



The countryside charity
North and East Yorkshire

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Branch Chair
Mrs Jan Arger

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 – **AMENDED DETAILS**

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

Type of response: Objection

Date of Submission: 11th August 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
Katie Atkinson, BA (Hons), Dip TP, MA
MRTPI
www.kvaplaning.co.uk

Comment

CPRE North and East Yorkshire ('CPRENEY') welcomes the opportunity to comment further 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').

The applicant has submitted further information following initial consultation on submitted documents in March 2022. CPRENEY responded in full at that time with a response dated 1st May 2022.

Having had the opportunity to consider the additional documents submitted on behalf of the applicant, CPRENEY maintain their strong objection to these proposals for the reasons outlined in our previous response. The additional information does not address any of the concerns previously raised by the charity.

Fundamentally, CPRENEY consider that the site is located in a prominent area of steeply sloping countryside on the western edge of Richmond on an area of land that is not considered brownfield development due to its former equestrian usage. As such a development of 30 houses at this location would constitute an inappropriate and unacceptable intrusion on the attractive rural setting of 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 continues to 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.