



West Harrogate Project Stakeholder Engagement August 2023

Introductions

Officers

- Karl Battersby - Corporate Director Business & Environmental Services, NYC
- Trevor Watson - Assistant Director of Planning, NYC
- Tracey Rathmell - EO Policy and Place, NYC
- Alex Robinson - Housing Delivery Improvement Officer, NYC
- Allan McVeigh - Head of Network Strategy NYC
- Keith Jameson - Principal Highways Engineer, NYC
- Jasmin Gibson - Senior Highways Engineer, NYC
- Nick Turpin - Development Management, NYC
- Gerry Walsh - Principal Development Management Officer, NYC
- Jillian Rann - Principal Development Management Officer, NYC

Site Promoters/landowners

- Diana Richardson - Gladman H51
- Duncan Gregory - Anwyl Land H49
- Mark Johnson - Johnson Mowatt on behalf of Anwyl Land H49
- Justin Hancock - Banks Group H51
- Gill Hay - Homes England H45
- Claire Hall and Nikki Eddington - land owners H49
- Alex Blease - Thomas Alexander Homes H49

Community Stakeholders

- Western Arc Co-ordination Group
- HAPARA
- Beckwithshaw PC
- Pannal and Burnbridge PC
- North Rigton PC
- Zero Carbon Harrogate
- Harrogate District Climate Change Coalition
- Harrogate District Cycle Action
- Harrogate Ramblers Association



Member Briefing:

Portfolio holders/ Executive Members:

Derek Bastiman – Open to Business

Keane Duncan –Highways and Transportation

Simon Myers – Culture, Art and Housing

Greg White – Managing Our Environment

Division Members:

Oatlands and Pannal

John Mann

Harlow and St George

Mike Schofield

Washburn and Birstwith

Nathan Hull

Harrogate and

Knaresborough ACC:

Pat Marsh

Paul Haslam

Chris Aldred

Philip Broadbank

Hannah Gostlow

John Mann

Robert Windass

Skipton and Ripon ACC:

Barbara Brodigan

Andy Brown

Nick Brown

Robert Heseltine

Nathan Hull

David Ireton

Andrew Williams

Strategic Planning Committee:

Andy Brown

Sam Cross

Tom Jones

Peter Lacey

Andrew Lee

John Mann

Steve Mason

John McCartney

Bob Packham

Andy Parakos

Yvonne Peacock

Neil Swannick

Roberta Swiers

Malcolm Taylor

Richard Foster



Agenda

1. Introductions
2. Project Work over last 12 months
3. Infrastructure Provision
4. Co-ordination of Infrastructure Delivery (WHIDS)
5. Update of Infrastructure Delivery Schedule (IDS)
6. Planning applications; Cumulative Transport Strategy and next steps to Planning Committee
7. Questions and Discussion

Project Work over last 12 months

- Appointed consultants Hyas, preparing the **West Harrogate Infrastructure Delivery Document** to help the long term co-ordination of infrastructure across the West Harrogate sites
- Regular meetings with transportation officers at HBC and NYCC and the promoters transport consultants on H51, H49 and H45 to:
 - assess and mitigate, where relevant, impacts at identified junctions and link routes
 - identifying appropriate sustainable transport provision
 - establish the details to be submitted as part of the **cumulative transport strategy**
- Appointed consultants, RPS, undertaking **buildability and costing assessment** of the off-site highway mitigation proposals
- Discussions with NHS ICB to clarify **health provision** to serve the development
- Appointed Aspinall Verdi to undertake **Viability Appraisal**
- Considering potential funding options to help early delivery of key infrastructure

Infrastructure Provision Overview

- 2 primary schools on site, funding for existing secondary schools
- 2 local centres
- Sports hub with multiple pitches and changing facilities
- New Primary Care Centre
- Employment land
- Improved cycle links along Otley Road
- Extension of Bus route
- Off site junction improvements/mitigation
- Self-build plots
- On site affordable housing
- Extra Care scheme
- Children's play areas
- Landscaping, Open Space and Biodiversity Net Gain

