
September 2017



Land off Harrogate Road, Spofforth (Massey Fold)

Planning Statement

**Outline planning application with all matters reserved
except access for the development of 84 residential
dwellings**

On behalf of

Opus North (PCDF IV Spofforth) LLP

Prepared by

I D Planning
Atlas House
31 King Street
Leeds
LS1 2HL

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Executive Summary

This Planning Statement has been produced following instructions from Opus North (PCDF IV Spofforth) LLP, to support an outline planning application with all matters reserved except for means of access to, but not within the site, for the construction of 84 residential dwellings on land off Harrogate Road, Spofforth (Massey Fold). The redevelopment of the site will make more effective use of the land and deliver a high quality residential development that is well connected to the village of Spofforth and within walking distance of public transport links. The site is allocated for residential development in the emerging Draft Harrogate Local Plan (2016) Site Ref: SP6 and is expected to be developed to assist Harrogate Council in meeting its 5-year housing supply requirements. The proposed development will comprise a mix of dwelling types and sizes including affordable housing to meet the needs of the local community at a time when Harrogate Borough Council cannot demonstrate a 5-year supply of housing land. The proposed development constitutes sustainable development that is sympathetic to and reflective of the character of Spofforth. Parking will be provided at an appropriate standard and access to the site will be taken from Harrogate Road.

1. Introduction and Background

Purpose of the Statement

- 1.1 This Planning Statement has been produced following instructions from Opus North (PCDF IV Spofforth) LLP, to support an outline planning application with all matters reserved except means of access to, but not within the site, for the development of 84 residential dwellings on land off Harrogate Road, Spofforth.
- 1.2 This Statement describes the application site and planning history before identifying and examining issues relevant to the application. In seeking to establish whether the works carried out are acceptable, particular regard has been had to the statutory development plan and the National Planning Policy Framework and associated practice guidance provided by the online NPPG.
- 1.3 The site is allocated for residential development in the emerging Harrogate Draft Local Plan (2016) under Site Ref: SP6. The site has undergone rigorous assessments through the Council's Local Plan process and has been allocated as a preferred site for delivering housing within the settlement of Spofforth, a Group B settlement as identified in the Core Strategy..
- 1.4 This outline planning application submission is supported by a comprehensive package of plans and technical evidence documents including: -
 - Planning application forms and certificates;
 - Site Location Plan;
 - Indicative Masterplan;
 - Access Plans;
 - Planning Statement;
 - Design and Access Statement;
 - Site Photographs;
 - Statement of Community Involvement;
 - Landscape and Visual Impact Assessment;
 - Landscaping Plan;
 - Noise Assessment;
 - Archaeological Desk Based Assessment;
 - Heritage Assessment;
 - Flood Risk Assessment;
 - Drainage Strategy;
 - Arboricultural Assessment;
 - Topographical Survey;
 - Ecology Assessment;
 - Transport Assessment; and
 - Travel Plan

Harrogate Borough Council 5 Year Housing Land Supply Position

- 1.5 Information regarding objectively assessed housing need in the District is provided in the Council's Housing and Economic Development Needs Assessment (HEDNA). An updated housing supply position published on the 1st July 2017 concludes that there

is a **4.2 years supply of housing land**, including a 20% buffer, which equates to an annual requirement for 669 dwellings. Harrogate Borough Council has confirmed that they cannot demonstrate a five-year housing supply.

- 1.6 In this regard, Paragraph 49 of the NPPF makes it clear that where a Council cannot demonstrate a 5-year supply of housing there should be a presumption in favour of sustainable development. In addition, relevant policies relating to the supply of housing should not be considered up to date if the Council cannot demonstrate a five-year supply of deliverable housing sites.
- 1.7 The site is allocated for development in the Draft Harrogate Local Plan (2016) Site Ref: SP6 and is expected to be developed to assist Harrogate Council in meeting its five-year housing supply requirements.

Planning History

- 1.8 The following planning history is relevant to the proposed development site:

83/00458/OUT - Village Farm, Harrogate Road, Spofforth, HG3 1AE - Construction of new farmhouse and the conversion of farm dwellings to 5 dwelling units. Approved 1983.

95/01670/FUL - Village Farm, Harrogate Road, Spofforth, HG3 1AE - Erection of 5 no. dwellings. Withdrawn 1995.

Structure of the Statement

- 1.9 This Planning Statement is provided to assist Harrogate Council in its decision making in respect of the application for full planning consent. It is structured as follows:
- Section 2: provides detail on the application site and its context;
 - Section 3: briefly describes the proposed development;
 - Section 4: sets out relevant planning policy;
 - Section 5: provides a planning appraisal; and
 - Section 6: presents the conclusions and recommendations.

