

HAPARA newsletter 24/11/2020

Former Police Training Centre – Planning Application 20/02318/OUTMAJ

Background:-

- Planning Application 14/02970/FULMAJ began as a proposal for 151 dwellings, subsequently planning approval for 161 dwellings was granted.
- July 2020, planning application 20/02318/OUTMAJ was submitted with a proposal for 180 dwellings.
- October 2020, an amended scheme was submitted with a proposal for up to 200 dwellings.

HAPARA has consistently accepted that this “brown field” site be utilized for housing but cannot support the amended scheme being put forward on the following grounds:-

Proposed housing numbers – the proposal for 200 dwellings is 23% greater than the figure of 163 in terms of Local Plan provision. This is yet another example of unjustified planning creep in relation to sites across the west of Harrogate and this overprovision is not in accordance with the Local Plan as it far exceeds the identified housing need.

Housing density - the increased number of dwellings increases the density of development to 34.6 dwellings per hectare. This may be acceptable in an urban location with good access to public transport but this site is on the outer rural fringe of town, adjacent to the Crimple Valley Special Landscape Area.

Traffic volume and safety – the extra journeys onto and along Yew Tree Lane that would emanate from this site have been a significant area of concern ever since development was first mooted. There is no commitment in the application to support public transport or cycling connectivity consequently movement to and from the site will be car reliant. The Police Training Centre is not an isolated case in this regard as much more additional traffic is to be expected to be generated from developments on Whinney Lane etc.

Education – The site falls within the catchment of Pannal Primary School which we understand may already be oversubscribed, in terms of education it's unclear where children from this development could be accommodated.

Should you wish to make a submission to Harrogate Borough Council in respect of this application the deadline is 7th December 2020.

PS. Have you had a flyer from the Stray Ferret delivered with your post. All of this week the Stray Ferret is looking at issues surrounding housing the first of which were covered on Monday www.thestrayferret.co.uk .