Education

- Land for a 2 Form Entry Primary School (410 pupils+ nursery) on H51
- Land for a 2 Form Entry Primary School (410 pupils+ nursery) on H49
- Financial contributions from H49, H45 & H51 (and other sites) towards build costs of the new schools (based on NYC pupil yield & contribution model) to be secured via S106.
- Schools will be delivered by NYC/School provider and not the developer.
- Financial contribution towards Secondary schools to be secured via S106 (based on NYC pupil yield model)

Local Centres

- 2 new local centres at H49 and H51
- Local centres will include small local retail provision. Vehicle parking/electric charging and cycle parking.
- Retail centre to be delivered by the developer and provider secured by the developer.
- Principal of quantum/areas and use to be secured at outline planning stage with details submitted at Reserved Matters – usually once a provider has been secured.

Sports Facilities

- H45 Bluecoat will deliver football pitches, cricket pitch, changing rooms and pavilion.
- Management and maintenance arrangements to be agreed but will be paid for by all the developers.
- Contributions to be secured via S106.
- School facilities will also seek a Community Use agreement so can also be used by local residents – subject to future agreement with school provider.
- A financial contribution will also be provided towards improvements and management of Rugby, Hockey and Cricket offsite provision. To be secured by S106.

Healthcare

- Financial contribution by developers towards new Primary Care facility
- New facility to be located in West Harrogate and delivered by the NHS Integrated Care Board (ICB)
- Contributions to be secured via S106
- Affordable elderly residential Extra Care scheme provided on H49, C3 use-class. To be built and run by NYC, replicating other projects across North Yorkshire.

