



The countryside charity  
North Yorkshire

PO Box 189  
York  
YO7 9BL  
[www.cprenorthyorkshire.co.uk](http://www.cprenorthyorkshire.co.uk)  
Tel: 07983 088120  
Email: [info@cprenorthyorkshire.co.uk](mailto:info@cprenorthyorkshire.co.uk)

Branch President  
The Lord Crathorne KCVO  
Branch Chair  
Mr S White

**Authority:** Harrogate Borough Council

**Type of consultation:** Planning Application

**Full details of application/consultation** 20/00767/OUT– Outline planning application for two dwellings and associated works (all matters reserved except for access to, but not within, the site)

Resubmission of -18/01803/OUT - Outline application for the erection of 4 no. dwelling houses with access considered

**At land at:** Opposite Hall Cottages, Park Road, Spofforth, North Yorkshire

**Type of response:** Objection

**Date of Submission:** 3<sup>rd</sup> April 2020

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy  
Katie Atkinson, BA (Hons), Dip TP, MA  
MRTPI  
[www.kvaplaning.co.uk](http://www.kvaplaning.co.uk)

## Comment

The North Yorkshire branch of Campaign to Protect Rural England  
Registered charity number: 1174989  
Registered address: PO BOX 189, York, YO7 9BL

CPRE North Yorkshire welcomes the opportunity to comment on the resubmitted outline application for 2 new dwellings at land opposite Hall Cottages, Spofforth. CPRENY responded to the previous application in June 2018 objecting to the proposals at that time.

The applicant has resubmitted the proposals with all matters reserved, apart from access to (but not within) the site, with a reduced number of dwellings. CPRENY are aware that the reduced number of dwellings (now 2), leaves a further area of land, that whilst not subject to this planning application, may become indefensible to any future application to develop it, should the authority decide to award planning permission in this instance.

The original application was refused on the grounds that the proposal was not in conformity with the Council's planning policy or the NPPF at that time, being a greenfield site, outside the development boundary of the settlement and that it would impose detrimental impacts on the character and appearance of the setting of the village.

CPRENY do not consider any of the reasons for refusal or those matters of objection stated in their original response have been overcome by this resubmitted application. The fact remains that the proposed site is within the open countryside and therefore an application for new residential dwellings should be limited to those required by agricultural or rural land-based activity workers.

The Council has recently adopted its new Local Plan for the Harrogate District (March 2020) having been through independent examination and been found sound. The Council chose to allocate two sites for development in Spofforth (SP4 and SP6). These are contained within the proposed development limits under policy GS3. The Council had the opportunity whilst preparing the plan to redefine development limits and chose to carefully draw the limits to the north of the proposed site, excluding the large properties and curtilages of the three properties which are situated around the proposed site (Red Hill House, Red Hill Lodge and Red Hill Farm) and thus they remain in the open countryside.

Furthermore, the Council currently has a 5.56-year housing land supply therefore the applicant cannot rely on 'need' for the dwellings as justification for why the proposals should be allowed.

It is surprising given the late stage in the local plan making process at the time the application was submitted that the applicant did not refer to any of the emerging policies in the Local Plan in support of the application proposals. Significant weight should have been attributed to them given the fact that the policies had been subject to examination and through a main modifications consultation. However, CPRENY consider that the proposals are contrary to the newly adopted Local Plan policies.

CPRE North Yorkshire reserve the right to comment on any further information that might be submitted in support of these proposals.