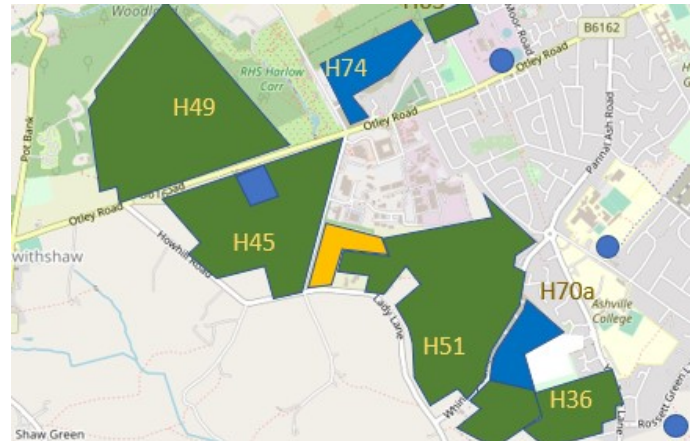
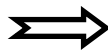


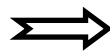
## In this issue

A review of all the development sites in our area (pp 2 and 3)

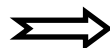


The Otley Road Cycleway - what is the plan for the next stage? (p4)

Parking on Yew Tree Lane - an accident waiting to happen? (p4)



News on 20 mph zones  
And what is the 'Otley Road Sustainability Package'? (p5)



Comings and goings on the HAPARA committee (p5)

Updates to our website

### Our Spring Meeting

A date for your diaries  
This year's HAPARA Spring meeting will be held in the Green Hut on

**Wednesday 17 April at 7 pm**

# A review of all the development sites in our area

## Developments not yet started

1.	Police College Site, Yew Tree Lane	200 homes
2.	Castle Hill West , Whinney Lane (west)	230 homes school
3.	East of Lady Lane	480 homes, business park
4.	Bluecoat Park, Otley Road (south)	480 homes
5.	Windmill Farm, Otley Road (north)	910 homes, school, local centre
<b>Total</b>		2300 new homes 2 primary schools 7 Ha Business Local centre

## Completed or nearly completed

6.	Stonebridge development, Whinney Lane (east)	130 homes
7.	Persimmon, Otley Road (nr Horticap)	125 homes
8.	Crag Lane	125 homes
9.	Mulgrave, Whinney Lane	40 homes

## In the pipeline (no details)

10.	Harlow Nurseries	60 homes ??
11.	Whinney Lane southwest	100 homes ??

### 1. Police College Site, Yew Tree Lane (Homes England / Vistry)

Reserved Matters Application approved at the end of January for the provision of 184 new housing units and the repurposing of the 4 existing buildings to provide a further 16 dwellings.

We await details in relation to the Construction Management and Travel Plans.

The Construction Management Plan must include on-site parking only, timing/limit to site deliveries, on-site wheel and underside chassis washing, deployment of an effective road sweeper, adherence to agreed working hours, out of hours site security, mitigation of light, noise, and air pollution and commence tree landscaping early on.

A route from/to the principal road network for development vehicles to be agreed and strictly adhered too especially to account for the delivery of modular units.

Anticipating continued dialogue with representatives from Vistry (the prospective builder)



### 6 Castle Hill (east), Whinney Lane (Stonebridge)

Construction of housing units all but complete, now following up on outstanding issues as follows: -

Resurfacing of roads/paths **still to do**

Full reinstatement and reopening of the rerouted footpath from Yew Tree Lane to Whinney Lane **still to do**

Verge landscaping on Whinney Lane **still to do**

Replacement hedge planted at last!

**2 Castle Hill West, Whinney Lane (H51 south)**

**(Banks / Banks?)**

Amended application submitted September 2023.

Update meeting held with representatives from Banks Property.

Currently held up until work on the long-awaited *Infrastructure Delivery Schedule* and *Cumulative Transport Strategy* is completed then approved by NYC (expected March 2024).

Determination meeting likely to be held at NYC offices in Northallerton, early summer at the earliest.

Subject to full planning approval being secured, actual building work could commence autumn 2025.



**3. East of Lady Lane (H51 north)**  
**(Gladman / unknown builder)**

Outline application originally submitted in 2018.

Awaiting revised or re-submitted application.

Will need to conform with the *Infrastructure Delivery Schedule* and *Cumulative Transport Strategy* when these are approved.

**4. Bluecoat Park, Otley Road (south)**

**(Homes England / unknown builder)**

Full application originally submitted in 2022.

Currently held up until work on the long-awaited *Infrastructure Delivery Schedule* and *Cumulative Transport Strategy* is completed then approved.



**5 Windmill Farm, Otley Road (north)**

**(Anwyl/Taylor Wimpey)**

Full application originally submitted in 2022.

Currently held up until work on the long-awaited *Infrastructure Delivery Schedule* and *Cumulative Transport Strategy* is completed then approved.

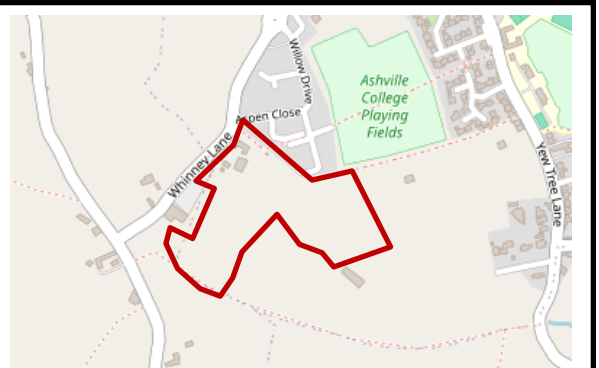
White area known as 'Eddington land' not included, but could add up to 100 more houses to site total.

