

LAND AT HOOKSTONE ROAD,
HARROGATE

PUBLIC CONSULTATION
Proposed Residential Development

YOUR VIEW MATTERS TO US

Thank you for taking the time to read this information leaflet regarding a proposed residential development within Harrogate. This consultation offers you the opportunity to let us know your views and thoughts before we progress our proposals any further. What you have to say means a great deal to us and will give you an opportunity to influence and shape the future of your community.

We appreciate that people who live within the immediate vicinity of our housing proposals may be concerned about matters such as increased levels of road traffic, loss of views and doubtless many other topics. In order to help address these questions, we have put together a 'your questions answered' section within this leaflet.

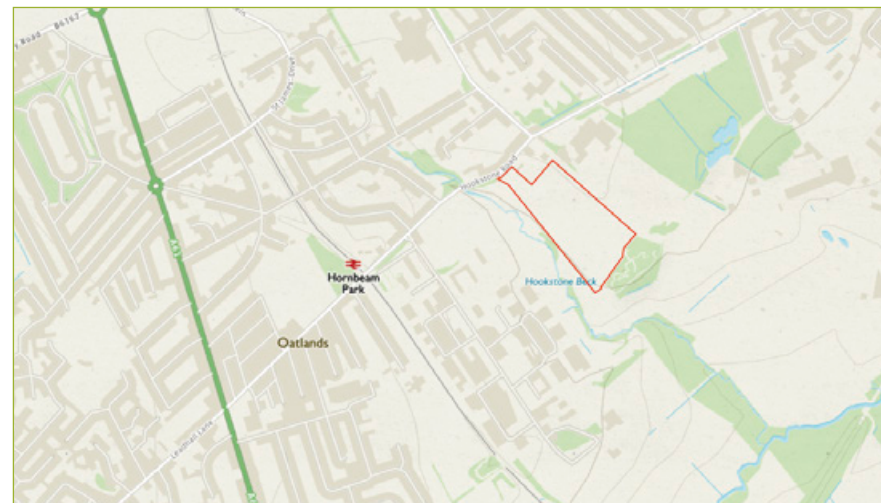
WHO ARE GLADMAN?

Gladman is a family run business with over 25 years of experience within the land and development industry. We are the most successful land promoter in the UK, obtaining planning permission on over 90% of the sites we promote.



ILLUSTRATIVE PURPOSES ONLY

LOCATION PLAN



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OUR APPROACH

Gladman recognises its responsibility to respect the character and needs of the existing community, as well as providing housing for new and existing residents. We are also fully committed to delivering additional benefits to Harrogate wherever possible.

Your comments and contributions will be received without prejudice to your rights to comment on the planning application. By having your say, you will have helped shape the developments design and, where relevant, off-site improvements if planning permission is granted.

AERIAL IMAGE



Map data © 2016 Google Imagery

OUR DEVELOPMENT PROPOSAL

A residential development to include:

- Up to 150 new homes of varying sizes, types and tenures (including up to 40% affordable housing);
- New publicly accessible green space including play area, informal kick-about pitch and new footpath links;
- We will provide a sustainable drainage solution to manage surface water run off, such as an attenuation basin or through the use of permeable surfaces.

PROPOSED DRAINAGE STRATEGY



HOW COULD HARROGATE BENEFIT?