2. Site Description and Context

Site Location

- 2.2 The site is located centrally within Spofforth, located off the A661 Harrogate Road. Spofforth is a large Group B settlement (as identified in the Core Strategy) in the Harrogate District of North Yorkshire and lies 5 km north west of Wetherby and 7 km south east of Harrogate. The A1 (M) motorway lies 5km to the east.
- 2.3 The site is bound to the south and west by existing residential development, to the south-east by the Ginny Holes Environmental Play Area and by the Crimple Beck to the north and east. Development of the village extends to the north west and south east of the site.
- 2.4 The Harrogate Core Strategy (2009) identifies that Spofforth is a Group B Settlement and the site abuts the settlement boundary. The proposed development site is located adjacent to the built-up area of Spofforth, one of the District's most sustainable settlements, with a range of community facilities and where access can be gained to larger urban areas by non-car modes of transport.

Site Description

- 2.5 The site extends to an area of approximately 2.95 hectares and is roughly L-shaped. The site currently and historically comprises agricultural grazing land.
- 2.6 In formulating the development proposals for the site, relevant Core Strategy and saved Local Plan Policies have been considered along with the emerging policies contained within the Local Development Framework Sites and Policies Development Plan Document and other material considerations.
- 2.7 It is considered that in developing a scheme that addresses these key aspects, the plans and Design and Access Statement demonstrate how this residential development could be brought forward in an appropriate and sustainable manner, as a high-quality residential development for Spofforth.

Access and Transport

- 2.8 The site is proposed to be accessed from a singular access road from the A661 Harrogate Road to the north west of the site. There are two bus stops located to the south west of the site on the A661 that runs centrally through Spofforth approximately 363m from the entrance of the site. Spofforth benefits from a regular bus service operating between Harrogate, Wetherby and Leeds.

3. The Proposed Development

Introduction

- 3.1 The following section provides a brief description of the proposals. This text should be read in conjunction with other documentation submitted in support of the application, particularly the indicative masterplan and the Design and Access Statement.
- 3.2 The proposal seeks outline planning permission with all matters reserved except access for the development of 84 residential dwellings. The site layout shows how the site could be laid out together with areas for landscaping and parking.

Design and Layout

- 3.3 The Design and Access Statement and indicative Masterplan shows how the site could be developed for 84 residential dwellings with associated open space, access, parking and landscaping.

Layout and Housing Mix

- 3.4 The massing of the development respects the existing form of development within Spofforth as well as taking reference from the local environment.
- 3.5 The proposed development comprises a varied mix of housing ranging from one, two, three, four and five-bedroom residential dwellings. The dwellings are a combination of apartments, semi-detached and detached properties. Each dwelling has off street parking and / or garages.
- 3.6 The proposed development provides a total of 84 residential dwellings. 50 of these dwellings would be market housing and 34 dwellings would be affordable housing in compliance with the 40% affordable housing requirement set out within Policy H5 of the Local Plan (2004).

Landscaping and Open Space

- 3.7 It is considered that in developing a scheme that addresses these key aspects, the plans and Design and Access Statement demonstrate how this residential development could be brought forward in an appropriate and sustainable manner and provide a high-quality development for Spofforth. The indicative Masterplan and Landscaping Plan demonstrates how the site could be landscaped. An area of public open space is provided to the north east of the site.

Access and Transport

Access

- 3.8 Access to the proposed development will be achieved from the A661 Harrogate Road with internal service roads within the site.

Parking

- 3.9 Each dwelling has a garage which can accommodate an appropriate number of motor vehicles as well as bicycles. There is additional space for further off-street parking through driveway and garage provision. A policy compliant level of visitor parking is also provided on site.

4. Relevant Planning Policy

National Planning Policy

National Planning Policy Framework (NPPF)

- 4.1 The National Planning Policy Framework (“NPPF”) was published in March 2012 and replaces the majority of all previous national guidance. The introduction to the document confirms it should be a material consideration in the determination of planning applications.
- 4.2 The NPPF is clear there should be a presumption in favour of sustainable development where there is no conflict with the development plan.
- 4.3 Paragraph 7 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. It advises at paragraph 7 that:

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;**
- **A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and**
- **An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”**

- 4.4 Paragraph 8 advises these three dimensions cannot be considered in isolation. It states: -

“These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning

system. The planning system should play an active role in guiding development to sustainable solutions.”

