

# Development Proposal for Land off Main Street, Staveley



As you may know, planning and development consultants, Johnson Mowat, are currently undertaking a pre planning application community consultation exercise on behalf of Jack Lunn (Properties) with regard to the building of 13 dwellings on the land off Main Street, Staveley (known as site SV2 shown opposite).

The Parish Council is holding an open meeting to discuss the proposal in the village hall on:

**Wednesday 15th May 2019 at 7:30pm**

The consultation exercise is in the form of a leaflet distributed to households in the vicinity of the site. A copy of the leaflet is available on the Parish Council website at:

<https://staveleyandcogrovepc.org.uk/development-proposal-for-site-sv2/>

Comments may be made to Johnson Mowat by **22nd May 2019**.

All residents are invited to attend the meeting to express their views on the proposed development, whether in support or opposition. The Parish Council currently opposes any development on this site for the same reasons that the site was rejected for inclusion in the Draft Local Plan (see over).

Following this consultation exercise, the developers will be making a full planning application to Harrogate Borough Council, when you will also be able to comment on the development proposal.

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## A brief history of site SV2

In response to the Call for Sites during the Harrogate Borough Council (HBC) Local Plan preparation in 2016, this site came forward and was identified as site SV2. The site was not deemed deliverable due to *“Part of the site is identified as ‘important open space’ within the Staveley Conservation Area Appraisal - as such development of the site would be harmful to local character and the heritage assets present. NYCC have indicated that there are some transport and/or accessibility related problems, although these are capable of mitigation.”*.

The site was also not recommended for allocation in the Sustainability Appraisal, stating *“Some adverse landscape impacts are identified which can be mitigated in part. Further negative environmental effects arise from the harm to the significance of a heritage asset which it is not possible to mitigate. There is also a negative impact on local distinctiveness.”*.

In March 2018 ESH Homes submitted a response to the HBC Local Plan public consultation process, objecting to the single large housing allocation on site SV1 (Minskip Road) and promoting the inclusion of site SV2 with the deletion in whole or in part of SV1. The objection from ESH Homes suggested a split allocation of approximately 28 units on each site. An initial site layout was then proposed by ESH Homes for 23 dwellings.

The Parish Council (PC) wrote to HBC in August 2018, again objecting to site SV1 being included in the Draft Local Plan and also supporting the decision by HBC not to consider site SV2 for residential development for the reasons cited above.

At its meeting on 26th February 2019, the PC undertook to call a public meeting to discuss any forthcoming proposal for housing development on site SV2 if and when any pre-application consultation or planning application came forward. This followed recent survey activity on the site.

On 15th March 2019 the PC was invited by Johnson Mowatt, agents for Jack Lunn (Properties), to meet with them to discuss a proposal to develop 13 dwellings on site SV2. The PC met with the agents and representatives of the potential developers on 29th March 2019, where development proposals were presented, including an indicative site layout. The PC reiterated its support for the decision by HBC not to consider the site for residential development in the Draft Local Plan.