

Draft Policy No.44 – Creating a new Clotherholme urban village

That area of the entire military estate appropriate for comprehensive redevelopment is shown on the Proposals Map as a Regeneration Area for the purposes of guiding proposals for redevelopment, the retention of military premises for non-military uses, the provision of community facilities (specifically to including the existing playing fields) and infrastructure and the protection of the environment for what will become a new urban village, Clotherholme.

The area comprises six parts: the Deverell Barracks, land and buildings south of Clotherholme Road, the Laver Banks training area, the Claro Barracks built up area, the Claro Barracks technical area and the sports fields.

A master plan should be prepared at the earliest opportunity to indicate the comprehensive redevelopment of the military estate that has regard to:

- the phased release of land and premises from military use and the physical measures required to enable such phased release
- retention of existing military premises (to be specified) for employment, community, education and recreational purposes in the Claro Barracks built up and technical areas
- retention of the sports fields in their entirety for creation of a sporting village
- incorporation of the military roads between Kirkby Road, Clotherholme Road and Galphay Lane into the public highway network
- mix, tenure and size of new dwellings having regard to the latest Strategic Housing Market Assessment for Ripon within the Harrogate district
- archaeological investigation of the military occupation of the area and includes:
 - a landscape strategy for the area
 - an urban design strategy for the area
 - the precautionary allocation of a site (of not less than 1.6 hectares) for a primary school
 - the allocation of a site for local shopping and associated community facilities
 - management of the future maintenance, conservation and enhancement of the remaining open land and woodland within the military estate beyond the Regeneration Area.

In the event of the Deverell Barracks becoming available as a first phase release of the military estate, planning permission will be granted for the redevelopment for housing subject to:

- demonstration of consideration of those matters required of a master plan as described above
- the release of a portion of the military sports fields along Clotherholme Road, including at least all that area adjoining Deverell Barracks, for public sporting use
- the opening to public use (and adoption) of the highway between Clotherholme Road and Kirkby Road (formerly known as Chatham Road) and the financing of any costs required to bring this highway to adoptable standards
- any military requirements prevailing at the time, the opening to public use (and adoption) of the existing military highway, including the River Laver bridge, to Galphay Lane and the financing of any costs required to bring this highway to adoptable standards and improvements as may be required to the junction of Galphay Lane and Studley Road (B6265)
- the retention of an example timber barrack block

- a financial contribution toward the provision of new highway infrastructure and traffic management measures (including the recommended Firby Lane – Low Skellgate improvement and cycle way facilities) required to alleviate the effects of additional traffic upon the city centre as generated by the development
- provision of public open space within the development in accordance with current standards as set out by Harrogate Borough Council.

In the event of land and buildings south of Clotherholme Road and the Laver Banks training grounds becoming available as early phases in the release of the military estate, planning permission will be granted for housing of the former subject to:

- demonstration of consideration of those matters required of a master plan as described above
- any military requirements prevailing at the time, the opening to public use (and adoption) of the existing military highway, including the River Laver bridge, to Galphay Lane and the financing of any costs required to bring this highway to adoptable standards and improvements as may be required to the junction of Galphay Lane and Studley Road (B6265)
- a management plan for the maintenance, conservation and enhancement of woodland, open land and riparian environments south of Clotherholme Road and within the Laver Banks training grounds
- provision of public open space within the development in accordance with current standards as set out by Harrogate Borough Council
- the Development Limit and Special Landscape Area boundaries contained within this Plan

Planning permission will be granted for the redevelopment of the Claro Barracks built up and technical areas subject to:

- the opening to public use (and adoption) of the existing military highway, including the River Laver bridge, to Galphay Lane and the financing of any costs required to bring this highway to adoptable standards and improvements as may be required to the junction of Galphay Lane and Studley Road (B6265)
- release of any remaining portion of the military sports fields along Clotherholme Road for public sporting use

Any such planning permissions as may be granted shall be accompanied by those Planning and other legal agreements necessary to secure the proper implementation of the redevelopments.