4.5 Paragraph 9 is of particular relevance to this proposal which seeks to provide a choice of high quality dwellings. It states:-

“Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):

- **Making it easier for jobs to be created in cities, towns and villages;**
- **Moving from a net loss of bio-diversity to achieving net gains for nature;**
- **Replacing poor quality design with better design;**
- **Improving the conditions in which people live, work, travel and take leisure; and**
- **Widening the choice of high quality homes**

4.6 Paragraph 14 sets out the Government’s commitment to supporting sustainable development. In relation to decision taking, it states:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- **Local planning authorities should positively seek opportunities to meet the development needs of their area;**
- **Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:**
 - **Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or**
 - **Specific policies in this Framework indicate development should be restricted.**

For decision taking this means:

- **Approving development proposals that accord with the development plan without delay; and**
- **Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:**
 - **Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or**
 - **Specific policies in this Framework indicate development should be restricted.”**

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- 4.7 In the absence of the Council being able to demonstrate a 5-year housing supply paragraph 14 of the NPPF is a significant material consideration in regard to assessing this application.
- 4.8 The NPPF sets out 12 key principles at Paragraph 17 which planning should seek to adhere to. These include:
- **Proactively drive and support sustainable economic development to deliver the homes and thriving places the country needs;**
 - **Seek to secure high quality design and a good standard of amenity for all existing and future occupiers of land and buildings;**
 - **Take account of the different roles and character of different areas, promoting the vitality of our main urban areas; and**
 - **Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.**
- 4.9 The NPPF sets out guidance in relation to differing themes, a number of which are relevant to the proposed development. The first of which is housing with the document stating there is a requirement for local authorities to have a five-year supply of deliverable housing sites (paragraph 47). This should also include an allowance for an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.
- 4.10 The document goes on to state where there has been a record of persistent under delivery of housing, local planning authorities should provide an additional 20% of the requirement in order to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.
- 4.11 Paragraph 49 of the NPPF reiterates the key message of the NPPF and requires that housing applications are considered in the context of the presumption in favour of sustainable development. It states that where a Council cannot demonstrate a 5-year supply of housing (as is the case with HBC), policies relating to the supply of housing may be considered out of date.
- 4.12 In addition to this, the NPPF states there is a need to deliver a wide choice of high quality homes in order to create sustainable, inclusive and mixed communities (paragraph 50).
- 4.13 Paragraph 55 of the NPPF is relevant to this proposal stating that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 4.14 The NPPF also considers design matters and states the Government attaches great importance to the design of the built environment (paragraph 56). In this context, developments should function well and add to the quality of an area, as well as optimising the potential of the site to accommodate development. Developments should also be visually attractive and create safe and accessible environments (paragraph 58).

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- 4.15 The NPPF also considers sustainability matters and states new development should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption (paragraph 96).
- 4.16 The NPPF sets out guidance on pre-application engagement stating early engagement has the potential to improve the efficiency and effectiveness of the planning application system for all parties (paragraph 188). The guidance goes on to reinforce the need for applicants to engage with the local community before submitting applications as the more issues which can be resolved at the pre-application stage, the greater the benefits (paragraph 190).
- 4.17 Finally, the NPPF states that from the date of the document's publication, decision makers may continue to give full weight to relevant policies adopted since 2004 (paragraph 214) and in accordance with the Planning and Compulsory Purchase Act 2004 even if there is a limited degree of conflict with the framework.
- 4.18 The NPPF states in other cases, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. In addition to this, the NPPF states weight can also be given to policies in emerging plans according to their stage of preparation and the more advanced the plan, the greater the weight.

Statutory Development Plan Policies

- 4.19 At the time of the submission of the application, the statutory Development Plan for the Harrogate District presently comprises the Harrogate District Core Strategy Development Plan Document adopted in February (2009) and the saved policies of the Harrogate Borough Local Plan, adopted in February (2001), incorporating a selective alteration which was adopted in May (2004).
- 4.20 The Council are progressing a new Harrogate District Local Plan which will supersede policies within the adopted Local Plan and will set out development policies within the District from 2014-2035. The Council recently consulted on the draft Local Plan in December (2016) and again in August (2017). Given the current relatively advanced stage of the new Local Plan, it can be given some weight when determining this application.
- 4.21 The application is now considered against the relevant planning policies below.

Harrogate Core Strategy (February 2009)

- 4.22 The Statutory Development Plan for the area comprises the Harrogate Core Strategy (February 2009) and the relevant saved policies of the Harrogate District Local Plan (May 2004).
- 4.23 Policy SG1 (Settlement Growth: Housing Distribution) advises the Council will make provision for 390 dwellings per annum (net) of which 21% will be delivered in the settlements of the Category A settlements of Harrogate, Knaresborough, Ripon, Boroughbridge, Masham and Pateley Bridge.

