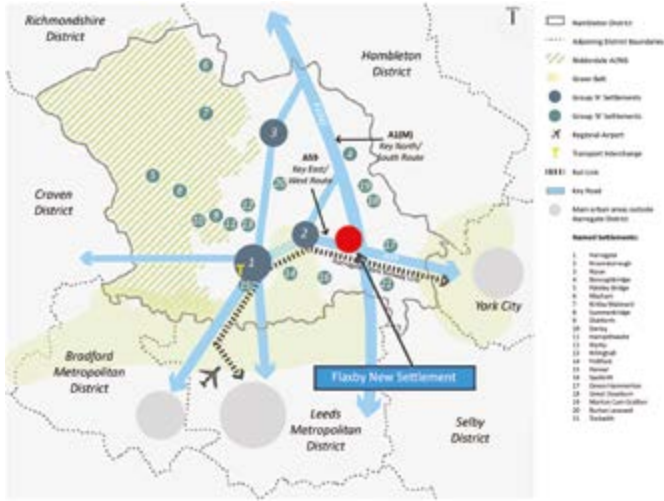


Welcome

Thank you for attending this consultation event concerning exciting proposals by Flaxby Park Limited ('FPL:') for a new settlement at the former Flaxby Golf Course.

This is your opportunity to comment on the emerging proposals and help shape the development. Members of the project team are in attendance to answer your questions.

The Site



Site location wider context



Site location

The site totals 177 hectares of land, of which 113 hectares comprises the former Flaxby Golf Course. The golf course has been closed since 2014 and now represents a large vacant and un-used site.

The site is characterised as:

- A man-made and engineered environment, with buildings, roadways and hardstanding, earthworks and mounding; providing an immediate 'platform' for further development;
- Accessed from an existing £4m roundabout and widening on the A59;
- Planning permission already exists for major hotel development. The widening of the A59 and the new access roundabout have already been built;
- Already served by gas, electric, water supply, telecoms and surface drainage utilities.

Some land north of the old York Road is included, however the vast majority of this is proposed for open space, sport and recreation. All housing and commercial built development is confined to the Flaxby 'bowl' to minimise impact on the surrounding area.

All of the land within the site is owned (freehold) or controlled by FPL and is therefore immediately available for development now.



Existing A59 Roundabout



Adjoining Railway Line and Former Goldsborough Station



Existing A59 / York Road Junction

Strategic Location

The site provides a unique strategic location:

