

Harrogate District Local Plan 2014 – 2035 Examination of the New Settlement (Maltkiln) Development Plan Document (DPD)

Schedule of Matters, Issues and Questions for the Examination Made on Behalf of Caddick Developments Ltd

Matter 7 – Community Facilities

Issue 1 – Open Space and Sport – Policy NS14

Q1. Should Policy NS14 include reference to indoor sports provision such as a swimming pool or leisure centre?

- 7.1 Policy NS14 should not include reference to indoor sports provision such as swimming pool or leisure centre. The starting point for provision is the Provision for Open Space and Village Halls SPD and there is no reference within this document to a need to provide indoor sports provision. Further to this the current planning application has had various discussions on sports provision and indoor sport provision has not been requested.
- 7.2 The exclusion of the uses from the policy does not necessarily prohibit them should there be a future need, however, to include any requirement now would not be supported by evidence and would therefore be unsound.

Q2. Is Policy NS14 effective and justified by including references to supplementary planning documents and guidance?

- 7.3 Given the development of the New Settlement will extend beyond the plan period, references to specific SPDs and guidance should not be included within the Policy as these are likely to become out of date in later phases of the development and therefore compliance with them would be unreasonable and unsound.

Q3. What is the justification for the suggested changes to Policy NS14 and its supporting text? Why are they necessary for soundness?

- 7.4 We do not wish to respond to this question in writing however reserve the right to respond verbally depending on other responses received.

Issue 2 – Education – Policy NS28

Q1. How would the proposed settlement affect the provision of secondary school places at Boroughbridge High School and capacity within the wider area?

- 7.5 To assess the long-term demand arising from a new development, the Council uses a yield of 0.13 children per dwelling for secondary schools. From discussions with the Council, it is forecast that there will be a surplus in secondary school places until 2032/2033 when there will be a small deficit of 5 places, taking account other commitments and local plan allocations. Without any expansion or new school, it is anticipated that there would be a deficit of 395 places by 2051/2052 which will arise from the New Settlement and other commitments and Local Plan allocations.
- 7.6 The demand for secondary school places generated by the New Settlement will be far below the level that would sustain a new secondary school therefore it is anticipated that this deficit will be addressed through a developer contribution to fund an additional 11 classrooms at Boroughbridge High School. Given the timing of anticipated deficits, contributions from other developments and the 11 classrooms being provided from the development it is not considered that the scheme would affect capacity in the wider area.

7.7 However, the council is ultimately responsible for determining whether a school will be expanded or whether a new school is needed and Policy NS28 provides flexibility by requiring a parcel of land to be safeguarded for a potential future secondary school, should this be required.

7.8 **Q2. Does the safeguarding of land for the potential future provision of a secondary school have any implications for the viability and delivery of housing or other proposed development in the settlement? Is the policy sufficiently flexible in this regard to be effective?**

7.9 The safeguarding of land for a school does not have any viability or deliverability impacts on the other uses as it has been included within the masterplan together with all other requirements of Policy DM4. The land is shown on the current planning application solely as safeguarded land for a secondary school, is not included in the open space calculations or BNG and is not an area required for other uses.

7.10 The consequences of viability of including a secondary school on site has not been assessed in the Council's viability work. Only the provision of a contribution towards 11 additional classrooms at Boroughbridge High School has been assessed.

7.11 In terms of the policy itself, the fourth bullet point requires a financial contribution towards secondary school provision at Boroughbridge High School or the provision of secondary provision on site "within the safeguarded land shown on the Development Framework". The safeguarded land identified is not justified or based on evidence. The policy should require a parcel of land to be safeguarded on the masterplan accompanying an outline planning application as the location will then be determined based on masterplanning, associated land acquisition and funding work.

Q3. What is the justification for the suggested changes to Policy NS28 and its supporting text? Why are they necessary for soundness?

7.12 We do not wish to respond to this question in writing however reserve the right to respond verbally depending on other responses received.

Issue 3 – Social and Community Facilities – Policy NS29

Q1. How have the potential impacts of the new settlement on the capacities of local health services such as GP surgeries been considered?

7.13 We do not wish to respond to this question in writing however reserve the right to respond verbally depending on other responses received.

Q2. What is the justification for the suggested changes to Policy NS29 and its supporting text? Why are they necessary for soundness?

7.14 Policy NS29 sets out that the following social and community infrastructure provision has been identified as being required within Maltkiln:

- Health care facilities incorporating GP consulting rooms, dentist, pharmacy
- Flexible community centre/room
- Nursery.

7.15 As per our representations there is no evidence to support this requirement in terms of whether it is necessary and/or deliverable. The local centre will include a range of local services, which will be discussed with providers and stakeholders as the development progresses.

- 7.16 The Council has therefore suggested a modification to delete this requirement and replace with more flexible wording noting that the Council will continue to engage with the relevant stakeholders to establish the exact requirements, timing and mechanisms for delivery for social and community infrastructure provision. It states that these are likely to include health care facilities and flexible community centre/room.
- 7.17 The suggested change is necessary to ensure that the Policy is deliverable and therefore necessary for soundness.