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Date: 4th July 2019
Our Ref: APC00102

Mrs A Robinson
Planning and Development
Harrogate Borough Council
Springfield House
Kings Road
Harrogate
HG1 5NX

Dear Alex,

RE: OUTLINE PLANNING APPLICATION FOR ERECTION OF 43 DWELLINGS (DETAILS OF ACCESS AND LAYOUT SUBMITTED) ON LAND NORTH OF HUTTON BANK (FORMER CALVERTS CARPETS), RIPON, HG4 5DT.

PLANNING APPLICATION REFERENCE: 18/04504/OUTMAJ

I refer to our correspondence through June 2019 where you set out the Officer team view that the submitted Application for 100% residential use on this site would not be supported due to concerns about the perceived loss of employment land.

As you know, my view is that the substantive evidence we have submitted does not support that conclusion! Nevertheless, the Applicants wish to gain a Planning Permission to facilitate the regeneration of the site and are therefore proposing to change the proposal to include the potential for an element of employment development.

Further to our discussions (and the indicative layout supplied to you on the 4th June 2019) I understand that the inclusion of serviced employment plots as part of a mixed-use scheme would make the application acceptable in principle to the Officer team. On that basis I would be grateful if you would amend the Description of Development to read:

OUTLINE PLANNING APPLICATION FOR ERECTION OF 37 DWELLINGS (DETAILS OF ACCESS AND LAYOUT SUBMITTED) TOGETHER WITH THE CREATION OF SERVICED EMPLOYMENT PLOTS (B1c Use Class) ON LAND NORTH OF HUTTON BANK (FORMER CALVERTS CARPETS), RIPON, HG4 5DT.

An Amended proposed site layout plan is included with this submission along with an updated access daring and transport assessment with references:

H3a - Dwg 3081-0-001K Proposed Site Layout 25-06-2019
H3c - 16-1094-001 Rev B Access 04-07-2019
H8a - Transport Statement 16-1094 vs3 04-07-2019



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THE AMENDED PROPOSAL

Details of the access and layout of the scheme are submitted for consideration. The housing element has been amended by reducing the number of dwellings previously proposed to 37 houses. A mixture of house types and sizes are retained including the proposed element of Affordable Housing (subject to Vacant Building Credit and viability considerations).

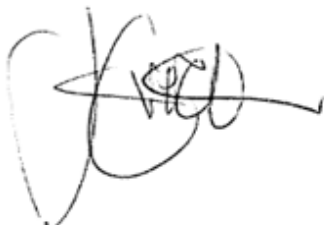
With regard to the Employment element, the proposal is to construct serviced employment plots as part of the delivery of the residential scheme. In other words, the residential scheme will enable the delivery of the employment land by facilitating the remediation of the site and the construction of a dedicated access point (with infrastructure connections) to the employment element of the scheme. This would be delivered by Planning condition.

In turn the creation of serviced employment plots will deliver 'market ready' employment land to the market. The masterplan layout shows that the area of serviced employment land that would be created has the potential to deliver 6 light industrial units to the market with approximately 863 sq. m. (9300 sq. ft) of floorspace within the B1c Use Class (being a use which is compatible with residential use). That capacity of floorspace has the potential to deliver approximately 18 Full Time Equivalent 'FTE' jobs. This is derived from the Employment Densities Guide (2010 2nd Edition) at 1 FTE per 47 sq. m. of B1c floorspace.

The inclusion of the serviced employment plots along with the residential component of the scheme will therefore deliver multiple economic, social and environmental benefits.

I trust you'll find the revised Application in order and we can now proceed to a positive determination as soon as possible.

Kind Regards

A handwritten signature in black ink, appearing to read 'J. Everett', with a large, stylized initial 'J' and a horizontal line extending to the right.

JAY EVERETT
MANAGING DIRECTOR
ADDISON PLANNING CONSULTANTS LTD