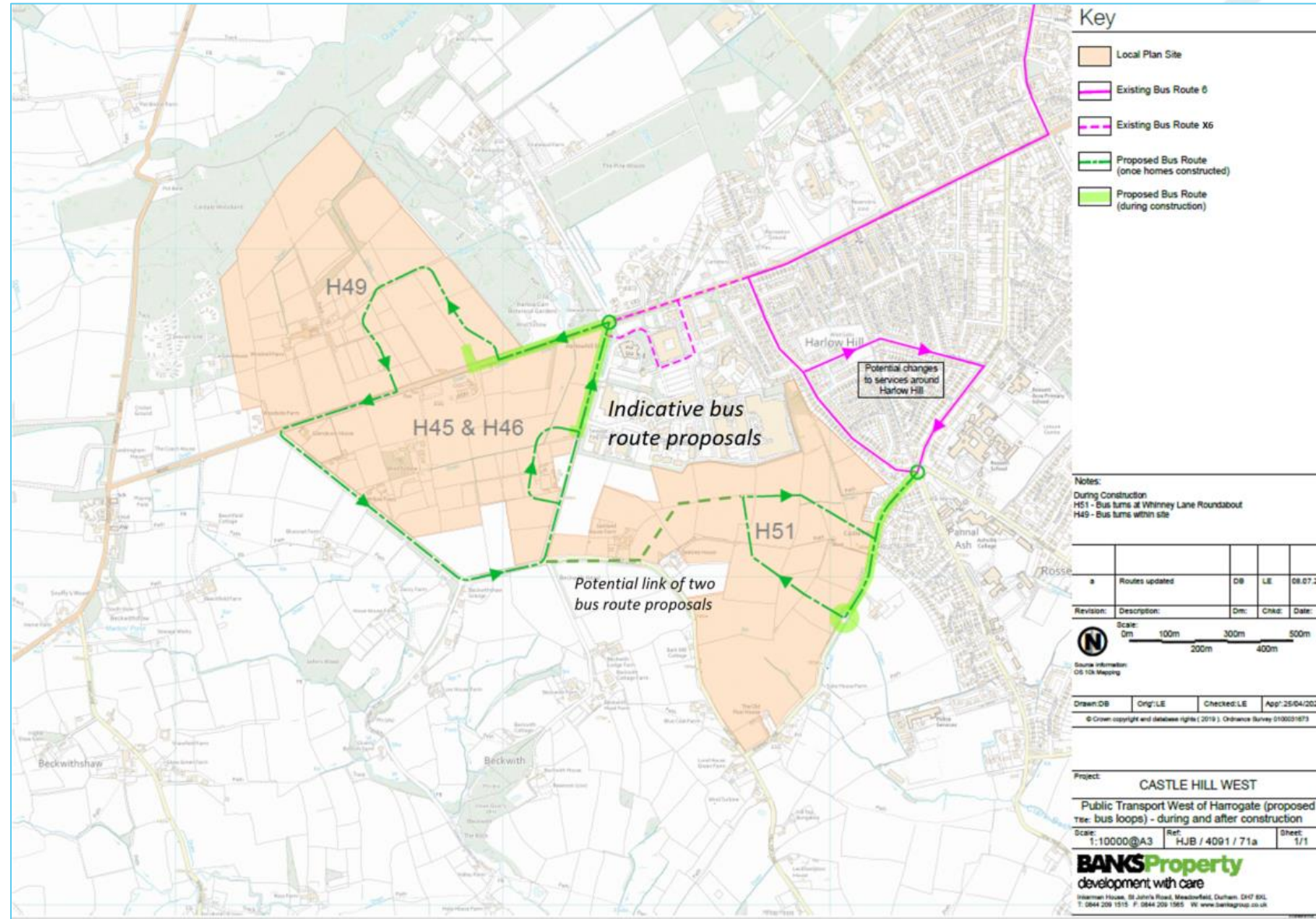
Site Specific Infrastructure

In addition to the Strategic Infrastructure, planning policy infrastructure requirements will be met:

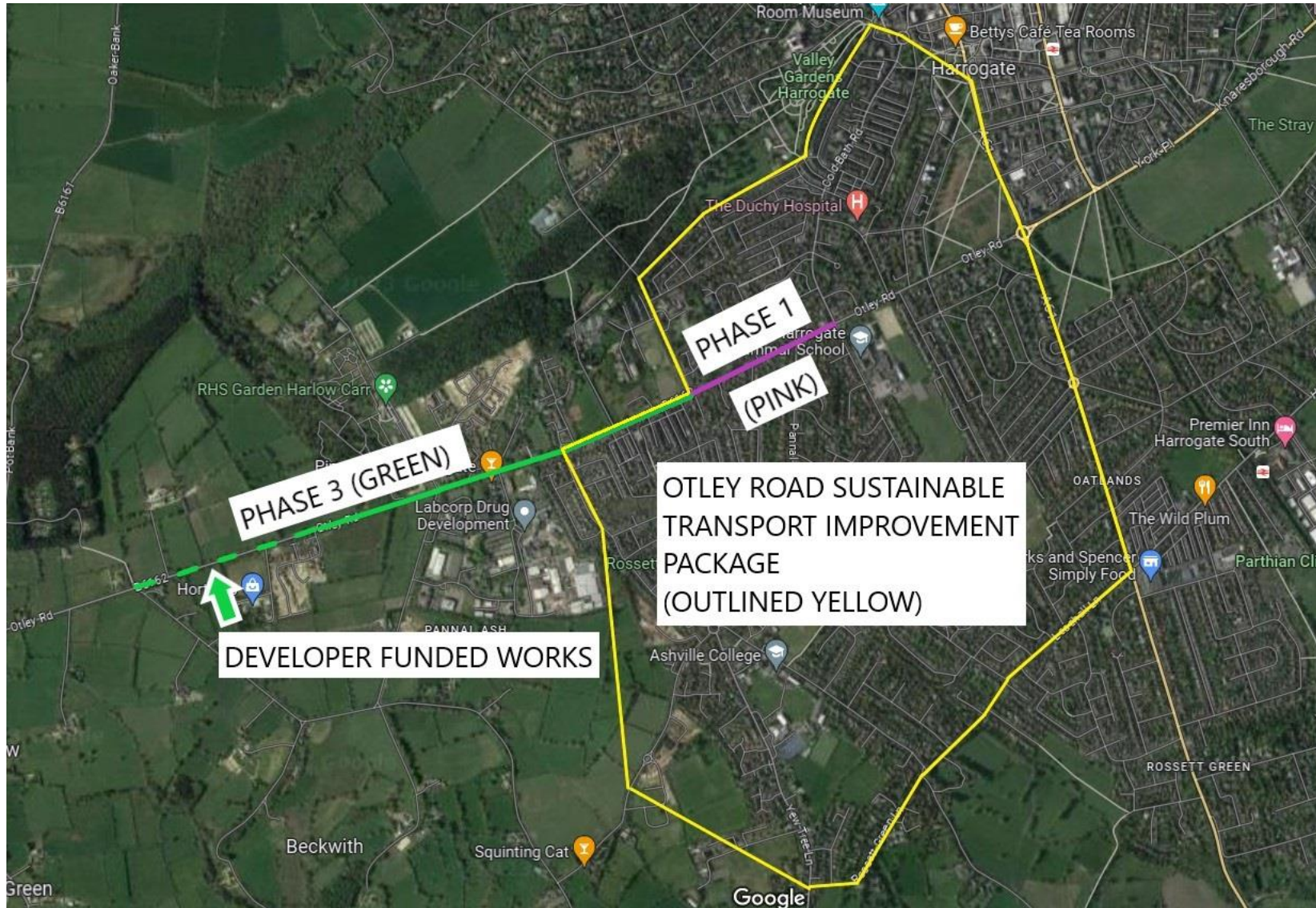
- Affordable Housing
- Self Build plots
- Children's equipped play areas
- New Landscaping and open space
- Biodiversity Net Gain (BNG)
- SUDS
- Cycling and pedestrian linkages across all sites (LTN120)

