

**GREWELTHORPE**

Summary of Key Issues (Site RL503 – Other Option)	Officer Response to Comment/Issue
Site should be a preferred development site.	The site, at only 0.10ha, would yield approximately 3 dwellings. The Sites & Policies DPD is seeking to allocate sites no less than 5 dwellings. Therefore the site was screened out from further consideration.
Summary of Key Issues (Grewelthorpe – General)	Officer Response to Key Issue
Development of open market housing is needed.	In accordance with Core Strategy SG2 Grewelthorpe is a Group C settlement with more limited access to jobs, shops and services but are suitable for limited open market housing within their existing built up area or as very small schemes which ‘round off’ their existing built up area. Any expansion outside of the built up area will be for small scale 100% affordable housing schemes.
Village Hall is required.	Draft Policy C7 explains that proposals for new community facilities (including community halls) in locations such as Grewelthorpe must demonstrate that they are needed by the community, taking into account the availability and convenience of using the nearest alternative facility in the area. New community facilities should be of sufficient size to meet the needs of the community it is intended to serve but no larger.

**HAMPSTHWAITE**

Summary of Key Issues (Site RL1106 – Other Option)	Officer Response to Comment/Issue
Impact on road network.	NYCC Highways have concluded that the site does not include a sufficient frontage to enable an access of acceptable standards to be formed onto the public highway. The existing access serving the cricket club is not suitable for further development due to the restricted width and visibility.
Limited visual impact. May be possible to develop part of site not within flood plain.	No suitable access can be gained to the site, therefore, it cannot be recommended as a preferred site option.
Impact on school and doctors surgery.	NYCC Education have confirmed that recent building work has increased capacity at the school, therefore an additional classroom would not be required.

Summary of Key Issues (Site RL1112 – Other Option)	Officer Response to Comment/Issue
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Impact on character of the village, road network, biodiversity.	Site excluded due to non-compliance with Core Strategy settlement growth strategy.
Surface water flooding.	Noted.
Impact on school and doctors surgery.	NYCC Education have confirmed that recent building work has increased capacity at the school, therefore an additional classroom would not be required. North Yorkshire and York PCT have confirmed that there is no requirement for additional GP provision.

<b>Summary of Key Issues (Site RL1141 – Other Option)</b>	<b>Officer Response to Comment/Issue</b>
The junction at Brookfield and Hollins Lane could not cope with the extra traffic.	The Highway Authority has confirmed access can be achieved to this site and that the traffic impact will be the subject of a Transport Assessment/Travel Plan, where appropriate, prior to the grant of planning permission.
The village school could not cope with the extra pupils.	NYCC Education have confirmed that recent building work has increased capacity at the school, therefore an additional classroom would not be required.
Surface water drainage is poor in the area around Brookfield.	See comments under RL3036.
The site is too large.	The Council's strategy for growth is set out in the adopted Core Strategy. Hampsthwaite is identified as a Group B settlement capable of accommodating a mix of market and affordable housing to contribute towards meeting 21.5% of the housing requirement for the District that will need to be met in the villages and countryside. The Council must consider all options for meeting the housing need for the District.
The development would harm the landscape and wildlife.	An ecological assessment of the site concludes that there would be some adverse effects on designated sites and/or priority habitats and species but appropriate siting/scale and or mitigation should enable development. The ecological value of the pond, watercourse, mature trees and hedgerows should be safeguarded. Opportunities would need to be sought to restore trees, hedges and wetlands to the landscape.
Fields used by walkers.	Noted. A PROW runs adjacent to the southern boundary of the site. Policy IN2 encourages opportunities for linking with adjoining green infrastructure as part of future development.

<b>Summary of Key Issues (Site RL1141(1) – Other Option)</b>	<b>Officer Response to Comment/Issue</b>
The junction at Brookfield and Hollins Lane could not cope with the extra traffic.	The Highway Authority has confirmed access can be achieved to this site and that the traffic impact will be the subject of a Transport Assessment/Travel Plan, where

