MALT KILN VILLAGE
Land at Cattal Station
Maltkiln Village is a deliverable and sustainable new village that can help to meet Harrogate Borough Council’s future housing and economic needs.

The indicative masterplan for Maltkiln Village sets out our vision for a mixed use development centered around Cattal train station.

These proposals have been submitted to the Council as part of its Local Plan process to map out future development in the area.

- A deliverable new settlement of around 3,000 new homes and employment land
- Significant improvements to Cattal train station which would underpin its long term future
- A truly sustainable village based on social and green infrastructure throughout the development
- A development that is separate and distinct from existing communities
- The creation of a village centre at the heart of the masterplan
A Sustainable New Community

The site and proposals:

Maltkiln Village offers the potential for Harrogate Borough Council to allocate and deliver a new highly sustainable settlement in the east of the Borough to take advantage of the excellent transport links provided by the A1 (M), A59, and Cattal train station, linking, Harrogate, York and Leeds to the proposed Development.

Sustainability of location; including distance radii and identified key services;
Sustainability of location; access to recreation, community and recreation facilities

- Land at Maltkiln Village
- Community Facilities
- Place of Worship
- Pubs / Restaurants
- Sports / Recreation

2km radius

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Masterplan Design Concept

Leading masterplanners, DLA Design Group has created the indicative masterplan to ensure that the new village respects its natural environment and creates a truly sustainable new settlement. The site area is currently 166 ha of arable farmland and commercial nursery space.

Designed with Cattal Station, and sustainable infrastructure, at the heart of the plans, the proposals aims to respect communities already established in the area. Key elements of the plans include:

- Around 3,000 dwellings at an average of 30 dwellings per ha, comprising both general needs and specialist Extra Care housing for older people;
- Cycle and pedestrian routes throughout the site
- Healthcare facilities
- Village centre - including shops
- Live and work homes to create jobs
- Transport links
- 7,896 sqm of B1 offices and employment space
- 420 place primary school
- Highways improvements
- Park and ride facility and improvements to Cattal station
- Village centre with retail, services and leisure;
- A mix of formal and informal open spaces distributed throughout the development area
Pedestrian Access

Accessibility, Legibility and Sense of Place.
Health and Well-Being

Jogging Trail
Maltkiln Village will also create new jobs and employment facilities. The indicative masterplan shows a significant element of new workspaces that are flexible in use and capable of accommodating a wide range of businesses.
Transport Connections

Maltkiln Village offers great transport links to Harrogate, Knaresborough, York, Leeds and beyond by different forms of transport.

- Included in the plans will be:
- A new junction and improvements to the A59 to provide access to the new Village
- Improvements to Cattal station to underpin its long-term future
- Closure of the existing level crossing and a new road bridge across the railway line
- New bus services
- Green infrastructure and habitat creation
- Enhancement of existing landscape and environmental features
An Alternative Site

Maltkiln Village provides a unique opportunity to develop a new settlement without the constraints that affect other proposals.

The other two leading site options, put forward as part of Harrogate Borough Council's draft Local Plan at Flaxby and Green Hammerton, would result in considerably more harm to ecology, heritage, landscape and surrounding villages than these proposals. They are also much further away from existing railway stations, ensuring that Maltkiln Village is the prime choice for delivering a new settlement in Harrogate.

The proposals for Maltkiln Village will respect existing communities and heritage assets and offer a highly sustainable new village, centered on the existing railway station at Cattal.
Oakgate Group plc has over 20 years of experience successfully delivering major development projects throughout the North of England.

The Oakgate Group plc is adept at complex land assembly situations, gaining planning approval and the ultimate delivery of major developments.

Some notable current and recent projects include:

• Vangarde Shopping Park, York
• Eston Middlesborough – mixed use scheme
• Langwith Garden Village, York, new settlement
• Various town and city centre schemes