

Harrogate Borough Council
Planning Department

August 23rd 2018

Dear Sirs

Objections to the Local Plan as regards development sites in Staveley

As you aware, Staveley and Copgrove Parish council strongly objects to the proposed development site SV1 which has been included for proposed housing development in Staveley, in HBC's draft Local Plan.

We understand that in an objection to the draft Local Plan, a development company called ESH has suggested that an alternative site, SV2, be substituted for SV1. I write to advise you that the PC is equally opposed to this counter-proposal as SV1. We therefore support the decision by HBC not to consider SV2 for residential development.

Site SV2 was considered in drafting the Local Plan, and was rejected for the following reasons:

- the development is likely to result in harm to elements which contribute to the significance of a heritage asset (Conservation Area) and the harm is not capable of mitigation
- the nature of the site means that a built environment will have a negative impact on local distinctiveness
- although in theory an appropriate form of development on the site would be dwellings facing onto the road, the part of the site fronting the road has been identified as "important open space" in the Staveley Conservation Area appraisal and is part of the setting of the Pinfold. Development to the rear of this frontage would constitute development that is contrary to the linear grain of the village, which would also be harmful to local character and the heritage assets present
- key views across the site which link the village to its rural context would be impeded
- development would involve the loss of part or all of the frontage hedge which would be harmful (this being identified as a "significant hedge: in the Staveley Conservation Area appraisal).

I understand that HBC stands on its position in the 2017 assessment of not allocating site SV2. Staveley and Copgrove Parish Council supports your position on this. In addition, we urge you to withdraw site SV1 from the Local Plan proposals, for reasons that we have put forward in numerous other submissions to you.

Yours sincerely

Nick Stringer
Chairman
Staveley & Copgrove Parish Council