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- 4.24 However, the housing requirement set out in Policy SG1 does not reflect the most up to date objectively assessed needs of the Borough as required by the National Planning Policy Framework and National Planning Policy Guidance.
- 4.25 This is currently acknowledged by the Council that they are unable to demonstrate a 5-year supply of deliverable housing. The Council have updated their position in July 2017.
- 4.26 The site lies outside of the development limit for Spofforth as set out in the Harrogate District Local Plan (2004); however, there is already an acceptance that to deliver 669 dwellings per annum, greenfield land outside of existing development limits will be needed.
- 4.27 Development Limits were drawn up in 2001 and were based upon a required need of just 390 dwellings per annum and are consequently out-of-date; as such the development limit can be given only limited weight. Similarly, Core Strategy Policies SG1, SG2 and SG3, which are directly related to matters housing supply, are ruled as being out of date by the terms of Paragraph 49 of the National Planning Policy Framework (NPPF) due to the absence of a five-year housing land supply. These policies can also only be given limited weight.
- 4.28 The NPPF is a material consideration and in the absence of a five-year housing land supply Paragraph 14 is engaged, stating that that planning permission should be granted unless:
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the development, when assessed against to policies in the NPPF taken as a whole; or
 - Specific policies in the NPPF indicate that development should be restricted.
- 4.29 As a result of the above, this element of Policy SG1 can only be allocated limited weight in the determination of this application.
- 4.30 **Policy SG2 (Settlement Growth: Hierarchy and Limits)** identifies that Spofforth is a Group B settlement and the site abuts the settlement limits. According to the policy, Group B settlements will maintain their roles as local rural centres providing the focus for new housing in the rural areas of the District.
- 4.31 **Policy SG4 (Settlement Growth: Design and Impact)** sets out the following criteria which all development proposals must comply with: -
- “1. The scale, density, layout and design should make the most efficient use of land; and
 - a. Be well integrated with, and complimentary to, neighbouring buildings and the spatial qualities of the local area;
 - b. Be appropriate to the form and character of the settlement and/or landscape character.
 2. Visual, residential and general amenity should be protected and where possible enhanced.

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3. There should be no loss of greenfield land unless justified by National Planning Policy, the Regional Spatial Strategy, this Core Strategy or a policy or proposal within the local development framework.
 4. The environmental impact and design of development should conform with Policies EQ1 and EQ2.”
- 4.32 The layout demonstrates how the scale density and layout makes efficient use of the land and integrates with and is complimentary to neighbouring buildings and the spatial qualities of the local area.
- 4.33 **Policy TRA1 (Accessibility)** seeks to reduce the need to travel and improve accessibility to jobs, shops, services and community facilities. The site is recognised to be in a sustainable location within settlement limits of Spofforth a Group B settlement. The new housing would be in close proximity to the village centre and local facilities. The site is in a location served by good public transport, close to existing bus stops.
- 4.34 **Policy EQ1** seeks to reduce risks to the environment by minimising energy and water consumption, the use of natural non-renewable resources, travel by car, flood risk and waste and for residential developments to be built to code level 4. The code for Sustainable Homes has now been phased out and as such the requirements of Policy EQ1 are considered to be out of date having due regard to the housing standards review and as such can be allocated little weight.
- [Harrogate Borough Local Plan \(2001\) – Saved Policies \(2004\)](#)
- 4.35 The Harrogate Borough Local Plan was adopted on the 21st February 2001 with a selective alteration document published in May 2004.
- 4.36 Although the Core Strategy replaced a number of Local Plan policies, there are a number of saved Local Plan policies that remain part of the statutory development plan.
- 4.37 There are a number of development control policies that are relevant to this application which are discussed further below.
- 4.38 **Policy HD3 (Control of development in Conservation Areas)** requires that development which has an adverse effect on the character or appearance of a Conservation Area will not be permitted. Applications for development in or visually affecting Conservation Areas will be expected to contain sufficient information to allow a proper assessment of their impact on the character and appearance of the Conservation Area to be made.
- 4.39 The northern section of the proposed development site falls partially within the Spofforth Conservation Area boundaries. As such, a detailed Heritage Assessment and an Archaeological Assessment have been undertaken and are submitted to accompany this application to demonstrate that the proposed development would not be of detrimental impact to heritage assets or the Conservation Area. An area of public open space is also provided in the north-eastern part of the site to complement the Conservation Area.

