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Branch Chair
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Authority: Richmondshire District Council

Type of consultation: Planning Consultation

Full details of application/consultation: 22/00136/FUL - Full Planning Permission for Residential Development of 30 Homes

At land: Hurgill Stables, Hurgill Road, Richmond, North Yorkshire, DL10 4TA

Type of response: Objection

Date of Submission: 1st May 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.

All CPRE North and East 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 and East Yorkshire ('CPRENEY') welcomes the opportunity to comment on this application for full planning permission for residential development of 30 homes at land at Hurgill Stables, Hurgill Road, Richmond. The site consists of 1.8Ha and constitutes major development to the west of Richmond. The application was submitted to Richmondshire District Council ('the Council') on behalf of Zetland Estates Ltd ('the applicant').

Planning Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application should be determined in accordance with the development plan unless material planning considerations indicate otherwise. The planning system should contribute to achieving sustainable development. The National Planning Policy Framework ('NPPF') (2021) aims to deliver sustainable development through the implementation of its policies. Paragraph 11 states that for decision making this means:

- c) *'approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - I. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - II. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*

Paragraph 219 of the NPPF clarifies that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework. Weight should be given to them according to their consistency with the NPPF. (The closer the policies in the plan to the policies in the Framework, the greater the weight that should be attributed).

The Development Plan relevant to this application consists of:

- The Richmondshire Local Plan 2012-28 Core Strategy (2014); and
- Saved Policy 23 of the Richmondshire Local Plan 1999-2006.

RDC has recently commenced a review of the Local Plan to update policies for new development. The Issues and Options Consultation was undertaken in 2018 and CPRENEY commented at that time. The Preferred Options Consultation was published in July 2021 to which CPRENEY responded in full. However, due to the early stages of plan preparation, no weight can be attached to this document as yet and as such full weight should be given to the saved Local Plan policies and other material considerations as necessary including the NPPF.

The site was previously in equestrian usage with stables, a menage and training ground on the site, however, these were demolished circa 2002/2003. The Clock house, Hurgill Lodge and Hurgill Lodge Cottage sit within the centre of the site but do not form part of the application site. The site is bounded by Hurgill Road to the North and Westfields Road to the South and a public footpath runs adjacent to the site on the Western boundary which links Hurgill Road with Westfields Road.

The proposed site is located adjacent to the development limits (saved policy 23), therefore, for the purposes of planning the site is located wholly within the open countryside. Equestrian usage is not considered to be

previously developed land, therefore the site location should be considered to be a greenfield location, CPRENEY support proposals for the redevelopment of brownfield land, therefore, object to a major development at this location.

It is acknowledged that Core Strategy Policy CP4 supports some development adjacent to the development boundaries, however, the site is not considered to be closely related to services and as such future occupants of the new estate would be reliant on private vehicles, adding to highway safety concerns already experienced by speeding vehicles in the area. CPRENEY also believe that due to its location on a very steep slope, it is highly unlikely that residents will walk to the town or nearest school as carrying shopping and bags will be challenging. It is not considered that access will be safe and suitable for all users (as per the tests in the NPPF paragraph 110), particularly people with impaired mobility or prams who will struggle as a result of the topography. Furthermore, there is currently no footpath from the site to Westfields Road (to the south) which is a narrow country lane and currently is located within the national speed limit zone of 60mph, increasing the risk to vulnerable road users. The footpath along Hurgill Road is narrow and stops short of the site. To instate a new footpath linking the existing to the site would involve the removal of a well-established hedgerow which CPRENEY are completely resistant to in these circumstances.

Furthermore, whilst no weight can be attributed to the emerging Local Plan, at the Regulation 19 Preferred Options stage, the Council has not chosen to include this site (which was put forward) as a potential allocation or redraw the development limits to include the site, which at this stage, is considered to mean that the Council considers there to be much more suitable and sustainable sites to deliver the Council's future housing need over the plan period and as such, CPRENEY believe that the proposal should be refused.

CPRENEY consider that the site is located in a prominent area of steeply sloping countryside on the western edge of Richmond. As such a development of 30 houses at this location would constitute an inappropriate and unacceptable intrusion to the attractive rural setting of the western edge of Richmond.

Conclusion

CPRENEY welcomes the opportunity to comment on this full planning application for 30 dwellings to the western edge of Richmond. The greenfield site is located within the open countryside out with the development boundary and is not easily relatable to existing services. The Council have not proposed allocation or the redrawing of development limits in the emerging local plan to include the site meaning that their preferred direction is to propose more suitable and sustainable sites elsewhere in the town and indeed across the district. CPRENEY are further concerned the impact on highway safety of vulnerable users from an increased number of vehicular movements associated with the proposal on the local rural road network, particularly on narrow stretches of rural roads with no suitable footpaths. As such the proposed development appears to be contrary to several local and national planning policies as set out above and therefore, CPRENEY respectfully ask that this proposal be refused.

CPRENEY reserves the right to comment further should any additional information be submitted in support of the proposal.