for non-standard and electric bikes	Annual	Records of planning applications		Any permission granted with less than the minimum levels and range of cycle parking required	Review development management process	
NS33: High Quality Public Transport- Rail Infrastructure	NS33/1	Progress in securing the enhancement of Cattle station to provide a central mobility hub	Further consideration to be given to establishing an appropriate target, frequency of monitoring, data sources, triggers and actions, and whether deliver partners may be identified						
NS34: High Quality Public Transport- Bus Provision	NS34/1	Progress in securing high-quality bus provision	Further consideration to be given to establishing an appropriate target, frequency of monitoring, data sources, triggers and actions, and whether deliver partners may be identified						
NS35: Street Hierarchy	NS35/1	Further consideration to be given to establishing an appropriate indicator, target, frequency of monitoring, data sources, triggers and actions, and whether deliver partners may be identified							

Policy	Indicator number	Indicator	Target	Monitoring frequency	Data source	Delivery partners	Trigger	Action	Further information
NS36: Highway Mitigation and Improvements	NS36/1	Proportion of proposals supported by, or in-line with (as appropriate), an acceptable Transport Assessment (TA)	All relevant proposals are supported by, or in-line with (as appropriate), an acceptable TA	Annual	Records of planning applications		Not all relevant developments have demonstrated compliance	Review development management process	
	NS36/2	Progress in delivery of agreed highway mitigation and improvement measures	Progress in-line with planning permissions and relevant legal agreements					Further consideration to be given to establishing an appropriate frequency of monitoring, data sources, triggers and actions, and whether deliver partners may be identified	
NS37: Minimising Car Usage	NS37/1							Further consideration to be given to establishing an appropriate indicator to monitor car parking spaces in residential areas, including the frequency of monitoring, data sources, triggers and actions, and whether deliver partners may be identified	
	NS37/2	Progress in delivery of travel demand management measures	Satisfactory progress in delivery of at least the following measures specified in policy: central and satellite mobility hubs; a car club; shared mobility schemes					Further consideration to be given to establishing an appropriate frequency of monitoring, data sources, triggers and actions, and whether deliver partners may be identified	
	NS33/1; NS36/1	Policy NS37 requirements relating to vehicle trip budgets and car parking at Cattal station monitored through indicators associated with other DPD policies as follows: Vehicle trip budgets - NS36/1; Car parking provision at Cattal station - NS33/1;							

Table 12.1 New Settlement (Maltkiln) DPD Monitoring Framework

Glossary

Some of the terms used in this DPD are technical and legal out of necessity. This glossary aims to explain these terms in plain English. It does not cover every eventuality, but provides definitions of the most common phrases and terminology.

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Allocation: A site identified in this DPD as being appropriate for a specific land use(s) in advance of any planning permission.

Biobased construction materials: Construction materials that are derived from living organisms such as plants, which have been processed into a functional product. These materials can take many forms and perform distinct roles, with the required levels of initial processing varying with each material and application. Recognised examples include timber, hemp, straw, and wood-fibre. Not all biobased construction materials are grown and harvested specifically for a construction purpose, the biomaterial input could be a by-product, waste from another manufacturing process, or recycled material. Examples include sawn softwoods or manufactured plywood, cross-laminated timber and other plant fibre insulations.

Biobased supply chain: The network of companies and people involved in the production and delivery of a biobased construction product.

Biodiversity: A general term for the extent of variety of life on Earth or any given part of it. The variety is considered in terms of species of plants, animals and microorganisms, and the ecosystems of which they are part.

Biodiversity Action Plan (BAP): UK's initiative to maintain and enhance Biodiversity generally prepared by local authorities.

Built fabric: The structural materials, cladding, insulation, finishes, etc., that enclose the interior of a building, separating the internal from the external. For the purposes of policy NS7, this comprises the elements of a building's fabric that have potential to reduce operational energy use.

Development management: Development management is the process of regulating new development by granting or refusing applications for planning permission, and of controlling unauthorised development.

Embodied Carbon: The emissions and removals associated with materials and construction processes.

Green blue infrastructure: A network of multifunctional greenspace, urban and rural, capable of delivering a wide range of environmental and quality of life benefits for local communities. It includes parks, open spaces, playing fields, woodland, street trees, allotments and gardens, as well as rivers, canal and other water bodies.

Heritage asset: Parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. They include designated heritage assets (such as listed buildings and conservation areas) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

13 Glossary

Highways England: Executive agency of the Department for Transport who manage and maintain the motorway and trunk road network in England.

Historic England: Executive non-departmental public body sponsored by the Department for Culture, Media and Sport that looks after England's historic environment.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Housing and Economic Development Needs Assessment (HEDNA): An assessment undertaken to establish the objectively assessed housing figures for the former Harrogate District taking account of a number of factors that influence housing need. It also considers the level of affordable homes needed per annum and provides information about the type and size of homes that will be needed. The HEDNA also makes an assessment about the amount of employment needed for the plan period.

Infrastructure Delivery Plan: An Infrastructure Delivery Plan has been prepared to support the development of this DPD. The IDP identifies the key infrastructure necessary to facilitate and support the development of the new settlement in a timely, co-ordinated and sustainable way.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Micromobility: The use of a range of small, lightweight vehicles or devices that are generally electric or human powered and driven by users personally, usually over short distances within urban environments. Micromobility devices include velomobiles, e-bikes, cargo bikes, electric scooters, electric skateboards, and electric pedal assisted (pedelec) bicycles. Whilst identified separately within the DPD, micromobility devices also include bicycles and shared bicycle fleets. Although not typically considered a vehicle, for the purpose of the DPD, micromobility should also be taken to include wheelchairs on the basis that these are devices used for individual transportation and are typically an essential mobility aid.

Natural England: Executive non-departmental public body sponsored by the Department for Environment, Food and Rural Affairs who act as the government's advisor for the natural environment in England, helping to protect England's nature and landscapes for people to enjoy and for the services they provide.

National Planning Policy Framework (NPPF): The NPPF forms the national planning policies that Local Planning Authorities need to take into account when drawing up their Local Plan and other documents and making decisions on planning policies. The NPPF is published by the Department of Communities and Local Government.

Net Zero Carbon: Achieving a balance where the amount of carbon dioxide released into the atmosphere is equivalent to the amount removed from the atmosphere. The Climate Change Act 2008 sets a legal requirement for the Government to reduce net carbon and other greenhouse gas emissions to zero by 2050. The Council's Carbon Reduction Strategy sets out a vision for a net zero carbon economy by 2038 and the policies in the DPD seek to reduce carbon emissions at Maltkiln in pursuit of this ambition.

Net Zero Carbon District by 2038: For Harrogate District to have a net zero-carbon economy by 2038 (as defined by Harrogate Borough Council's Carbon Reduction Strategy).

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Net Zero Carbon Energy Strategy: A strategy demonstrating how the energy needs of the development will be met in-line with the requirements of policy NS7: Net Zero Carbon Energy Supply and Use.

Net Zero Carbon Movement: Where all journeys are made by means that maintain a balance between the amount of carbon dioxide released into the atmosphere and the amount removed from the atmosphere. In practice this means journeys by active travel or journeys powered by net zero carbon power sources.

Net Zero Operational Carbon: Energy use is minimised and energy consumed is generated on or off-site using renewable sources.

Operational Carbon: The greenhouse gas emissions arising from all energy consumed by an asset in-use.

Self-build and custom-build housing: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Sustainable drainage systems (SuDS): Sustainable drainage is an environmentally friendly way of dealing with surface water run-off, which avoids the problems associated with conventional drainage practice.

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