Active Travel, Sustainable Travel

- Early provision of extended bus services secured via s106 developer contributions
- Bus companies support extending existing services (6 and X6) into the west Harrogate area to serve new developments
- 30 minute frequency throughout the day
- Applications to include provision of bus infrastructure in site design
- Travel Plans for each application, updated in consultation with NYC officers



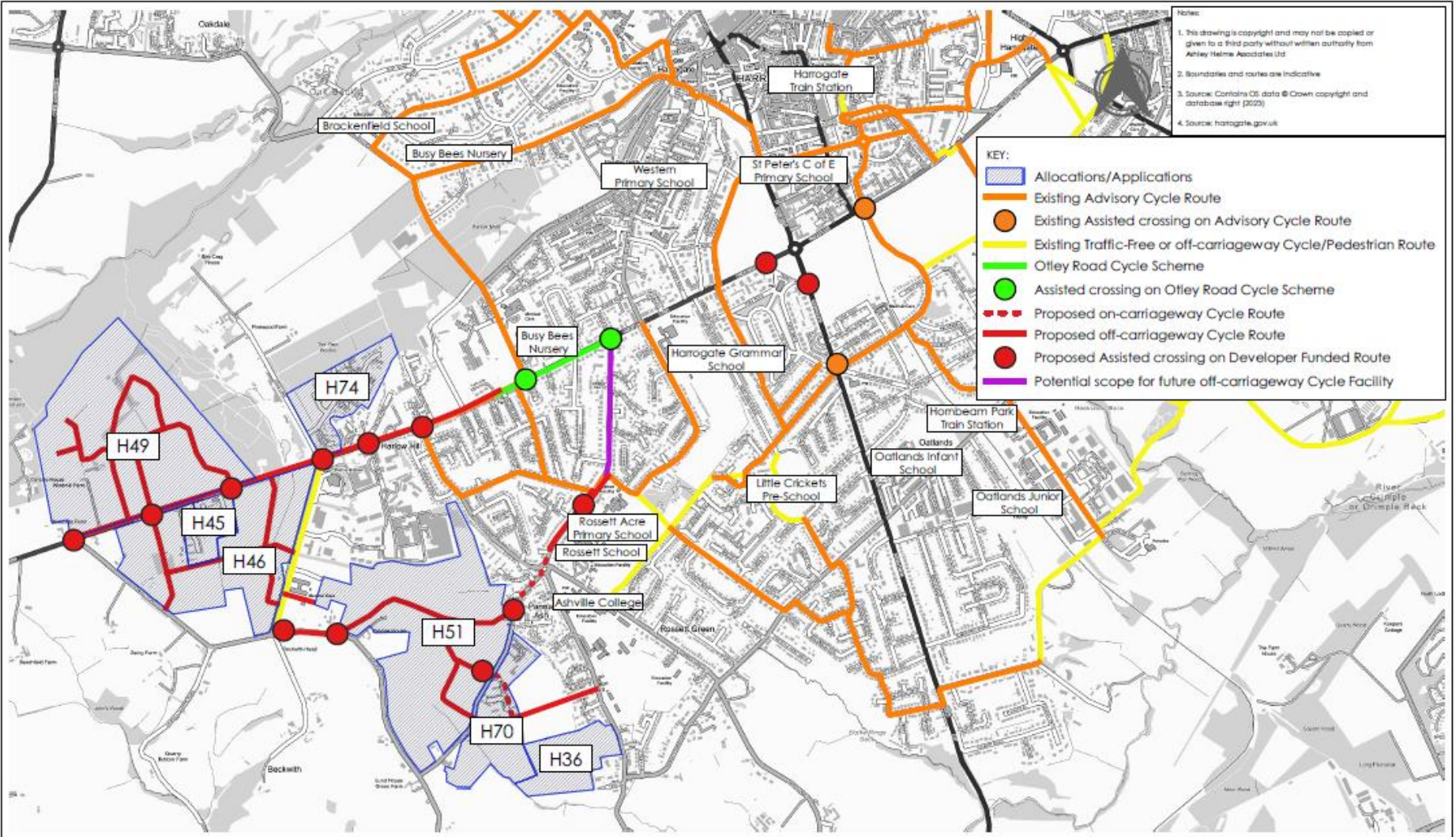
Active Travel, Sustainable Travel



Otley Road Cycleway Improvements Plan



Cycling & Pedestrian Routes and Links



Project:
WHINNEY LANE, HARROGATE

Title:
EXISTING AND PROPOSED CYCLE ROUTES

FIGURE 1586/JUL/1

Client:
GLADMAN DEVELOPMENTS

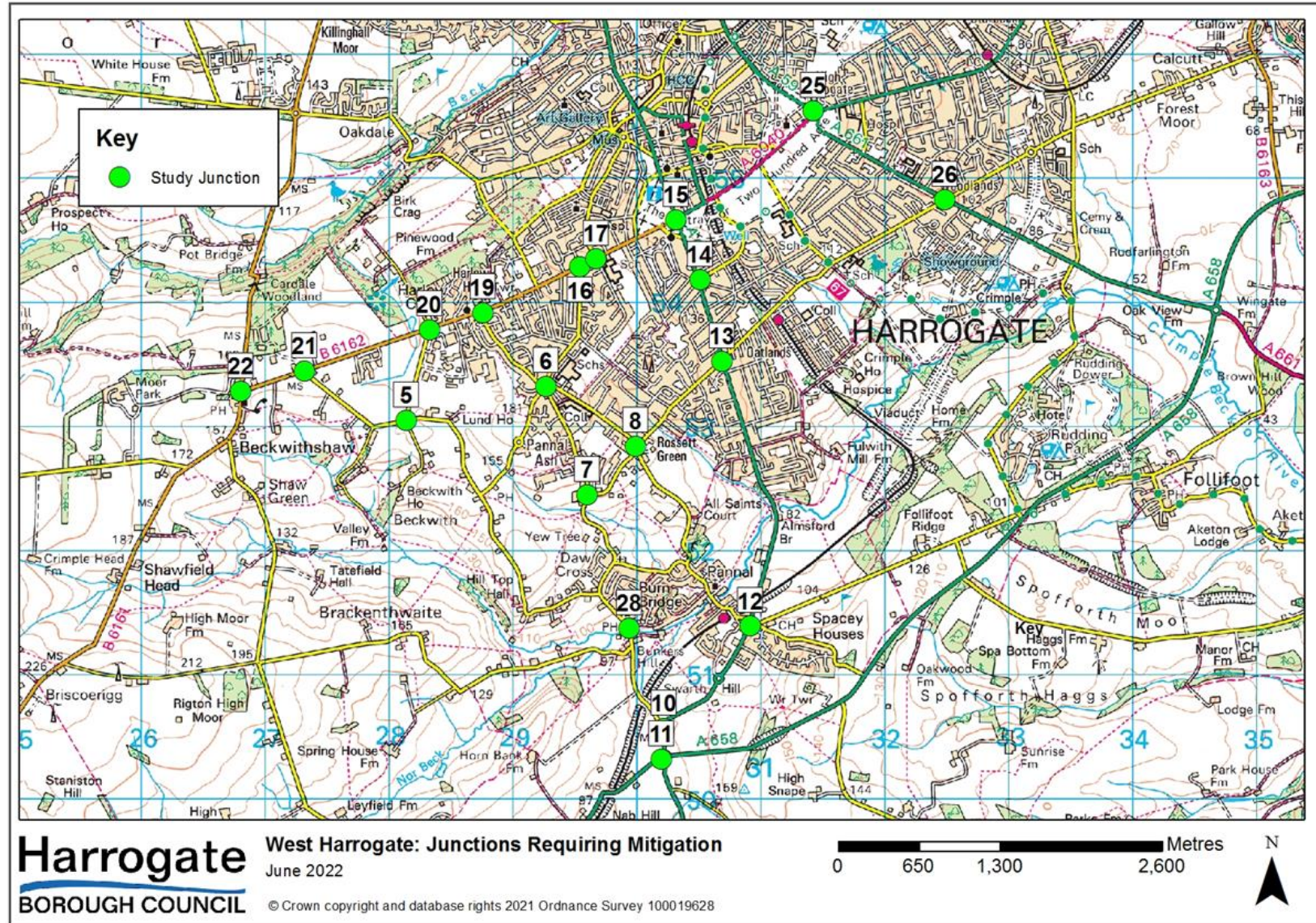
Date:
JULY 2023

Scale:
NTS



Summary of agreed Junction Mitigation

- As part of the cumulative assessment work, mitigation has been considered at a number of the study junctions. Alterations to the network are proposed to:
 - Mitigate the impact of motor vehicle trips from the application sites
 - Address highway safety concerns
- The needs of all road users have been considered and facilities for pedestrians, cyclists and public transport users incorporated into the designs as appropriate.



Summary of Proposed Junction Mitigation

Junction Ref	Junction Description / Location	Mitigation Proposed
SJ5	Lady Lane / Beckwith Head Road	Rationalising / simplifying the junction to improve efficiency and accommodate bus service movement
