

3. The planning application for Clotherholme

Our planning application for the proposed redevelopment of Ripon Barracks will be submitted in summer 2020. This board explains the planning process and how it applies to the redevelopment of the barracks site, including opportunities for further engagement.

Local planning policy

Our proposals for Clotherholme are consistent with Harrogate Borough Council's Local Plan, which allocates the site for comprehensive redevelopment to provide much needed homes and employment within Ripon. The Local Plan identifies that Ripon Barracks can accommodate up to 1,300 new homes. This represents 9.7% of the total (13,377) homes identified as needing to be built within the borough of Harrogate up to 2035.

We have also considered the Ripon City Neighbourhood Plan. This Plan supports the comprehensive redevelopment of the site and sets out recommendations on how Ripon Barracks should be redeveloped. The Neighbourhood Plan needs to be considered alongside the Harrogate Borough Council Local Plan.

The planning application

The outline planning application will seek to secure the principles of the development, namely:

- The uses on site (e.g. homes, primary school, employment space, green infrastructure, open space and sports pitches);
- The heights of development parcels; and
- The key points of access into the site from Clotherholme Road and Kirkby Road and the main routes through the site.

The Outline Planning Application will provide a framework around which more detailed elements of the proposal can progress. It will allow different layouts and buildings to come forward in a phased manner to maintain flexibility over the lifetime of the project.

Supporting documents for the outline planning application

The Outline Planning Application will be supported by a number of documents and drawings that will be available to view on Harrogate Borough Council's website once the application has been submitted. These are illustrated in the diagram below.

Outline planning application documents and drawings for approval

Parameter Plans

Plans showing the development parcels, heights of buildings, green infrastructure, access points and primary and secondary movement routes through the site.

Design Guide

A combination of rules and principles to translate key design elements and aspirations of the masterplan into guidance, forming a basis for the assessment of future Reserved Matters Applications for individual plots, buildings, spaces or infrastructure.

Highways Plans

Set out the proposed detailed design for the new accesses on Clotherholme Road and Kirkby Road.

Development Specification

Sets out the details of exactly what permission is sought for. Includes the principles and parameters, which must be adhered to when submitting Reserved Matters Applications that will set out the detail of the development.

Supporting information

Illustrative Masterplan

Sets out what the development could look like once completed.

Environmental Statement

Sets out the environmental impacts of the development (e.g. landscape, views, ecology, flooding).

Transport Assessment

Sets out the transport impacts of the development (e.g. impact on the road network).

Reserved Matters Applications

Should outline planning permission be granted, the next stage will be a number of Reserved Matters Applications that will be submitted to Harrogate Borough Council. The applications will seek detailed approval for each phase of the development, including:



Layout plans



Exact design of the homes, school, community space, employment space and local centre



Materials of buildings and public realm



Species of plants and trees to be planted



Details of play equipment

The public will be given the opportunity to comment on these details when the applications are submitted to Harrogate Borough Council in the future.

Assessing the planning application

After the Outline Planning Application is submitted, it will be reviewed by a number of organisations and bodies (called statutory consultees), as required by planning law. These consultees have technical and professional expertise relevant to assessing and commenting on the proposals. For example, the Environment Agency will be consulted on development affecting rivers and culverts and Natural England will be consulted on anticipated impacts on the environment. Statutory consultee responses will be publicly available on Harrogate Borough Council's website alongside the planning application documents and will be considered by the council as part of their determination of the planning application.