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- 4.40 **Policy HD13 (Trees and Woodlands)** requires that any proposals which would involve the loss of trees or woodland which would contribute to the character or setting of a settlement will not be permitted. An Arboricultural Impact Assessment is submitted to accompany this application and the Indicative Masterplan and Design and Access Statement demonstrates how Arboricultural gains can be achieved through additional tree planting.
- 4.41 **Policy H5 (Affordable Housing)** provides guidance on affordable housing provision for new developments. Policy H5 requires affordable housing to be provided on sites of 0.1Ha and larger and sites of 3 or more dwellings irrespective of site area, where those sites are outside of the existing built up areas of Harrogate, Knaresborough and Ripon as defined by the development limits drawn in the 2001 Local Plan.
- 4.42 **Policy HD20 (Design of new development and re-development)** requires proposals for new development to take into account the following design principles: -
- “(A) New buildings should make a positive contribution to the spatial quality of the area and their siting and density should respect the areas character and layout.
 - (B) New buildings should respect the local distinctiveness of existing buildings, settlements and their landscape setting.
 - (C) New buildings should respect the scale, proportion and height of neighbouring properties.
 - (D) New building design should respect, but not necessarily mimic, the character of their surroundings and, in important locations, should make a particularly strong contribution to the visual quality of the area.
 - (E) Fenestration should be well proportioned, well balanced within the elevation and sympathetic to adjoining buildings.
 - (F) The use and application of building materials should respect materials of neighbouring buildings and the local area.
 - (G) New development should be designed with suitable landscaping as an integral part of the scheme.
 - (H) Special consideration will be given to the needs of disabled and other inconvenienced persons, particularly in proposed developments to which there will be public access.
 - (I) New development should respect the privacy and amenity of nearby residents and occupiers of adjacent buildings.
 - (J) New development should maximise the opportunities for conservation of energy and resources through design, layout, orientation and construction.
 - (K) New development should, through design, layout and lighting, pay particular attention to the provision of a safe environment.”
- 4.43 This application seeks outline consent with all matters reserved except access. As such, the detailed design of the proposals will be determined at the Reserved Matters stage. How the Spofforth development complies with the above policies is detailed in Section 5 of this document. The Design and Access Statement further demonstrates how the design will be in keeping with the surrounding buildings and the countryside beyond.

Emerging Harrogate Borough Local Plan (2016)

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- 4.44 The Council is currently progressing the new Harrogate draft Local Plan. The Council consulted on its draft Local Plan during November and December 2016. This consultation included proposed draft allocations of land for new housing and employment.
- 4.45 Following the draft Local Plan consultation, the Council has reviewed its housing need and employment land requirements in order to take account of the latest demographic and economic forecasts.
- 4.46 The review concluded that the objectively assessed need for new homes needed to be increased to a minimum of 669 per year. Over the plan period this equates to a minimum provision of 14,049 new homes. This represents an increase of 2,300 homes over that previously being planned for in 2016.
- 4.47 In order to meet this revised figure and ensure that there is sufficient flexibility built in, the Council needs to identify additional sites for housing in the District. As such, an 'additional sites' consultation was further held during July - August 2017 which identified further sites in the District that were proposed for allocation within the draft Local Plan.
- 4.48 Information regarding objectively assessed housing need in the District is provided in the Council's Housing and Economic Development Needs Assessment (HEDNA). An updated housing supply position at 1st July 2017 concluded that there is a **4.2 years supply of housing land**, including a 20% buffer, which equates to an annual requirement for 669 dwellings. Harrogate Borough Council confirm that they cannot demonstrate a five-year housing supply.

Draft Allocation of the proposed development site

- 4.49 The proposed development site is allocated within the draft Local Plan for residential development under Site Ref: SP6.
- 4.50 The Council's robust assessment of the site through the Local Plan process and evidence bases confirms that the site is capable of development and the Council's Local Plan Evidence Base - Strategic Housing and Economic Land Availability Assessment (SHELAA) (2016) Assessment concludes that the site can accommodate a yield of up to 93 dwellings.
- 4.51 The submission of this planning application seeks to respond to the allocation of the site for residential development in the draft Local Plan (2016) and also to assist Harrogate Borough Council in meeting and maintaining their five-year housing supply requirements at a time when they confirm that they cannot demonstrate a five-year housing supply.

5. Assessment against Section 38(6) of the Planning and Compulsory Purchase Act 2004

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development to accord with the Statutory Development Plan and advises: -

“If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

5.2 As set out in the previous section, the Statutory Development Plan comprises the policies contained within the Core Strategy and the saved Local Plan policies.

5.3 The proposed development responds to the allocation of the site for development in the draft Harrogate Local Plan (2016) and would make more efficient use of a site that sits centrally within the settlement of Spofforth, is contained by existing development and natural features and is close to public transport links. The development would therefore constitute sustainable development.