SJ6	Whinney Lane/Beckwith Head Road/Pannal Ash Road	Possible localised widening on Pannal Ash Road and Yew Tree Lane arms Pedestrian crossing improvements Traffic Regulation Order e.g. double yellows, keep clear, yellow box markings Cycle and pedestrian improvements along Pannal Ash Road
SJ7	Rossett Green Lane / Yew Tree	A buildout or mini roundabout solution associated with traffic calming and improving junction visibility
SJ8	Rossett Green Lane / Green Lane / Leadmill Lane Church Lane	Mini roundabout and lining

Summary of Proposed Junction Mitigation

Junction Ref	Junction Description / Location	Mitigation Proposed
SJ10	A61 / Burn Bridge Lane	Provision of traffic signals including localised road widening.
SJ11	A658/A61 Buttersdyke Bar Roundabout	Localised widening of the A658 arms and A61(N) arm to improve capacity. Provide two northbound lanes on the A61 between the roundabout and the new traffic signal junction, to allow north bound traffic on the A61 (S) arm of the roundabout to use both approach lanes.
SJ12	A61 Leeds Road/Pannal Bank/Follifoot Road	Refurbishment of traffic signals and introduction of amendments to signal timings (MOVA) system to improve efficiency
SJ13	A61/Leadhall Lane/Hookstone Road (M&S)	Localised road widening to accommodate longer merge lanes on A61. Increased length of right turn pocket to Leadhall Lane.
SJ14	Leeds Road/ Park Drive/ St Georges Road	Lining, entry lane width amendments
SJ15	Otley Road / Leeds Road - Prince of Wales roundabout	Provision of pedestrian crossing facilities. Utilisation of Trinity Road to connect Otley Road and A61. Introduction of traffic signals with pedestrian facilities at both ends of Trinity Road. Strengthening of carriageway

