

# North Yorkshire Council

## Executive

17 March 2026

### Maltkiln New Settlement Masterplan Framework

#### Report of the Corporate Director of Community Development

#### **1.0 PURPOSE OF REPORT**

- 1.1 To seek Executive approval to the adoption of the masterplan framework (Appendix A) for the new settlement (Maltkiln) as required by Policy NS3 of the adopted Maltkiln Development Plan Document.

#### **2.0 SUMMARY**

- 2.1 The report provides an overview of how the masterplan framework has been prepared and seeks Executive approval to agree the draft Maltkiln masterplan framework in line with Policy NS3 of the adopted Maltkiln Development Plan Document (DPD).
- 2.2 The report outlines that the Masterplan Framework has been prepared in line with the DPD and provides an appropriate basis to inform further, more detailed planning work on Maltkiln.
- 2.3 Agreement of the masterplan framework will provide clarity for future planning decisions, support coordinated delivery and maximise the long-term benefits of the development for future residents.

#### **3.0 BACKGROUND**

- 3.1 The new settlement (Maltkiln) DPD, which was adopted on 12th November 2025, has been progressed to implement Policy DM4 of the adopted Harrogate District Local Plan which identifies land in the Green Hammerton/Cattal area as a broad area for growth during the plan period and beyond.
- 3.2 The DPD sets out a clear and ambitious vision for Maltkiln, along with a policy framework to guide its development. It forms part of the Development Plan for North Yorkshire and will be used to determine planning applications within the DPD area.
- 3.3 The DPD is the starting point for the new settlement, setting out the key requirements, expectations and ambitions. It outlines a number of future steps to achieve delivery of Maltkiln, including development of a masterplan framework, climate change strategies, infrastructure delivery strategy and design codes to ensure comprehensive development. The masterplan framework is the first step in this more detailed planning process and requirements for what it should contain and the key principles to guide its development are contained within Policy NS3 of the DPD (see Appendix B).

### **Requirements of Policy NS3**

- 3.4 Policy NS3 of the DPD requires a detailed allocation-wide masterplan to be produced for the new settlement in collaboration with the council, local community and other stakeholders and to be agreed by the local planning authority. It will guide more detailed planning and become a material consideration in the determination of planning applications.
- 3.5 The masterplan must be developed in accordance with a series of design principles set out in Policy NS3 of the DPD and informed by the indicative Development Framework contained within the DPD. Any application for development should be preceded by and be consistent with the masterplan.
- 3.6 The masterplan should reflect the strategies and assessments required by climate change policies in the DPD to support delivery of net zero carbon by 2038 and deliver a climate resilient place.
- 3.7 The masterplan includes guidance on all aspects of design to ensure a high-quality development and incorporates sustainability considerations including measures to address climate change.
- 3.8 The masterplan aims to establish the key broad locations of land uses such as access and movement, green and blue infrastructure.
- 3.9 An overview of the draft climate change strategy has been prepared to summarise the climate change policies (Appendix C). This is accompanied by a document that details the specific requirements of each policy and indicates where these requirements are, or will be, incorporated (e.g., in the masterplan framework or within the planning application). This can be found in Appendix C. The Masterplan Framework accords with the relevant key principles of these strategies.
- 3.10 The Masterplan shall also be informed by a Health Impact Assessment (HIA).
- 3.11 A Health Impact Assessment is a tool used to identify the health impacts of a plan or project and to develop recommendations to maximise the positive impacts and minimise the negative impacts, while maintaining a focus on addressing health inequalities. By bringing such health considerations to the fore, HIAs add value to the planning process.
- 3.12 Health Impact Assessments in planning can create multiple co-benefits: improving housing quality; enhances long-term health; better active travel infrastructure which supports cardiovascular health; and safer, inclusive spaces for older adults and those with health issues improve quality of life. These measures also help reduce health inequalities. HIAs put people and their health at the heart of the planning process.
- 3.13 A HIA has been prepared by Stantec UK Ltd to inform the masterplan framework. The assessment approach has been agreed through consultation with NYC public health officers and aligns with national and local planning policy. It adapts the recognised assessment methodology from the Healthy Urban Design Unit (HUDU) Rapid HIA Tool.
- 3.14 The HIA concludes that the masterplan framework is considered to have an overall positive effect in relation to wider detriments of health with the majority of effects being assessed as positive, with little posing neutral or mixed effects.
- 3.15 It is expected and recommended that HIAs are conducted at future outline and reserved matters applications to embed healthy design outcomes.
- 3.16 The Health Impact Assessment is appended to this report (Appendix D).