**11. Whinney Lane (southwest)**

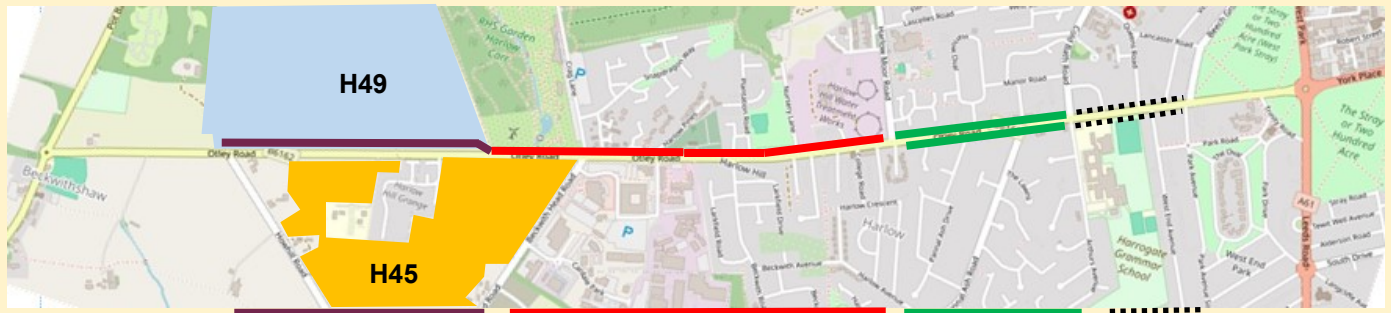
**(unknown developer)**

This is the residual part of development site H70 located behind the Squinting Cat and adjacent to the Police College site. Potential for 100 + homes.

No application has yet been submitted and the prospective developer is unknown.



## Otley Road Cycleway



H49 section  
(development)

Phase 3  
(to be designed)

Phase 1  
(completed)

Phase 2  
(abandoned)

For some months HAPARA has been seeking definitive information regarding phase 3 in relation to the Otley Road Cycleway.

Information shared by NYC indicates that phase 3 will commence at the Harlow Moor Road Junction and continue along the north side of Otley Road to the junction with Howhill Road.

Phase 3 is to be developer funded with our understanding that it is being designed on a shared pedestrian/cycle user basis. However, the section fronting the Windmill Farm (H49) development will be segregated and sited behind a hedge.

HAPARA believes that residents should be given the opportunity to comment on plans for phase 3 and intends to produce a leaflet for delivery to relevant properties along and adjacent to Otley Road seeking views. A copy of the leaflet will be posted on the HAPARA website.

Our view, more broadly, is that we have never been convinced of the mitigation merits of the Otley Road cycle path, and nothing that we have seen so far convinces us otherwise. As things stand it seems to be a cycle path without any real benefits

### Parking on Yew Tree Lane

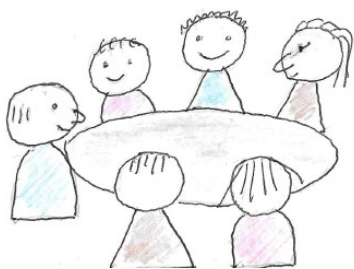
A most worrying issue in relation to dangerous and inconsiderate parking on Yew Tree Lane in the vicinity of Ashville Sports Centre has been noted when organized events take place.

Residents living in the proximity have been in communication with Ashville College and officials at NYC. In addition, HAPARA has been in contact with Cllr John Mann to request his support in seeking a solution to this pressing matter.



A meeting to discuss what can be done to resolve the situation is to be arranged in the very near future.

## The HAPARA committee



We are delighted that Andy Gillies has joined the committee to assist with matters arising from the proposed phase 3 of the Otley Road Cycleway in particular.

As mentioned at the 2023 AGM it is the intention of the current Chair, Secretary, Treasurer and Membership Secretary not to seek re-election at the AGM later this year.

An agenda item at the Spring Meeting on the 17 April will be included to discuss association governance.

## Our website - Our Neighbourhood

The HAPARA website includes a section headed 'Our Neighbourhood' where information relating to building sites in the area is available to peruse. Information can easily get out of date and we work hard to update the website relating to individual development sites such as the former Police College (H36) and Castle Hill West (H70). Please keep checking the site and get in touch if you have any comments on the information provided.



## Otley Road Sustainability Package and Pannal Ash Road Safety Campaign

At our AGM in October last year Melisa Burnham, from North Yorkshire Council (NYC), presented draft proposals comprising a 'Sustainable Transport Package' utilising monies left over when Phase 2 of the Otley Road Cycle Path was cancelled.

We understand the Sustainability Package was signed off by NYC before Christmas 2023. Melisa has been invited to update the Association at our Spring meeting this April and we are pleased that she has accepted the invitation.

NYC has also agreed to the creation of an area-wide 20mph zone in the Harlow Hill/Pannal Ash area and is currently working up details of the scheme. We will hear more on this at our Spring meeting.

We understand the proposals will include the resurfacing of Pannal Ash Road and Green Lane, and traffic calming measures which will be required on both these roads and on Yew Tree Lane. NYC is also designing extra crossings, lineage and signage.

There is to be a public consultation on the proposals probably in early summer, so please take the opportunity to respond when it takes place.

*Below: slide from the October 2023 AGM*



## Getting in touch:

For general matters:

[info@hapara.org](mailto:info@hapara.org)

For membership queries

[membership@hapara.org](mailto:membership@hapara.org)