



The countryside charity  
North and East Yorkshire

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Branch Chair  
Mrs Jan Arger

**Authority:** Harrogate Borough Council

**Type of consultation:** Planning Application

**Full details of application/consultation** 20/01333/FULMAJ - Full planning application for 73 no. residential dwellings with associated parking, public open space and landscaping and the change of use of approximately 460 square metres of agricultural land to domestic curtilage for Nos. 51, 53 and 55 Old Trough Way, Harrogate. – **AMENDED DETAILS**

**At land at:** Field At 429829 457681, Knox Lane, Harrogate, North Yorkshire

**Type of response:** Objection

**Date of Submission:** 14<sup>th</sup> March 2022

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.

Please note that CPRE North Yorkshire has recently merged with CPRE East Yorkshire and whilst is the same charity is now known as CPRE North and East Yorkshire. Please note our email address has subsequently changed to reflect this detail as above. 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  
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## Comment

CPRE North and East Yorkshire (CPRENEY) welcomes the opportunity to comment on the amended details submitted by the applicant in support of their application for 73 new dwellings with associated works, landscaping, and a change of use for approximately 460m<sup>2</sup> of agricultural land, off Knox Lane. CPRENEY originally objected to the proposal in July 2020 having been contacted by several members regarding the site.

CPRENEY have considered the documents and note that the proposal has been reduced in design, scale and layout. Primarily the number of dwellings has been reduced to 53 and is situated on the section of the site which has been allocated for development via policy H2 of the Local Plan.

The principle for development of the site has therefore been established – subject to design details and meeting the requirements of the site brief.

The area to the north-east of the site remains within the redline boundary, despite not having been allocated and the revised plans not proposing development on it. The development boundary is tightly drawn around the proposed site at present, meaning any development out with this area would be considered open countryside. CPRENEY are therefore concerned that the applicant may seek opportunities for further piecemeal development into this section of the overall site or seek to allocate it via a Local Plan review at some point in the future. It is thought that this section should simply be excluded from the red line boundary.

Paragraphs 9.48 and 9.49 explain the importance of Special Landscape Areas (SLAs) to the Harrogate district stating that the named areas in Policy NE4 were identified as being important for the landscape setting of Harrogate through an assessment of landscape analysis and evaluation. The north-eastern part of the application site which falls out with the Local Plan allocation H2, is identified as Warren Top. The Policy goes on to state that *'The designation reinforces the importance of these landscapes and their high sensitivity to inappropriate development which would adversely impact on the quality of the area designated.'* Whilst the policy does contain criteria against which development proposals should be assessed, CPRENEY believe that it would not constitute appropriate development to extend a proposed housing allocation into this location, so soon after the Local Plan was found sound and when the Council can demonstrate over a five years of housing land supply. The development limits were drawn for good reason and the SLA was designated for equally sound reason. To depart from the Plan at this stage would leave the Council open to many a challenge in the future.

Despite the allocation and additional information regarding the reduced scale of the proposal, CPRENEY remain concerned about the impact the proposal will have on existing green infrastructure and local highway network. Furthermore, as a result of the pandemic, access to the countryside at this location has increased significantly by adjacent residents and the small narrow lane is used frequently by pedestrians and cyclists. Given the new statutory status afforded to such vulnerable road users in the revised Highway Code and the need to ensure appropriate and safe (2m) passing places for vehicles to overtake safely, CPRENEY are not convinced that the site can be accessed safely and suitably in line with the tests in the NPPF. As such our objection is maintained.

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