

# DARLEY HOUSING PLAN 2016

Darley is going to be affected by a substantial number of building applications. The most immediate is the new plan for 29 houses off Sheepcote Lane. It will be the 5th separate application this year ( 32 houses in the planning pipeline so far ).

There is so much land on offer for development that the village could be swamped with new builds if applications were granted.

If when you have read the following, you have concerns; would you please write to Harrogate Borough Council at the following address to arrive by the end of August 2016. (Anything received after 2nd September will not be taken into consideration)

Set out below are some of the issues which will impact the village as well as the residents of Sheepcote Lane and Low green / Main Street; you may well have other thoughts to bring to bear.

## CONTACT DETAILS - INFORMATION REQUIRED

Include your name and address.

Application Case Number 16/02700/FULMAJ  
Land off Sheepcote Lane, Darley. Erection of 29 houses

Letter to:

Harrogate Borough Council Planning Services  
PO Box 787  
Harrogate  
HG1 9RW

OR email to:

planningrepresentati@Harrogate.gov.uk

## PROPOSED RESIDENTIAL DEVELOPMENT . SHEEPCOTE LANE

Planning Application Case Number 16/02700/FULMAJ  
Important points for consideration:

### The Nidderdale Area of outstanding Natural Beauty AONB

The National Planning Policy Framework sets out that *“great weight should be given to conserving landscape & scenic beauty in National Parks, The Broads, and Areas of Outstanding Natural Beauty “*

The site lies within the AONB and if development is allowed it will have a major impact on the landscape character of Darley Village.

The NPPF (Para 115) HBC Policy C1 and C2 and the AONB Management Plan stress the principal objective of the Nidderdale AONB is to conserve & enhance the natural beauty of the landscape. The proposed development would contravene these policies

### Village Amenity Loss

Within the AONB, Main Street, Walker Lane, and Sheepcote Lane form one of Darley's heritage trails. It is particularly important as the only village walk on tarmac'd roads, therefore useable all year round. There are 2 seats en route which enable the disabled, blind and elderly to rest and

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enjoy the peaceful surroundings of the AONB. Few vehicles use Walker lane & Sheepcote lane rendering them safe for all including mums with prams and toddlers, and the many dog walkers. This short walk is a valuable village asset which would be lost forever should the development be permitted, as the views would be spoiled and the traffic would greatly increase.

### Development Limitation

This would be an urban development sandwiching an historic barn dwelling & bordering an original farm house.

The site is not within the linear development line established by HBC for Darley Village, (Policy SG2 ) a development limit still current. ( Appendix 1 )

See also 3.2 Draft Policy SD2 Criteria of sustainable development.

*“There should be no loss of greenfield land unless justified by national planning policy”* which states: Item 3.14 *“If farmland adjacent to a settlement’s built up area, it should not be lost unless there are good planning reasons to justify the proposed development. This could include circumstances where national planning policy may allow the loss of open space because it is to be replaced in an equally accessible location and be part of a package which results in significant improvements to the quantity of open space to serve the same local population “*

### Village Design Statement

The site conflicts with requirements contained in the Village Design Statement.

Through views to the south would be lost .

The proposed plan does not reflect the regulation and spirit of the AONB

Applicants have maintained the development area is within the Local Development Plan; this is incorrect.

### Highway Safety

Sheepcote Lane would be the sole access to the development. It is a very narrow lane and only supports a footpath to one side. Exiting Sheepcote Lane is not only downwards towards main street with its poor visibility splay, and where many parked vehicles completely obscure the view of the road to the east. This view is recognised as being below the MfS ( Manual for Streets ) requirement for safe exiting, The property wall to the right obscures the safe view east, and its height cannot be altered, i.e. lowered. This means that the front of a vehicle exiting Sheepcote Lane must protrude some way into the running carriageway of Main Street to acquire necessary sight of traffic coming from the east with the obvious attendant risk of collision.

Driving upwards much of the lane is single track with no footpath. The concern of more traffic before and after development would have a significant impact for residents with both Sheepcote Lane and Walker Lane becoming far less safe for walkers and horse riders. There could be approximately 60 more cars plus supermarket & other delivery vehicles coming and going to the site which would have a huge impact on the whole village.

### Agriculture

The area is currently good agricultural land providing yearly seasonal grazing for cattle up to and including 2016

### Impact on Darley Residents

The amenity views to the south for Low Green residents would be affected.

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The amenity views for Sheepcote Lane residents could be irreparably damaged to the north , east, and west

## This Proposal Not Justifiable

In August 2016 HBC has 7.2 years of available land for building ( Well in excess of the target of 5 years ).

## Schooling

Darley is on the edge of the Harrogate Schools catchment area where the rural passport system no longer applies to assist families with children in or approaching secondary schooling.

## Darley Housing Stock

8 houses currently for sale, with some remaining unsold for a considerable time.

The local authority still retains lettable properties in Darley.

## Ecology

RSPB . Birds on the at risk register i.e. the curlew, and the red legged partridge inhabit this area and adjoining fields, ( Curlew constantly present once more in spring 2016 on the proposed development site ). Also hares seen (2016).

## Water

This is an issue in Darley, already houses along main street have suffered flooding from runoff from Sheepcote lane and the development fields.

There are many springs ( some bubble up thorough the road in Sheepcote Lane ) Further expanse of tarmac on sloping ground will exacerbate the problems on Main Street.

## Lack of Facilities

No Doctor within 2 mile, and a post office yet to be installed. Nidderdale bus service runs approximately every hour (7.18am First bus to Harrogate, & 18.35pm last bus from Harrogate - a limited service making car use essential )

Extremely limited job opportunities necessitating folk having to travel out each day on roads becoming more busy due to new large developments on roads around Harrogate

## Loss of Amenity for Residents of Springfield Barn

Housing to three sides of the barn would be extremely intrusive giving an urban outlook from all windows.

The plan shows 22 outside parking spaces and a road within metres of the back of the barn, and this view continues on the north and east side,

## In Conclusion

Given the foregoing; this Application does not support the character of Darley Village; its location would remove an extremely valuable amenity for local residents and visitors to this village which lies well within the AONB, and therefore it should be refused.