Principle of Development

5.4 The National Planning Policy Framework is a material consideration in the determination of planning applications. It places the delivery of sustainable development at the heart of the planning system and advises that development that is sustainable should go ahead without delay.

5.5 The development of the site for 84 dwellings comprises sustainable development and as such the delivery of houses on the site should be supported without further delay.

5.6 The Council has confirmed in July 2017 that it does not have a deliverable 5-year housing supply and as such the policies relevant for the supply of housing are out of date. Paragraph 14 of the NPPF is therefore engaged on this basis and again there should be a presumption in favour of granting planning permission.

5.7 Paragraph 49 of the NPPF advises that relevant policies relating to the supply of housing should not be considered up to date if the Council cannot demonstrate a five-year supply of deliverable housing sites. The Council cannot demonstrate a 5-year supply of housing and therefore the defined settlement boundaries should be considered out of date in line with paragraph 49 of the Framework

5.8 The NPPF seeks to encourage sustainable development with paragraph 14 setting out a presumption for sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

5.9 Paragraph 7 of the NPPF advises there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles: -

Economic Role

5.10 The development of the site will fulfil an economic role by utilising sustainably located land which is of low ecological value, adjacent to settlement limits that will deliver

much needed houses at a time when there is insufficient deliverable housing land to meet objectively assessed needs. In granting permission to develop the site, the delivery of 84 dwellings will therefore assist in improving the sufficiency of supply and result in a number of direct and indirect economic benefits to the locality.

Social Role

- 5.11 The delivery of the site will fulfil a social role by supporting the strong, vibrant and healthy community of Spofforth and Harrogate as a district and assist in providing the housing required for the Borough to meet the needs of present and future generations.
- 5.12 The indicative Masterplan and details in the Design and Access Statement demonstrate that a high-quality environment can be created which compliments the scale and layout of the adjoining residential dwellings immediately surrounding the site.

Environmental Role

- 5.13 The development of the site will also fulfil an environmental role as it will deliver much needed housing on a site which provides no technical constraints that cannot be mitigated against so its development would therefore safeguard more environmentally sensitive sites from development such as Green Belt land.
- 5.14 In summary, the proposed development would not result in any unacceptable adverse landscape or environmental impact to justify a planning permission being refused.

Sustainable Development Principles

Affordable Housing

- 5.15 The provision of affordable housing to an appropriate quantity is central to the Government's aspiration to widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 5.16 Policy H5 (Affordable Housing) of the adopted Local Plan (2004) provides guidance on affordable housing provision for new developments. Policy H5 requires affordable housing to be provided on sites of 0.1Ha and larger and sites of 3 or more dwellings irrespective of site area, where those sites are outside of the existing built up areas of Harrogate, Knaresborough and Ripon as defined by the development limits drawn in the 2001 Local Plan.
- 5.17 The proposed development complies fully with Policy H5. A total of 34 affordable houses are proposed on site. These will comprise of 4 1x bedroom properties, 20x 2-bedroom properties and 10 x 3-bedroom properties. This is considered to be an appropriate size and mix for the location to meet local demand.
- 5.18 The delivery of the affordable units will be secured through a planning obligation.
- 5.19 The provision of 34 affordable units in Spofforth is an important material consideration in the determination of this application.

Landscaping and Design

- 5.20 The scheme proposals incorporate provision for areas of both hard and soft landscaping. Opportunities exist to incorporate high quality landscaped areas in the shared spaces and private areas. The boundaries of the site will be retained and where possible supplemented to enclose and screen the site as necessary and appropriate. Landscaping details can be dealt with at the reserved matters stage.
- 5.21 The application site already benefits from strongly defined landscaped boundaries. The scheme has been designed to, as far as possible, avoid adversely affecting the trees and hedgerows whilst ensuring a legible and efficient use of the application site. Tree (and hedge) protection measures can be secured through a planning condition for the duration of the development where necessary.
- 5.22 The Design and Access Statement and Landscaping Plan which accompany this application provides detail on the proposed landscaping scheme and layout of the public open space.
- 5.23 The Landscape and Visual Impact Assessment (LVIA) assesses the impact of the development on the landscape and character of Spofforth and concludes that given the contained nature of the site and with the Crimple Beck providing a natural barrier between Spofforth and the wider countryside to the east, the proposed development would not have a detrimental effect on the wider landscape.
- 5.24 It is considered the proposed layout and design of the dwellings ensure impacts on its surrounds are kept to a minimum and provides a safe and attractive environment. The houses are laid out along a single main access road with associated service roads internally. Each dwelling provides adequate space for off street parking through the provision of driveways and garages.
- 5.25 In summary, it is considered that the proposed housing mix and tenure will ensure the development will be visually interesting and stimulating and would enhance the setting of settlement of Spofforth.