Summary of Proposed Junction Mitigation

Junction Ref	Junction Description / Location	Mitigation Proposed
SJ16/17	Otley Road/Cold Bath Road/Pannal Ash	Potential widening on Cold Bath Road and Pannal Ash Road. Otley Road Intelligent Signals Corridor scheme (signals linked to improve efficiency).
SJ19	Otley Road / Beckwith Road	Signalisation and widening of junction, including pedestrian crossings Changes to bus stop locations Otley Road Intelligent Signals Corridor scheme (signals linked to improve efficiency).
SJ20	Otley Road/Beckwith Head Road	<ul style="list-style-type: none"> - Pedestrian/cycle (Toucan) crossings on Otley Road and Crag Lane arms - Localised widening on Otley Road and Beckwithhead Road - Localised widening on the south east corner of the junction to link Beckwithhead Road shared pedestrian cycle facility to the Otley Road crossing point. - Potential widening on left turn lane from Beckwith Head Road and a right turn lane introduced on the Otley Road western arm. - Otley Road Intelligent Signals Corridor scheme (signals linked to improve efficiency).
SJ22	Otley Road/ Pot Bank	New, larger and repositioned roundabout junction.

Summary of Proposed Junction Mitigation

Junction Ref	Junction Description / Location	Mitigation Proposed
SJ25	A59/A6040 Empress Roundabout	Alter road markings so straight ahead movements permitted from both entry lanes. Increased number of roundabout circulatory lanes
SJ26	Wetherby Road/Hookstone Chase / Hookstone Road (Woodlands)	Increase merge lengths on Wetherby Road to balance lane utilisation. Increased length of right turn pocket on to Hookstone Drive, to improve through traffic at signals.
SJ28	Burnbridge Rd Malthouse Lane	Removal of priority working and reintroduction of 2-way traffic over bridge and associated traffic calming footway works (maintaining a pedestrian footway over bridge)
Link Analysis	Various road links between development sites and A61	Mitigation solutions on: Howhill Road and Hill Foot Lane Various area wide improvements Eg: such as waiting restrictions, road widening and road markings, road construction resurfacing, pedestrian crossing at Beckwithshaw. Reduced speed limits and traffic calming
	Burnbridge Lane Railway bridge	Introduction of traffic signals

Co-ordination of Infrastructure

West Harrogate Infrastructure Delivery Strategy (WHIDS)

- WHIDS to form an appendix to WHPP, not setting out new policy
- Joint working, topic based meetings and discussions have informed the content
- Potential phasing and build trajectory information provided by promoters. Infrastructure trigger points and delivery mechanisms input by range of service providers
- Sets out the financial mechanism for shared infrastructure: primary schools, sports hub, health and transport provision.
- A tool to inform the details required for s106 agreements and assist service providers and developers plan and programme construction of work
- Useful for co-ordinating the delivery of numerous sites, in multiple ownership

Update to Infrastructure Delivery Schedule (IDS)