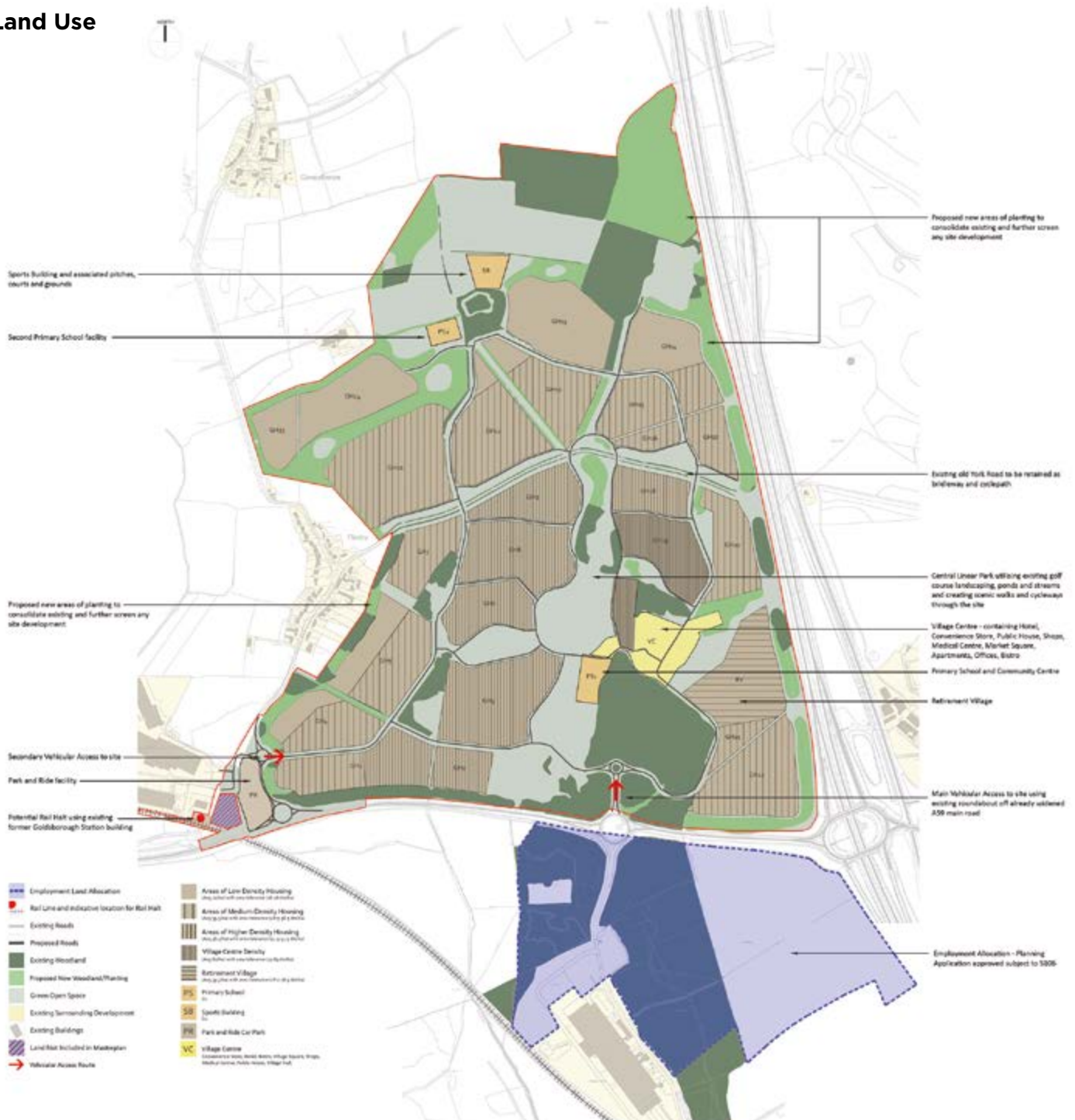
- At the social and economic heart of the District, east of Harrogate (6 miles) and Knaresborough (3 miles);
- North of the A59, the District's main east to west route;
- West of the A1(M), the District's main north to south route, with land available for long term J47 improvements;
- Next to a 'Location for Major Employment Development' on the opposite side of the A59;
- Adjoined by the Leeds-Harrogate-York railway line, with potential to reinstate former Goldsborough Station and create Park and Ride facility for up to 350 cars;
- Potential to use waste heat from newly constructed Incinerator Plant as energy for site;
- Potential to extend existing Footpaths and Bridleways to allow easy countryside walking and cycling to Knaresborough.

Planning Position

Harrogate Borough Council is preparing a new Local Plan. The Draft Local Plan identifies a requirement for a new settlement of approximately 3,000 homes to help meet housing needs up to 2035. Flaxby is identified as one of two preferred option locations by the Council, the other being Green Hammerton. It is our firm view that Flaxby represents the most appropriate site and should be allocated in the final Local Plan.

"In order to meet the need for new homes ... the majority of new housing ... is proposed in the District's main settlements. However, there are insufficient suitable and available sites in the main settlements or in other settlements included in the settlement hierarchy to meet this need in full: therefore, **a new settlement is being proposed which will help to meet the need within the plan period and beyond**". (HBC Draft Local Plan)

Land Use



The Benefits

Economic

- £401 million in construction investment
- 780 direct and indirect jobs created during construction phases
- 550 direct jobs created during operational phase
- £4.8 million per year to the Council in Council Tax receipts
- £19 million in New Homes Bonus payments
- £40.3 million per annum spending power associated with new residents

Environmental

- 44.6% of the site will be retained and enhanced as high quality public parkland;
- Retention of golf course landscaping and water features and incorporation into masterplan;
- Substantial area of new woodland planting consolidating Mill Hill/ Tate's Plantation;
- Biodiversity and habitat improvements.

Social

- Considerable inherent sustainability benefits by co-locating the new settlement next to the Location for Major Employment Development;
- A full range and choice of homes to meet local needs including 2 and 3 bedroom homes;
- A significant proportion of affordable homes to help local first-time buyers onto the housing ladder;
- New primary schools on site;
- Village centre with a strong identity to meet the day-to-day needs of residents;
- Health care (doctors, dentist, pharmacy);
- Large areas of open space, recreation and sport and leisure facilities;
- Network of footpaths and cycle links;
- New and extended bus routes;
- Potential re-opening of former Goldsborough Station alongside Park and Ride facility

Next Steps

We would greatly welcome your comments and feedback so that the proposals for the site can be developed further to reflect aspirations wherever possible.

Please fill in a questionnaire and place in the box provided or return to GVA by no later than 23 June 2017:
GVA, Central Square, Forth Street, Newcastle-upon-Tyne, NE1 2LA.

The Development Proposals





Proposed Village Centre Site Plan



Proposed Village Centre Artists Impression