Trees

- 5.26 An Arboricultural Assessment has been undertaken and is submitted to accompany this application. The report concludes that the trees surveyed were generally found to be in fair condition and that any tree loss necessary to facilitate the development can be mitigated through further tree planting. The report recommends that an Arboricultural Method Statement is undertaken detailing the protection measures necessary for each tree during development works. This can be secured via an appropriately worded planning condition.

Ecology

- 5.27 An Ecological Assessment has been undertaken and is submitted to accompany this application. The report gives an overview of the ecological value of the site and provides some recommendations which have been incorporated into the proposal. The recommendations made in the report can be secured by appropriately worded planning conditions. The proposals are considered to be compliant with Local and National Policy in regard to the natural environment.

Amenity

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- 5.28 A core principle of the NPPF at paragraph 17 is to provide a good standard of amenity for existing and future occupants.
- 5.29 The layout of the site ensures the most efficient use of the site in compliance with the NPPF and local policy, and promotes a safe and accessible environment, for example the main access road benefits from passive surveillance from the surrounding proposed dwellings.
- 5.30 The proposed dwellings will have useable, private amenity areas which are proportionate to the size and type of accommodation proposed.
- 5.31 As shown on the Masterplan and within the Design and Access Statement, the proposed layout seeks to provide a good level of amenity space for new residents whilst maintaining the private amenity of neighbouring properties with particular care given to the properties located to the north-western and southern boundaries of the site.
- 5.32 It is considered that the layout as proposed will ensure a good standard of residential amenity for future occupiers and given their location will not have a significantly detrimental impact on the amenity of existing occupiers adjacent to the site as regard the potential for overshadowing, loss of daylight and overlooking.
- 5.33 Public open space is also provided in the northern part of the site adjacent the entrance onto the A661 Harrogate Road.

Topography

- 5.34 Regarding the site topography, a topography survey has been undertaken which concludes that the site is largely level sloping gently down to the Crimple Beck at 33-34m above Ordnance Datum (AOD) from approximately 37m AOD in the north and west, and from approximately 40m AOD in the south-west of the site along East Park Road.

Highways, Access and Parking

- 5.35 A Transport Assessment has been undertaken and is submitted to accompany this application. A Travel Plan has also been prepared which sets out measures to encourage sustainable travel patterns and reduce the reliance on private car use.
- 5.36 The report concludes that the development proposals will be accessible by a range of travel modes and have been developed to accord with current national and local transport policies, including those set out within the Harrogate District Local Plan and NPPF.
- 5.37 Based on trip rates, the development proposals, based on 88 dwellings, are forecast to generate 70 and 52 two-way vehicle trips during the AM and PM peak hours, respectively.
- 5.38 It is proposed that the site will be accessed from a new simple priority junction with Massey Fold, with access to Harrogate Road via the existing Massey Fold/Harrogate

Road priority junction. In addition, two additional pedestrian / cycle access points are proposed along the southern boundary of the site.

- 5.39 The assessment results conclude that the Massey Fold/Harrogate Road junction will have sufficient capacity to accommodate the forecast development traffic levels. Junction assessment results indicate that the proposed development will have a negligible impact at all junctions considered.
- 5.40 All the proposed dwellings will have off-street parking spaces (either designated parking space, driveway or garage space) and provision for visitor parking has been made. Parking is provided in compliance with the Council's parking standards.
- 5.41 In summary, there are no Highways reasons that would prevent the site coming forward for development.

Flood Risk and Drainage

- 5.42 Flood Risk and Drainage Assessments are submitted to accompany this application. In terms of flooding, the site lies within Flood Zone 1 and is considered to be at low risk. A comparison of modelled flood level against ground levels shows that the site is protected to the 1 in 1000-year flood level.
- 5.43 The flood risk report concludes that flood risk to the proposed development is considered to be low. Isolated areas of slightly raised flood risk that impacts on the development proposals are either minimal or can effectively be managed /mitigated against.
- 5.44 The drainage strategy proposes a scheme for surface water and foul water drainage. Surface water will be managed separately across the three catchments which broadly reflect the site topography and proposed development layout. A total of 1,200 m³ of storage is proposed, which is provided across three storage ponds which are adequately sized to accommodate the 1 in 100 year plus 40% climate change rainfall event.
- 5.45 Foul water will be managed through a conventional below ground system and will discharge to the diverted combined sewer which runs through the site. The inferred peak flow rate will be 4.67 l/s. Yorkshire Water has confirmed that this discharge rate to the public network is acceptable.
- 5.46 The report concludes that a sustainable drainage scheme can be designed and maintained in accordance with this strategy, and both surface and foul water can be managed in a conventional and sustainable manner.
- 5.47 In summary, the supporting technical evidence and mitigation works proposed ensures that there are no technical barriers to development in regards to flood risk and drainage.

