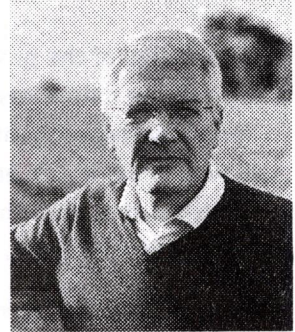


ANDREW JONES MP

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5 April 2023

To: Staveley village residents

Dear resident

Many constituents from Staveley have contacted me regarding the proposal for 73 properties on the entrance to the village south of Minskip Road.

I wanted to give you my thoughts on the proposal and tell you the action I have taken.

I want to acknowledge the need for affordable housing to enable young people with young families to live near their parents, grandparents and other support networks. Until relatively recently, the Harrogate district has seen a low level of residential development over previous years and the average house price in the district is around 17 times the average salary. There is clearly, therefore a need for more houses.

But those houses have to be in a location that fits with the requirements of the surrounding area and the requirements of those we expect to move in to the new properties.

In the case of the Staveley proposal I have concluded for many reasons that it does not meet those requirements and I wanted to briefly outline why.

An obvious starting point is the presence of the nature reserve directly opposite the site. It is difficult to see how 73 new homes can enhance the setting or use of the nature reserve. In addition, the council's local plan states that any development of the site *'must include the provision of significant areas of connected green blue infrastructure capable of mitigating the potential for increased recreational pressure on the nearby Staveley Nature Reserve.'* Green blue infrastructure is basically areas of water or vegetation.

The Yorkshire Wildlife Trust has submitted comments about this stating that *'the development does not offer a significant area of green open space ... or significant areas of blue green infrastructure.'* The trust goes on to express significant concerns over the effect on wildlife from the development.

In respect of affordable housing provision, Staveley is not well-served by public transport and affordable housing ownership relates directly to levels of car ownership. In other words, on site affordable housing is likely to be unattractive as the occupants will need access to employment, schools and other services but not necessarily have the means to get there.

The design of the proposed houses, to me, is entirely out of keeping with Staveley village. I have visited the nature reserve on many occasions, met residents regarding flooding problems, seen individual constituents about casework issues and delivered my newsletters in the village so I know it well. Having looked at the design pictures the applicants have submitted it is obvious that they are trying to shoehorn the 'new suburban estate' style of housing into an established village location. It simply doesn't work.

Report after report from statutory consultees on the council's website questions the information provided and calls for more reports. The Environmental Health team suggest more investigations into the ground conditions, the police have concerns about the security of the site, the heritage team at the council want guarantees about potential archaeological interests and Yorkshire Water want proper details of the surface water drainage system for the site. The full report on highways impact is yet to be submitted but most expect it to point to the detrimental affect of the development on local roads.

Staveley and Copgrove Parish Council have objected and the points they make expand significantly on the issues I have raised in this letter. I think they have it spot on.

That is why I have submitted a letter to the new North Yorkshire Council's planning team objecting to this proposal and asking them to give proper weight to the many objections from residents that they have received.

Yours sincerely

Andrew Jones

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