

Letter to Harrogate Borough Council

January 2019

### **Planning Application by Yorvik Homes for 26 dwellings in Copgrove**

Staveley and Copgrove Parish Council wish to object to this proposed development for the following reasons:-

1. Copgrove is a small village with limited facilities and is classified as such in the draft Local Plan. This proposal is to increase the size of this small village by over 70%. It is *self-evidently* a development that is not sustainable, which is contrary to NPPF guidelines, and should be rejected for this reason alone.
2. It is a development that will extend into open countryside, thereby causing demonstrable harm to the local area, contrary to NPPF Guidelines.
3. It is adjacent to, but outside settlement limits, and is therefore subject to draft policy GS3 in the emerging Local Plan. It is contrary to several of the criteria of this policy. Although the Local Plan is not yet in force, we suggest it would be appropriate that, from this point in time, due note is taken of the policies in that plan when determining the outcome of planning applications.
4. When the site was proposed for one of the site allocations in the local plan, it was identified as having significant landscape quality. Because it was therefore contrary to existing Core Strategy landscape policies and emerging Local plan policies, it was excluded from the site allocations in the Local Plan. Nothing has changed subsequently to alter this position.
5. The site is close to two important heritage assets, Copgrove Hall and the mediaeval Copgrove church. It will cause harm to both, so is contrary to NPPF Guidelines, which is another sufficient reason in itself to refuse planning permission.
6. There is only token provision for any social or low-cost housing. This proposal will do nothing towards solving HBC's problem of providing more affordable houses in the area.
7. Copgrove is in the process of developing a Neighbourhood Plan with the village of Staveley (with which it shares a Parish Council). Any planning proposal of this scale should be deferred until that Plan is more complete.
8. It will substantially increase road traffic at the junction between St. Monagh's lane and the main Staveley to Burton Leonard road. This junction is on a blind bend and has been needing improvement for many years. The increase in traffic as a result of this development would increase the risk of an accident until an improvement is made.
9. Although the developers did undertake a community consultation exercise, no attempt has been made to consider the views of those consulted. The chief concerns expressed, as described in the Developers Design and Access Statement, were that the amount of development is disproportionate to the size of the settlement and that there were no amenities to support the additional housing. No attempt to address these issues has been made in this planning application, and it is manifestly untrue for the claim to be made that *'The Applicant has identified the importance of Localism. This was an*

*integral element of the project brief – to engage with and enable local residents in the aspirations for the site’.*

10. The site is very similar to that at Cemetery Fields, Arkendale, which was the subject of an unsuccessful appeal last September. The planning inspector concluded that the proposal would have an unacceptable effect on the character and appearance of the area, and therefore would not comply with policies SG4 and EQ2 of the Harrogate Borough Council, Harrogate District Local Development Framework Core Strategy (2009) and ‘saved’ policies HD20 and C2 of the Harrogate District Local Plan (adopted 2001) which seek to protect landscape character.

In conclusion we ask that the above points are considered when examining this application, and we endorse the more detailed objections made in the letter of 25<sup>th</sup> January 2019 from WYG Planning.

Yours sincerely  
Staveley and Copgrove Parish Council