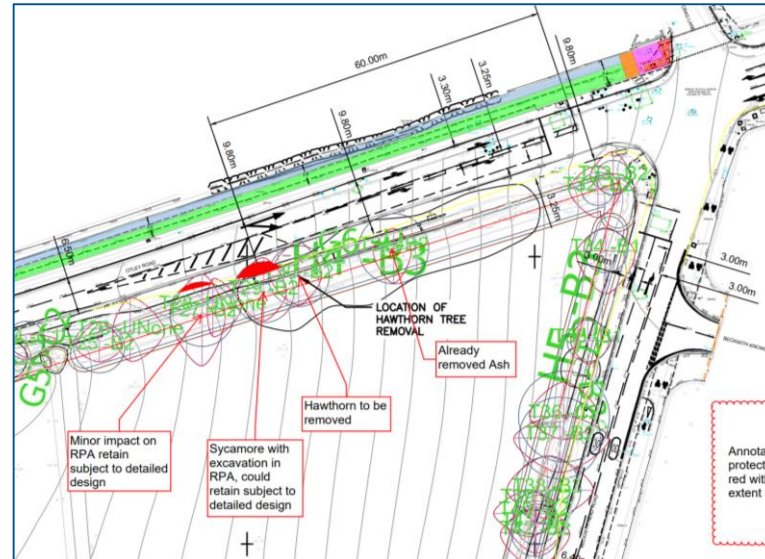
- IDS forms an appendix to WHPP and signed off Feb 2022. Additional work since then will be added to the IDS as an update, covering:
- Primary Health - new GP health centre at West Harrogate
- Junction mitigations (within Cumulative Transport Strategy)
 - Technical drawings
 - Costings for buildability
- Consolidated open space and sports note
- IDS will inform the planning application considerations and associated s106 agreements.

Planning Application Updates and Re-consultation

Key Updates:

- Agreed junction mitigation at Otley Road / Beckwith Head Road - retaining existing character
- Revised youth football hub layout with additional junior pitch
- Reconfigured cricket facility layout
- Updated illustrative site masterplan to address consultation comments
- Increased number of street trees
- Improved parking layout for residents and visitors
- Enhanced buffer to SINC
- Reduced number of homes

H45 Bluecoat



H49 Windmill Farm

Site split into 2 separate landownership parts:-

- Main Site - Anwyl Strategic Land
- Smaller Area - Eddington and Hall land

Anwyl/Redrow – Submitted

770 dwellings in detail

(+ 5% self build + school + shop in Outline)

To be **revised** to Anwyl/Taylor Wimpey

637 + 5% self build (plot 17), 70-bed elderly affordable scheme (plot 19), shop (plot 18) and school (orange square circa 2Ha)

Note: A reduction of circa 60 dwellings)

Eddington and Hall via Thomas Alexander Homes to be submitted circa 85 dwellings (Plot 12 and 14)





BANKS

Original Planning Application June 2020 for 270 dwellings and school, Updated submission being prepared which will:

- Increase school size to 1.8 hectares with an indicative school layout;
- Reduce the number of houses to around 230;
- Ensure cycle paths and footpaths meet new standards and comply with parameters plan; and
- Introduce more street tree planting.

H51 Lady Lane

GLADMAN

Original planning application Dec 2018. Updated submission being prepared which will:

- Retain the provision of up to 480 homes;
- Increase the amount of employment land from 1.92ha to 2.43ha;
- Amend the access proposals from Lady Lane and Whinney Lane;
- Relocate the local centre; and
- Ensure cycle paths and footpaths meet new standards and comply with parameters plan.



New Legislation – Climate Change Focus

Future Homes Standard (FHS)

New homes to be Carbon Neutral Ready, avoiding need for retrofiting

Significant shift from existing building regulations (75-80% less Carbon emissions than current regs.)

Legislation from 2024. Compliance will be mandatory from 2025

Biodiversity Net Gain (BNG)

Will apply to schemes from November 2023. Harrogate SPD already in place

Matrix assessed at application stage

Provision can be covered on-site and/or off-site

Secured via s106



Planning Application Updates, Cumulative Transport Strategy; Re-consultation

- NYC Planning Development Management team: process and method for re-consultation
- Re-consultation: 28 days for EIA applications
- Likely timescales for and sequence of events leading to planning committee
- Strategic Planning Committee

How to comment

- NYC will inform stakeholders and consultees when updated information submitted on the planning applications to allow further comments.
- Comments can be made via the NYC website “Public Access” page.
- All comments will be publically available and will be considered by the Council and applicants prior to determination of the planning applications.

Summing up/ Next Steps

Finalise WH Infrastructure Delivery Strategy &
Update of Infrastructure Delivery Schedule

Executive sign-off for WHIDS and IDS

Submission and review of updated application
information including Cumulative Transport Strategy

Consideration of planning applications by NYC at
Strategic Planning Committee

Section 106 agreement
To follow determination by planning committee

Any Questions or Queries?