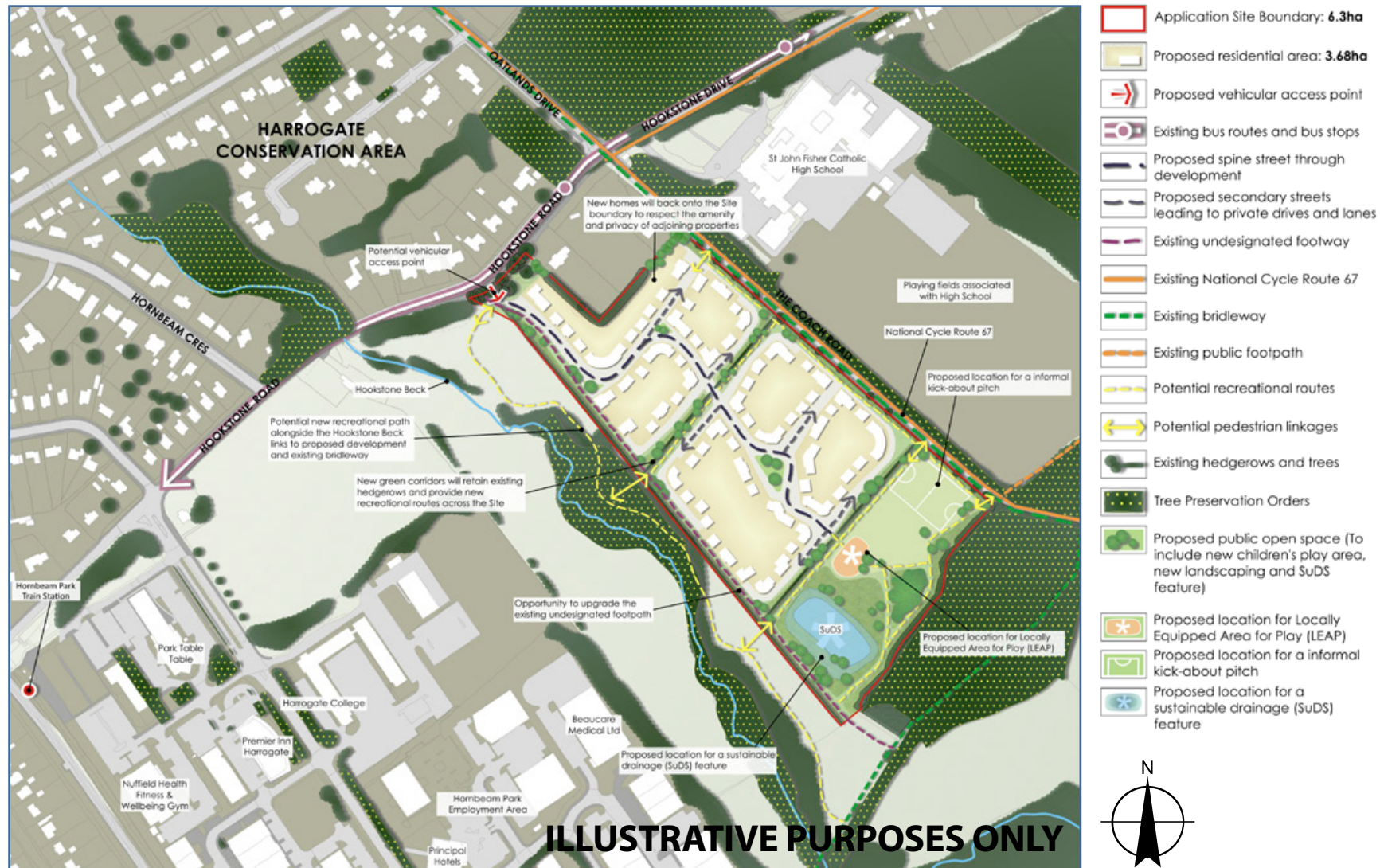
The proposed development has the potential to deliver the following benefits:

- A high quality landscape setting which will be of benefit to both existing and future residents of Harrogate;
- New public open space for residents to enjoy;
- Fully equipped play area;
- 40% affordable housing to help those wanting to get onto the property ladder within your community;
- New high quality housing;
- Retaining and improving recreational footpaths within and around the site; and
- Creating an informal kick-about pitch for public use.

We believe that, if wherever possible, a development should provide an opportunity to improve the range of services that are available in Harrogate. We would be very interested to hear your views on what facilities and benefits would be most valuable to your community.

PROPOSED DEVELOPMENT FRAMEWORK

The Framework Plan shows how the site could be brought forward and incorporates the constraints and opportunities identified through our initial assessments.



YOUR QUESTIONS ANSWERED...



Why Harrogate?

The proposed site is a suitable and sustainable location for new development. We believe that new homes will enhance the town and support its existing services and facilities. You could use this consultation as a means to shape how the proposal will progress and influence the growth of Harrogate.

Will our roads be able to cope?

There are sometimes concerns associated with an increase in traffic as a result of a proposed development. Our specialist Highways consultants work with your Local Highways Authority to ensure that the development can be accommodated, taking into account any proposed improvements.

Access to the proposed site will be off Hookstone Road.

