

Statement of Common Ground

This Statement of Common Ground has been prepared following the Examination in Public (EiP) to the New Settlement DPD which closed on 20th September 2024.

Proposed Figure 2 within the DPD, along with suggested modifications to the Figure, were subject to discussion during the EiP. As agreed with the Inspector, Figure 2 has been discussed outside of the Hearing Sessions and a final amended Figure is appended to this Statement.

The parties listed below are in agreement with the boundary and indicative development framework shown within Figure 2 appended to this Statement of Common Ground.

All parties are also in agreement with the principles outlined in the Council's Post-Hearing Note in relation to Matter 2, although all parties reserve the right to make further comment on the detailed proposed modifications through the relevant channels.

Signed:

Tracey Rathmell

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On behalf of North Yorkshire Council

Date: 04/10/2024

Chris Proctor

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On behalf of Caddick Developments

Date: 03/10/2024

Steve McBurney

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On behalf of Hargreaves Land

Date: 04/10/2024

OFFICIAL

Post-hearing Note

Matter 2 – Vision, Objectives and General Principles

Further to discussions at the hearing sessions, here is a summary of the Council’s position in relation to Issue 3 - Development Framework – Policies NS1, NS2 and NS3.

Development Framework

Further to the Inspector’s suggestion, the Council have engaged in positive discussions with Caddick and Hargreaves Land. A revised figure two is appended to this note.

The Council has also considered references to the Development Framework in subsequent policies and is proposing detailed modifications to better reflect the intention that the framework is indicative, i.e. replacing clauses that state that development should be “in line with” with the Development Framework. Applicable policies are as follows:

- Policy NS1: Policy NS1: Maltkiln New Settlement Allocation
- Policy NS3: Master-planning Design Principles
- Policy NS12: Green Blue Infrastructure
- Policy NS15: Protecting Aubert Ings SSSI
- Policy NS26: Local Centre
- Policy NS27: Employment
- Policy NS28: Education Provision
- Policy NS31: Walking and Cycling
- Policy NS36: Highway Mitigation and Improvements

It should also be noted that whilst considering the relationship between the indicative Development Framework and detailed master-planning, the Council have concluded that a better way to avoid piecemeal development is to include clauses in Policies NS1, NS3 and NS38 stating that the detailed masterplan must be agreed by the Council and that all applications must be in accordance with this. This should provide some comfort to the Inspector on his Question 7 in relation to this matter which asks “*Is it sufficiently clear as to who would have responsibility for formulating the detailed masterplan required by Policy NS3? How would Policy NS1 and the master planning process ensure that piecemeal development of the new settlement will be avoided?*”. The Council believe that this approach should also address concern expressed by other parties about the practicalities of progressing a single outline application.

Detailed Main Modifications are therefore proposed in order to reflect the position outlined above.

LEGEND

-  Policy boundary
-  Settlement boundary (as proposed)
-  Residential
-  Employment
-  Local centre
-  Primary school
-  Safeguarded land for a secondary school
-  Greenspace/open space
-  Sport pitches
-  Railway station
-  Green loop
-  Strategic green gap
-  Proposed link road (indicative alignment)

Indicative Development Framework

