



The countryside charity  
North and East Yorkshire

PO Box 189  
York  
YO7 9BL

[www.cpreney.org.uk](http://www.cpreney.org.uk)

Tel: 07983 088120  
Email: [info@cpreney.org.uk](mailto:info@cpreney.org.uk)

Branch Chair  
Mrs Jan Arger

**Authority:** North Yorkshire Council – formerly Harrogate Borough

**Type of consultation:** Planning Consultation

**Full details of application/consultation:** 23/01082/OUTMAJ - Outline planning application, with access to (but not within) the site considered, for the development of 17 residential dwellings (7 affordable and 10 self or custom build dwelling plots)

**At land:** Almsford Bank Stables, Leeds Road, Harrogate, North Yorkshire, HG2 8AA

**Type of response:** Objection

**Date of Submission:** 1<sup>st</sup> June 2023

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](http://www.kvaplaning.co.uk)

## Comment

CPRE North Yorkshire ('CPRENY') welcomes the opportunity to comment on this major application for outline planning permission including site access for the development of 17 residential dwellings at Almsford Bank Stables. The application was submitted to North Yorkshire Council ("the Council") and is located within the former Harrogate Borough Council area on behalf of Square Feet Ltd and Antela Developments Ltd ("the applicants").

The revised National Planning Policy Framework ('NPPF') was updated in July 2021 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous National Planning Policy Framework published in March 2012 and revised in July 2018 and 2019.

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 NPPF is, therefore, a material consideration which should be taken into account in determining this application.

The planning system should contribute to achieving sustainable development. The NPPF 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..'*

The Council has an adopted Local Plan ('LP') for the Harrogate District (March 2020) having been through independent examination and been found sound. Subsequently, full weight should be attributed to the policies contained within the document

In March 1983 a proposal for a single dwelling on the site was refused and dismissed in January 1984 at appeal for its potential impact on visual amenity, visual intrusion in the open and rural area and for its impact on highway safety to both vulnerable users and vehicles on Leeds Road. CPRE North and East Yorkshire ('CPRENE') submitted an objection to previous applications by the applicant on this site for 65 houses in March 2018 and to further revisions to the proposal in October 2018 which was subsequently withdrawn. A reduced scale application (for 35 houses and access) was submitted and refused in 2022 (22/02233/OUTMAJ) as the site was not on allocated land in the Local Plan, was outside development limits of Harrogate and as the Council could demonstrate a housing land supply in excess of 5 years there was no justified need and was considered contrary to policy. Further the site is located in the open countryside and forms part of the Crimple Valley Special Landscape Area ('SLA') and it was considered that the proposed location and open site would mean that the proposed development would not assimilate within the overall character of the landscape area.

The current proposal is for a reduced scheme of 17 dwellings, it is also noted that the proposal is in 'outline' therefore, despite submission of some details including a proposed site plan, the proposals could be subject to change at a future reserved matters stage, therefore, in reality the principle of development at this site is the primary concern in the determination of the application.

CPRENE are not aware of any circumstances which have changed since the previous refusal of planning permission as to warrant a change in direction in the decision making process.

The site is outside of the Development Limits so is not in conformity with Policies DS1, GS2 and GS3 being contrary to the adopted growth strategy for the area. Further, the site still firmly lies within the Crimple Valley

(‘SLA’) and it is our considered opinion that development at any scale is inappropriate for the location. Built development at this location would incur a loss of or harm to the open landscape character to the area recognised as being of high landscape value and an important setting of Harrogate and the Grade II\* Listed Crimple Valley Viaduct through a loss of open fields and woodland. The area is protected from inappropriate development by Policy NE4 which seeks to protect, enhance or restore the landscape character of Harrogate district for its own intrinsic beauty as well as specifically locally valued landscapes (SLAs) naming the Crimple Valley specifically. CPRENEY also considers the proposal to be contrary to policies HP2, HP3 and NE5 of the adopted Local Plan.

Despite numerous previous applications on the site and having been submitted as a potential housing allocation, the Inspector of the (now) adopted Local Plan rejected the site setting out that the area of the SLA is not needed *“in the context of the considerable oversupply of housing land, thus, there being no need for the harms that would be likely to arise from their allocation.”* The Council currently has a 7.3 year housing land supply, therefore, the opinion of the Inspector is still valid and there is in fact no need for the development of the site in any capacity.

CPRENEY also have concerns regarding the proposed site access from the A61 Leeds Road. It is considered that the existing access at this point would need improvements which would result in an unacceptable urbanizing effect to the open countryside due to the steep gradient rendering it difficult to absorb into the landscape . Furthermore, the A61 already has issues with congestion, made worse in winter conditions. Should the proposal be approved, CPRENEY are concerned that the additional vehicular movements would exacerbate this.

CPRENEY therefore maintains their objection to the development of this site and respectfully ask for the Council to refuse the proposal in the same way that Harrogate Borough Council and the various Inspectors have done.

Should any further information be submitted in support of the proposals, CPRENEY reserve the right to comment further.