

# Staveley & Copgrove Parish Council

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Report to: Full Council  
Report ID: PC5  
Date: 26th November 2019  
Subject: Proposed PC Response to Planning Application 19/03787/FULMAJ  
Author: Councillor Nick Stringer

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## **Land Comprising Field At 436673 462638 Main Street Staveley North Yorkshire Ref. No: 19/03787/FULMAJ**

Staveley and Copgrove Parish Council wishes to object to this planning application for the following reasons:

1. It was originally considered for housing development in the Harrogate Local Plan by Harrogate Borough Council, but it was decided "not to allocate" because of :
  - 1.1. Poor accessibility to Local services,
  - 1.2. Further negative environmental impacts arise from harm to a significant Heritage asset, which it is not possible to mitigate (the significant Heritage asset being the Staveley Conservation Area),
  - 1.3. Negative impact on local distinctiveness.
2. It is outside Staveley's designated village development plan limits. All other recent planning proposals for developments outside plan limits have been rejected by the Council.
3. It is opposed by the vast majority of Staveley villagers, as evidenced by the number of objection letters registered on the HBC planning website.
4. It will increase the risk of flooding in the Pinfold and Arkendale Road area of the village. It is known that the ground conditions in this area are not be suitable for soakaway drainage.
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. The entrance and exit to the site would be on a dangerous corner. The additional traffic generated from the site's new residents can only have a detrimental effect on villagers' daily lives, as well as potential danger for children and road users, with noise, dirt, and HGV deliveries. As for parking, the village is already overstressed in this way.
  
7. The village has seen 53 new houses being built over the last 27 years. This is more than our fair share of local housing development. The proposal involves another 13 houses on a greenfield site close to the centre of the village, in addition to the latest development of 4 houses on a green field site on the Arkendale Road. Housing requirements are apportioned according to population in a district, so Staveley's share of Harrogate BC's needs should be one new house per year.

Thank you for your consideration of these points.  
Staveley & Copgrove Parish Council