## **4.0 DEVELOPMENT OF THE MASTERPLAN FRAMEWORK DOCUMENT**

- 4.1 The council's Landscape and Urban Design Team established a Design Review Panel for key sites within North Yorkshire Council. The purpose of the Design Review Panel is to provide a forum for open, constructive and interdisciplinary dialogue to help shape a shared vision for the development. The panel plays a key role in ensuring consistent and high-quality design advice throughout the planning process.
- 4.2 The masterplan framework has been informed by the extensive technical work and surveys completed for the current live planning application, and the resulting framework further develops and enhances that work.
- 4.3 A multi-disciplinary team including officers from education, public health, climate change and highways, provided expertise in their areas to ensure that the masterplan reflects the vision outlined in the DPD.
- 4.4 A series of workshops were held in collaboration with Caddick and their technical consultants and the council's multi-disciplinary team with workshops focussing on landscape and heritage, access and movement, land use and character, urban form and place making.
- 4.5 Following several months of continued collaboration, a draft masterplan framework was drafted for public consultation.

## **5.0 CONSULTATION UNDERTAKEN AND RESPONSES**

- 5.1 Targeted consultation has been undertaken with stakeholders and the local community as follows:
- Technical stakeholder on-line briefing 8<sup>th</sup> January 2026.
    - This briefing was attended by representatives from Network Rail, National Highways, Jacobs (National Highways integrated infrastructure consultants), Yorkshire Water, Historic England, Natural England, The Environment Agency, City of York Council and Leeds City Council and the representative of Hargreaves Land who currently has a live application with the council.
  - Community Liaison Group Meeting at Kirk Hammerton village hall 8<sup>th</sup> January 2026.
    - The Community Liaison Group comprises Cattal, Hunsigore & Walshford Parish Council, Whixley Parish Council, Green Hammerton Parish Council, Kirk Hammerton Parish Council and the local Ward Member.
  - Community drop-in event at Kirk Hammerton village hall 15<sup>th</sup> January 2026.
- 5.2 Notification of the consultation, along with details of the community drop-in event and how to access the relevant material was sent to all consultees registered on the Council's consultation portal for Harrogate Local Plan area. This included those previously involved in the DPD, including communities and organisations. Local Parish Council's also helpfully promoted the consultation.
- 5.3 A total of 191 attendees were recorded at the door for the drop-in event. Officers felt that discussions at the event were productive.

### **Feedback from the consultation**

- 5.4 Attendees were given the opportunity to provide comments during the event or afterwards.
- 5.5 A total of 95 responses were received as part of the public consultation event.

5.6 The responses were found to fall into three clear themes:

- Comments relating to the principle of development.
- Comments addressing matters relevant to the more detailed stages of planning.
- Comments specifically concerning the masterplan.

### **Masterplan comments**

5.7 One of the main concerns regarding the masterplan framework is a view that development is taking place within the 'Strategic Green Gap'. The boundary of the settlement was amended during the DPD examination and extended into the Green Gap to enable access on the eastern side of the settlement. Whilst the plans show an area of development taking place in an earlier version of the Green Gap, the amended boundary now means that development sits outside the Green Gap. On this basis the development in the masterplan framework is in accordance with the Strategic Green Gap Policy of the adopted DPD.

5.8 Another main concern was the provision of enhanced parking at Cattal Station being deemed inadequate. The details of the car park will be included in more detailed planning applications. Reference to a car park at Cattal Station has now been added within the masterplan framework.

5.9 A number of comments were raised about the lack of pedestrian and cycle routes across the A59 to enable residents of Green Hammerton to access the facilities. Crossing points across the A59 have now been indicated on the plans within the masterplan framework document.

5.10 A number of consultees made comments in relation to the clarity of annotations on plans, queries around cycle/pedestrian crossings shown on plans. These have now been addressed on the masterplan framework.

5.11 A summary of the responses is appended to this report (Appendix E).

## **6.0 CONTRIBUTION TO COUNCIL PRIORITIES**

6.1 The Maltkiln new settlement aligns with the council's priorities by delivering a sustainable, well-connected community that enhances opportunities and maximises the potential of local residents.

## **7.0 FINANCIAL IMPLICATIONS**

7.1 There are no financial implications associated with approving the draft masterplan framework.

## **8.0 LEGAL IMPLICATIONS**

8.1 There are no legal implications associated with approving the masterplan framework. The Council's Constitution Part 3 para 3.2(c) sets out that it is responsibility of the Executive to adopt, on behalf of the Council, any plans or strategies which do not form part of the Policy Framework. The masterplan framework is not a DPD or SPD so it is not subject to the same statutory processes required for those documents. If adopted, the masterplan framework will become a material consideration in determining future planning applications for Maltkiln.