After initial discussions with your Local Highways Authority, we believe this to be the safest and most appropriate way to access the site.



YOUR QUESTIONS ANSWERED...



Will our local services be able to cope?

Local businesses such as shops, Post Offices and public houses will benefit from the additional custom that the development will generate; therefore, boosting the local economy and ensuring the future viability of these services.

Will it increase the risk of flooding?

We conduct in-depth research into the risk of flooding and mitigate any risk that is identified. The site lies in Flood Zone 1 which is identified as being at the lowest risk of flooding.

Our surface water strategy ensures that no more water runs off the site post development than currently is the case. This will be achieved through creating a basin on site to hold surface water run-off, before controlling the release of this into the existing water network.



What kind of housing will be provided?

The proposed development will be a mix of sizes, catering for all members of the community. The development will also benefit from 40% affordable homes. This enables those who want to stay in the area the option to do so alongside those who have the option to purchase market housing. The range of affordable homes, as defined by government, is expected to be shared ownership, discounted open market and rented homes. The exact mix of house sizes and tenures will be agreed in negotiation with your local authority housing team.



What would this mean for the local economy?

After some preliminary research, taking into account the increase in people working from home, the proposed development could lead to a significant boost in local spending and a potential reduction in commuter levels to surrounding employment areas. Our research indicates that the gross spending power of the new residents could be in the region of £3.5 million per year, a proportion of which will be spent in the locality.

YOUR QUESTIONS ANSWERED...



Will our services be able to cope?

Financial contributions will be made where there is a need to increase capacity in services such as local schools, as a result of the new development. We will discuss current and future needs with the local education authority during consideration of the application, but understand that it has been identified that there is limited capacity in the primary / high school to accommodate the expected number of children who will be living on the completed development. As such, if planning permission is granted, a contribution will be paid to the local education authority to ensure that sufficient school places are made available.

Often people are concerned that the proposed new development will add pressure on the local school. In reality and supported by research, a proportion of the pupils who will live on the new development will already be attending the school. Many other pupils are currently driven in from outside the traditional catchment area by parents who appreciate the school's reputation. This is not a sustainable situation, and if local children continue to decline in numbers and more come to school from further afield, it is possible that the local education authority may consolidate the schools, potentially closing the smallest.

What impact will it have on our environment?

We aim to enhance the environment as part of our proposal. Green infrastructure, comprising of new publicly accessible greenspace, equipped play areas and recreational paths are proposed.



The land we are proposing to build homes upon is currently agricultural land and is therefore home to very few species of plants or animals. It is accepted by wildlife experts that suburban gardens, balancing ponds and green spaces on new developments provide a home to a vastly greater range of wildlife and flora than any farmed field. Therefore the range of biodiversity will be greatly increased by our proposals.

A specialist ecology consultant has been appointed to survey the proposed site for protected species. A comprehensive evaluation of the site will be undertaken and if protected species are found mitigation, on-site will be provided.

WHAT HAPPENS NEXT?

We are in the early stages of preparing a planning application for Harrogate and this consultation is part of that process. We will carefully consider your responses and use these to finalise our proposals.

A range of assessments and reports on matters such as ecology, heritage/archaeology, flooding, highways and landscape will further help shape our proposals.

There will be a further opportunity for you to make formal representations to the Borough Council once an application has been submitted and before a decision on the proposal is made.

YOUR VIEWS ARE IMPORTANT TO US

You can keep up to date on our progress using our dedicated website which includes an online feedback form for making comments:

Submit your comments and find out more on our website:
www.your-views.co.uk/harrogate

Alternatively, contact us by email: comments@your-views.co.uk
(please use "Harrogate" as the subject line)

Or, write to us:

Your Views: Harrogate
Gladman House,
Alexandria Way,
Congleton,
Cheshire,
CW12 1LB

Please note that all of the information we are providing to you in this document and on our Website is in draft form and will be refined and updated as part of the entire Consultation exercise. Not only will our proposals be shaped by your responses, we also cannot be as knowledgeable as local people who have lived and often grown up in Harrogate, so if we have made errors or omissions in our work to date we will be grateful for help in correcting these.



www.your-views.co.uk/harrogate

www.gladmanland.co.uk

01260 288800

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.