

Hampsthwaite Parish Council Newsletter Summer 2017



Dear Resident,

The Parish Council feel it is very important that villagers are kept informed about major news items affecting our village. Parish Council minutes are put on the notice boards and on our village web site, but these Newsletters are an attempt to make sure everyone is aware of important news.

HAMPSTHWAITE ONCE AGAIN UNDER THREAT! PROPOSED RESIDENTIAL DEVELOPMENT BROOKFIELD GARTH, HAMPSTHWAITE

Stonebridge Homes are currently applying to Harrogate Borough Council to build **46** houses on the field which Brookfield Garth leads into - i.e. almost as many again as are being built at Grange Park.

Hampsthwaite Parish Council have submitted objections to this proposal (*as outlined below*). The purpose of this Newsletter is to bring this matter to your attention and to help those who wish to join in objecting to submit a response **by midday 20th June** - in writing via a collection box placed in the Post Office or by email to the Case Officer : Andrew.Siddall@harrogate.gov.uk

It is understandable, following HBC's approval of Grange Park, that some will think it unlikely we can halt these developments but it is precisely because of Grange Park that previous arguments are now stronger still - so please do not hesitate to make them again - even HBC must eventually learn to listen!

NOTE: You must include the reference 17/01597/OUTMAJ and your name and address in any form of communication.



Full details of the application plus how to submit comments online can be viewed on the HBC website at <https://uniformonline.harrogate.gov.uk/online-applications/> - Just enter **Brookfield Garth** in the **Search Box** click on **Documents** and then **View Associated Documents** (*Note: site details are on Page 2*).

To comment online you will need first to click on **Register** and enter just a few details.

All details, links and other guidance are also posted on www.hampsthwaite.org.uk together with a downloadable submission form pre-prepared for your convenience.

SUMMARY OF INITIAL RESPONSE FROM HAMPSTHWAITE PARISH COUNCIL

The Council is most concerned that there appears to have been very little public consultation with regard to this application and only received notice themselves after their monthly meeting in May. An extra meeting was convened and a response submitted as summarised below. You may wish to pick up or extend some of the points listed for your own objections.

- Development should be planned to be sustainable, be sited where there is good access to employment, promote opportunities to travel on foot or bicycle, take into account the local environment and **listen to the views of local people.**
- Hampsthwaite has over the past few years absorbed additional housing including The Grange, an adjacent major development of 56 houses currently under construction which, given the size of houses being built, is **likely to increase our existing population by 15.5% to 26%.**
- The building of a further 46 homes, also up to 5 bedrooms, will potentially increase the size of the village again by a similar amount meaning that **population will have increased by almost 50%.**
- Such development shows a complete disregard of the views and concerns of local people and we are concerned that the village, with a significant conservation area, situated in Nidderdale, is in **danger of losing its character as a rural Dales village.**
- When considered with the extensive housing development already taking place in Killinghall and along the A59 Skipton Road, this development, would place Hampsthwaite **one step nearer to being a suburb of Harrogate.**
- **The village infrastructure cannot support any more new housing:** the village centre is small and there is already insufficient parking space to support the present population's access to the School, Post Office, Doctors Surgery and the small Corner Shop. **There is no public car park.**
- **The surgery offers only a limited number of appointments** and facilities at other surgeries is most often by car due to the **lack of adequate public transport services.**
- There are **major concerns with the sewerage and drainage infrastructure**, which is already appears to be at a critical point. Man-hole covers have been sealed shut to prevent them lifting at times of heavy rain when the sewers overflow into Cockhill Beck and St Thomas a Becket Walk.
- **The school is already over-subscribed**, even without the new families predicted for The Grange development. The school was extended 6 years ago with a resulting loss of play area, there is **not sufficient room to extend further** within its present boundary.
- The Parish Council lease the sports and recreation field, from NYCC for the use of the village. **This is the only publicly accessible general recreation space in the village.** Loss of this would be wholly detrimental to the health and wellbeing of all and would contravene the requirement for such spaces in the National Planning Policy Framework. There is no other land available within the village boundary to create a replacement.
- **There is a lack of employment opportunities**, village residents travel to Harrogate, York, Leeds and further afield for work. This puts increasing pressure on the already very busy A59.
- **Public transport is inadequate** and costly and is not an alternative for people travelling from the village for employment, education or leisure purposes.
- **Residents need to travel mainly by car.** Many existing households, particularly where there are 17 – 25 year olds, have 3 or 4 cars to be able to access school, jobs and leisure activities in Harrogate and beyond. It is expected that this pattern would continue at Brookfield Garth.
- This same site was **promoted in the 2010 LDF for a development of just 16 houses** and rejected by Harrogate Borough Council as too many - and that was before development of Grange Park.
- Brookfield Garth and the development at Grange Park is **only accessible via Brookfield and mainly the Brookfield/Hollins Lane junction** since most journeys to Harrogate, Leeds and York. **Traffic egress at this substandard junction will have doubled.** It is already a potential accident spot and there have been many near-misses.
- The proposed **development would take away open countryside, including a Public Footpath** linking Rowden Lane with Hollins Lane. A hard surface path through a housing estate will not have the same amenity value as the existing path.
- A recent survey, undertaken by the Parish Council, of resident's views on further development in Hampsthwaite, resulted in **30 objections specific to this site at Brookfield Garth.**

Additional information, plus links to our responses relating previous similar proposals, and Appeal Judgements relating to similar 1984 and 1990 applications can be found on our village web site at: www.hampsthwaite.org.uk - many arguments now strengthened by Grange Park development.