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North Yorkshire

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Branch President  
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**Authority:** Harrogate Borough Council

**Type of consultation:** Planning Application

**Full details of application/consultation** 20/03315/FULMAJ - Residential development of 170 dwellings including access, landscaping, play facilities and ancillary development (revised scheme).

**At land at:** Field At 435840 457998, Water Lane, Knaresborough, North Yorkshire

**Type of response:** Objection

**Date of Submission:** 11<sup>th</sup> December 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  
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## Comment

CPRE North Yorkshire ('CPRENY') welcomes the opportunity to comment on an application for 170 dwellings (including 40% affordable housing) and includes details of access, landscaping, car parking, play facilities and ancillary development including public open space and sustainable urban drainage systems (SUDs) submitted by Geoffrey Holland ('the applicant'). It is noted that this is a revised scheme of a previous submitted application – reference: 19/02706/FULMAJ; which was refused by the Planning Committee on 8th October 2019 with several grounds for refusal stated on the Decision Notice (dated 10<sup>th</sup> October 2019). The proposal has, therefore, been amended to address those concerns.

The Council has recently adopted its new Local Plan for the Harrogate District (March 2020) having been through independent examination and been found sound. Subsequently, the Council currently has a 6.71-year housing land supply. The Council chose to allocate part of the site as 'K24 Land at Halfpenny Lane and South of Water Lane' therefore, the principle of development of this site has been established and effectively found to be sound and a sustainable option by the Planning Inspector at that time. The allocation policy K24 suggests an indicative yield of 148 and sets out 9 detailed site requirements that the proposal would need to meet to be acceptable in planning terms. The overall site area measures 7.6Ha with the developable area being suggested to be 4.94Ha with vehicle, pedestrian and cycle access being taken from Florin Lane with a secondary/emergency access taken from Water Lane, providing it safeguarded existing arrangements for biodiversity and wildlife corridors.

The application site lies on the eastern edge of Knaresborough to the west of Water Lane and comprises an irregular shape, bound to the north and east by Water Lane, beyond which lies a mix of open countryside and the Hay-a-Park Country Park and lakes which have been designated as a Site of Special Scientific Interest (SSSI). The site boundary to the west is provided by the playing field of Meadowside Academy and the rear boundaries to several properties off Halfpenny Lane. To the south the site is bounded by residential development.

The applicant has proposed 170 dwellings across the site, with 40% affordable units spread across the site, designed to be indiscernible from market priced dwellings. The proposal is for 48 affordable units and 20 Shared Ownership units which is compliant with Local Plan Policy H2.

It is noted that the applicant has reduced the quantum of development and thus altered the layout across the site from 218 dwellings in the previous proposal to 170 in this proposal. However, CPRENY are concerned that this remains too large for the site at this sensitive location. Having assessed the site for the purposes of allocation against the objectives of the Local Plan Sustainability Appraisal, the Council's site summary sets out there would be '*significant adverse impacts on biodiversity and some adverse impacts on landscape where mitigation impacts are limited*'. Whilst it is acknowledged that the applicant has designed the site with the retention of trees on site in mind and has proposed further tree planting along the north and eastern boundaries of the site, and a green corridor along the southern and western boundaries, it is considered that the proposal does not really deliver a large area of natural green space which would increase the mitigation and landscape buffer adjacent to the Hay-a-Park SSSI site. Whilst the pond and planted drainage across the site is welcomed, CPRENY do not consider that the proposal delivers sufficient 'greenspace' in the part of the site where it is most needed in line with the development criteria.

It is considered that if the applicant would further reduce the proposed number of dwellings across the site to that in line with the development brief contained in policy K24 (circa 148) more green space could be achieved within this area which would result in a softer landscaped approach to the protected site and further benefit biodiversity.

In summary, whilst the principle of development of part of the site is acknowledged via policy K24 and CPRENY welcomes the provision of affordable units on site, the application in its current guise is not considered to be in conformity with the development brief and as such concerns exist surrounding the protection of biodiversity and impact on the adjacent designated SSSI at Hay-a-Park.

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