

Revised proposals for development of 4 houses in Arkendale Road in Staveley

There have been two previous planning proposals for this site. In the first, dated April 2017, to which Staveley and Copgrove Parish Council had no objections, outline approval was given for three bungalows. (Note that the original application was for 5 bungalows, subsequently reduced to 3 after negotiations with HBC Planning Department).

In the second proposal, of January 2018, it was proposed that 5 large 'executive' type houses should be built. The Parish Council was surprised at this amended proposal because the number of dwellings exceeded those previously approved and agreed between the developer and HBC Planning. Now it appears that further negotiations have taken place and this latest proposal has reduced the number to 4 large 'executive' houses as compared with 3 bungalows.

It is completely wrong that the developer should continue to try and amend the number and type of dwellings that had previously been agreed, and for this reason alone this new proposal should be rejected outright. Aside from this, the Parish Council strongly objects because it is completely out of character with village. The proposal must be scaled back to the original concept, for the following reasons: -

1. The design fails to respect the rural approach to village. HBC Planning state that village approaches need to retain their local character – but these are 4 large houses looking like a 'town' development, completely out of character with the properties opposite, which are all well set back from Arkendale Road, and either bungalows or low profile homes. The Parish Council would have no objections if the developers reverted to their original plans, for which they already have outline approval.

It should be noted that in the Outline Planning Approval given by HBC in document 18/00027/FUL, April 2017, condition 3 stated that no more than three dwellings should be provided on site. There is no justification for now reversing this policy.

2. The proposed development would cause significant harm to the local area by extending into open countryside, contrary to policies SG4 and C1 of the Core Strategy, saved policies HD20, HD13, HD3, C2, C9 and R11 of the Harrogate District Local Plan and NPPF Guidelines. As pointed out in HBC's document 18/00027/FUL, New Buildings should respect the scale, proportions and height of neighbouring properties. This proposal clearly does not, because all the neighbouring properties are bungalows or low profile homes.

3. The design adversely affects local distinctiveness, fails to ensure a relationship with the rest of the village, and conflicts with National Planning Policy Framework that Developments should respond to local character and history.

4. It is close to the Staveley Conservation area but shows no sympathy for it, contrary to Planning Guidelines. The 3 bungalow proposal would not cause harm to this heritage asset, but this 4 large house proposal would. This is confirmed in HBC's document 18/00027/FUL, where the Conservation and Design Officer commented: -

- (a) Development of this site would adversely impact on the historic environment and/or local character
- (b) Development would significantly disrupt the settlement pattern and approach to the village/conservation area.

5. It will add further pressure to Staveley's existing mains drainage system which is already proven to be inadequate for the village's needs.

6. Risk of flooding. In document 18/00027/FUL, Yorkshire Water commented that the local public foul sewer network does not have the capacity to accept any discharge of surface water, confirming point 5 above. In the same document the Swale and Ure Drainage Board advised that the ground conditions in this area may not be suitable for soakaway drainage. That only leaves the option of discharge via a watercourse system to discharge surface water, yet this is an area which is already prone to flooding. The proposal includes culverting the ditch / stream from Whitecross before it enters the culvert across the field to Tannerbeck. The Swale and Ure Drainage Board would need to approve the arrangements and be confident that the existing drainage regime is maintained to avoid any backing up upstream. It is not clear who would be responsible for maintaining this new culvert.

7. There is no provision for any social or low-cost housing. Instead of lower cost bungalows, which because of their better affordability would have widened the number of potential buyers, the developers have opted to go up market. This proposal will do absolutely nothing towards solving HBC's problem of providing more affordable houses in the area, unlike the original proposal.

8. Condition 7 of the Outline Approval document required a detailed assessment of the presence/absence of great crested newts. There is no indication that this has been done.

9. Condition 8 of the Outline Approval document required an ecological and landscaping scheme and management plan. There is no indication that this has been done.

In conclusion, we understand that development is required, but we would seek support to ensure that any developments are sympathetic and in keeping with their rural surroundings rather than putting dense urban developments in rural situations. This planning proposal is another attempt by the developers to reverse the reduction of houses from 5 to 3 which HBC insisted on last year.

The Parish Council is not averse to development on this site and would be satisfied with the original proposal. We strongly recommend that Harrogate Borough Council sticks to the original outline Approval for 3 bungalows and the conditions attached to it.