## **9.0 EQUALITIES IMPLICATIONS**

- 9.1 The DPD has been subjected to the Equality Impact Assessment process throughout, and the Inspector's Report concluded that during his assessment he has "...had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included [his] consideration of several matters during the examination including the provision of accommodation to meet the needs of older people and those with disabilities".
- 9.2 An Initial Equality Impact Assessment Screening Form appended to this report (Appendix F) concluded that all reasonable and proportionate steps have been taken throughout the preparation of the DPD to maximise the positive equality benefits and that the plan will not lead to discrimination, harassment or victimisation but will help to eliminate such conduct.
- 9.3 The Maltkiln Masterplan framework has been developed in line with the requirements of the DPD to ensure that equality, diversity and accessibility are fully embedded throughout, guiding all principles, design stages and decision-making processes to create an inclusive and welcoming environment for everyone.

## **10.0 CLIMATE CHANGE IMPLICATIONS**

- 10.1 Section 19(1A) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to include in their Local Plans "policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change".
- 10.2 The adopted Harrogate Local Plan 2014-2035 included a new settlement in its growth strategy to meet housing and economic development needs in a sustainable way, with services provided that reduce the need for travel. In addition, the broad location for the new settlement was chosen to maximise the opportunities for sustainable travel.
- 10.3 The DPD has been developed with climate change mitigation and resilience at the forefront, and a Climate Change Strategy was commissioned to inform the priorities and policies in the DPD. This identifies four priority areas for action:
- Net zero carbon movement and active travel;
  - Net zero carbon energy supply and use;
  - Inclusive flexible living and working;
  - Climate resilience.
- 10.4 Taken together the climate change policies in the DPD seek to ensure that each of the four climate change priorities are secured and the DPD, taken as a whole, includes policies designed to secure that the development and use of land in the area contribute to the mitigation of, and adaptation to, climate change.
- 10.5 It is important to note that the policies in the DPD require more ambitious action than the adopted Local Plan. The DPD ensures that development is carbon net zero across all phases.
- 10.6 An initial Climate Change Impact Assessment is appended to this report (Appendix G) which concludes that the Council's full CCIA is not relevant or proportionate as this process is not intended to replicate more detailed statutory environmental assessments.

10.7 Policy NS3 of the DPD states that the masterplan should reflect the detailed strategies and assessments required by climate change policies in the DPD to support the delivery of net zero carbon by 2038 and deliver a climate resilient place. As outlined in paragraph 3.09 the Masterplan Framework reflects the relevant key principles of these strategies and relevant policies of the DPD and therefore contributes positively to climate change mitigation and adaptation.

## **11.0 CONCLUSIONS**

11.1 The masterplan framework has been prepared in accordance with Policy NS3 of the adopted DPD. It addresses the key requirements set out in Policy NS3 and provides an appropriate basis to inform further, more detailed planning work on the new settlement.

## **12.0 REASONS FOR RECOMMENDATIONS**

12.1 The masterplan framework is recommended for approval as it provides a comprehensive and deliverable framework for creating a sustainable, well-connected new settlement that aligns with the council's strategic priorities.

12.2 The draft masterplan framework sets out a balanced approach to housing, employment, transport, and green infrastructure, ensuring that growth is supported by the necessary infrastructure, phasing and community facilities. It demonstrates a strong commitment to sustainable design, active travel, biodiversity enhancement, and high quality placemaking, helping to create a resilient community where residents can live, work, and thrive.

12.3 Agreement of the masterplan framework will provide clarity for future planning decisions, support coordinated delivery and maximise the long-term benefits of the development for future residents.

## **13.0 RECOMMENDATION**

13.1 The Executive agrees the adoption of the Maltkiln masterplan framework (as set out in Appendix A) as required by Policy NS3 of the adopted Maltkiln Development Plan Document.

## **APPENDICES:**

Appendix A – Draft Masterplan Framework

Appendix B – DPD (Policy NS3 shown at page 14 of the DPD)

Appendix C – Overview of Draft Climate Change Strategies & Policies

Appendix D – Health Impact Assessment (HIA)

Appendix E – Summary of Consultation Report

Appendix F – Initial Equality Impact Assessment Screening Form

Appendix G – Initial Climate Change Impact Assessment

## **BACKGROUND DOCUMENTS:**

Annexe 1 - The Harrogate District Local Plan 2014-2035 (adopted December 2020). The Plan can be viewed on the Council's website <https://www.northyorks.gov.uk/planning-and-conservation/planning-policy/planning-policy-your-local-area/harrogate-planning-policy/harrogate-district-local-plan>

Nic Harne  
Corporate Director – Community Development  
County Hall  
Northallerton  
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Report Author – Jane Fulford, Delivery Infrastructure Officer  
Presenter of Report – Natasha Durham, Delivery Infrastructure Manager

Note: Members are invited to contact the author in advance of the meeting with any detailed queries or questions.