Air Quality, Noise and Lighting

- 5.48 A Noise Assessment is submitted to accompany this application which concludes that the proposed development is acceptable subject to the inclusion of suitable noise conditions.

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- 5.49 In regards to air quality, given the relatively low quantum of development proposed, the scheme would not give rise to any significant vehicle movements and as such there will be no adverse effect on air quality. The site is not within or near to an Air Quality Management Area (AQMA).
- 5.50 The residential use itself is in keeping with surrounding residential uses and as such will not give rise to any noise or lighting issues.

Archaeology and Heritage

- 5.51 A Heritage Assessment and an Archaeological Desk Based Assessment have been undertaken and are submitted to accompany this application.
- 5.52 A very small part of the site is located within the Spofforth Conservation Area (the northern area). As such this part of the development is proposed in part to comprise of public open space to maintain the setting of the Conservation Area as shown on the indicative site layout plan.
- 5.53 The site is also located adjacent to the grade II listed buildings of Chantry House and Massey Garth. It is within the setting of other heritage assets – generally, most that are located on the east side of High Street and the north side of Harrogate Road, including the grade II* listed church and grade II listed The Old Rectory.
- 5.54 The Heritage Assessment considers the proposal would result in less than substantial harm to the significance of the designated heritage assets. As such, when weighed against the public benefits of the proposal and the allocation of the site in the draft Local Plan, with appropriate mitigation in place there are no barriers to development as regards heritage or archaeology.
- 5.55 The Archaeological Desk Based Assessment concludes that in order to investigate the potential for further remains to survive beneath the proposed development site a programme of archaeological works may be required which can be secured via an appropriately worded planning condition. The exact scope and extent of any programme of archaeological works required will be agreed with the Principle Archaeologist at North Yorkshire County Council.
- 5.56 In summary, there are no heritage or archaeological reasons that would warrant the withholding of planning permission for this site.

Concluding Points

- 5.57 In conclusion, a wide range of technical evidence and assessment works have been undertaken and it is concluded that there are no technical reasons relating to these matters why planning permission should not be granted.

6. Conclusions

- 6.1 This Planning Statement has been produced following instructions from Opus North (PCDF IV Spofforth) LLP, to support an outline planning application with all matters reserved except means of access to, but not within the site, for the development of 84 residential dwellings on land off Harrogate Road, Spofforth (Massey Fold).
- 6.2 The proposal has a number of significant benefits deriving from it and should be supported by the Local Planning Authority for the following reasons: -
- The development of the site will make effective use of the land available within the centre of the settlement of Spofforth, a Group B settlement where future housing growth should be accommodated;
 - The site is allocated for residential development in the Council's emerging draft Local Plan under Site Ref: SP6 and the Council expect it to come forward for development in this regard;
 - The application seeks to promote sustainable development through the development of a sustainably located site at a time when it has been confirmed that Harrogate Borough Council cannot demonstrate a 5-year supply of housing land;
 - Given the out of date policies within the adopted Local Plan and the limited weight of the emerging policies in the draft Local Plan, the National Planning Policy Framework is clear that a presumption in favour of sustainable development should apply and development proposals should be approved without delay;
 - The proposal will provide a wide mix of market and affordable housing to meet the needs of the local community which is a material consideration;
 - The proposal will assist in the Council meeting and maintaining its 5-year housing land supply requirements;
 - The potential impacts of the proposals have been carefully considered and appropriately addressed alongside all relevant planning policies and material considerations;
 - This assessment has clearly demonstrated that the proposal is in accordance with the relevant policies within the NPPF and a presumption in favour of sustainable development is applicable. This assessment has clearly demonstrated that the proposal accords with both the adopted (saved) and emerging draft Local Plan and will make an important contribution towards the district's five-year housing supply and includes the provision of affordable housing.
 - The site would not encroach into the countryside and is well contained by existing residential development and natural features including a play area and the Crimple Beck;

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- The development proposal will provide a development that is sympathetic to and reflective of the character of Spofforth as set out in the Design and Access Statement and indicative Masterplan; and
 - The assessment provided has demonstrated that the proposal meets the objectives of the Framework and no adverse impacts of development exist which would significantly and demonstrably outweigh the benefits of the scheme, when assessed against the policies of the NPPF as a whole.

6.3 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable development proposal for the site that addresses all the relevant and material considerations. This application responds to the allocation of the site for residential development within the Council's Draft Local Plan (2016). In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.