	appropriate, prior to the grant of planning permission.
The village school could not cope with the extra pupils.	NYCC Education have confirmed that recent building work has increased capacity at the school, therefore an additional classroom would not be required.
Surface water drainage is poor in the area around Brookfield.	See comments under RL3036.
The site is too large.	The Council's strategy for growth is set out in the adopted Core Strategy. Hampsthwaite is identified as a Group B settlement capable of accommodating a mix of market and affordable housing to contribute towards meeting 21.5% of the housing requirement for the District that will need to be met in the villages and countryside. The Council must consider all options for meeting the housing need for the District.
The development would harm the landscape and character of the village.	A landscape assessment of the site concludes that there would be moderate adverse effects; however with careful design of housing using appropriate materials and with good landscape mitigation, effects could be reduced. A historic environment assessment of the site concludes that development is unlikely to have a detrimental impact on the historic environment or on local character.
Mature oak tree should be retained.	An ecological assessment of the site considers important trees within the site and concludes that the ecological value of the mature trees and hedgerows should be safeguarded. Opportunities should be sought to restore trees, hedges and wetlands to the landscape.
Concern about light pollution.	Policy SG4 of the adopted Core Strategy makes clear that visual, residential and general amenity should be protected and where possible enhanced.
Doctor's surgery will not be able to cope with increase in patients.	North Yorkshire and York PCT have confirmed that there is no requirement for additional GP provision.

<b>Summary of Key Issues (Site RL2061 – Other Option)</b>	<b>Officer Response to Comment/Issue</b>
The junction at Brookfield and Hollins Lane could not cope with the extra traffic.	The Highway Authority has confirmed access can be achieved to this site and that the traffic impact will be the subject of a Transport Assessment/Travel Plan, where appropriate, prior to the grant of planning permission.
The village school could not cope with the extra pupils.	NYCC Education have confirmed that recent building work has increased capacity at the school, therefore an additional classroom would not be required.
Surface water drainage is poor in the area around Brookfield.	See comments under RL3036.
The development would harm the landscape and character of the village.	A historic environment assessment of the site concludes that development is unlikely to have a detrimental impact on the historic environment or on local character. A landscape assessment of the site concludes that there would be

	moderate adverse effects, but with careful design and appropriate landscape mitigation, harmful effects could be reduced to slight adverse.
Disagree with affordable housing target.	Policy HLP7 makes clear that all allocated greenfield sites for residential development will be required to meet a target of 50% on-site provision of affordable housing where the need has been identified in that particular sub area. This target is based on evidence set out in the SHMA.
Concern about impact on ecology.	An ecological assessment of the site has concluded that there would be no ecological objections to development on this site, provided that trees and hedgerows are retained and protected, and opportunities sought for significant new planting.

<b>Summary of Key Issues (Site RL3036 – Preferred Option)</b>	<b>Officer Response to Comment/Issue</b>
The junction at Brookfield and Hollins Lane could not cope with the extra traffic. Concern about volume of traffic and safety. Bus service is inadequate.	The Highway Authority has confirmed that traffic impact will be the subject of a Transport Assessment/Travel Plan, where appropriate, prior to the grant of planning permission.
The village school could not cope with the extra pupils.	NYCC Education have confirmed that recent building work has increased capacity at the school, therefore an additional classroom would not be required.
Surface water drainage/flooding are a problem in the area around Brookfield and are already a problem for existing development.	The Council's Drainage Engineer has confirmed that severe flooding has occurred in sewers and watercourses upstream and downstream of this site. During and following heavy rain, water flowing from ditches within the site has caused flooding to nearby property. No discharge from the development would be permitted to the existing ditches. Extensive flooding has occurred to property on the Brookfield estate from public surface/foul water sewers.  Harrogate Borough Council would expect any developer to assess the feasibility of discharging surface water via infiltration methods. All outline surface/roof water discharge proposals would have to be submitted and agreed prior to any planning approval. Prior to the commencement of any development detailed drawings of all the proposed drainage arrangements would have to be submitted to, and approved by the Local Planning Authority.
The site is too large.	The Council's strategy for growth is set out in the adopted Core Strategy. Hampsthwaite is identified as a Group B settlement capable of accommodating a mix of market and affordable housing to contribute towards meeting 21.5% of the housing requirement for the District that will need to be met in the villages and countryside. The Council must consider all options for meeting the housing need for the District.

Impact on the doctor's surgery.	North Yorkshire and York PCT have confirmed that there is no requirement for additional GP provision.
The development should not impact on the conservation and adjacent listed buildings (The Old Mill, The Grange).	A historic environment assessment of the site has considered impact on the setting of the Conservation Area and listed buildings and concludes that development would impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable.
There is insufficient foul sewer capacity – off site sewer improvements, and the Killinghall WWTW would need to be upgraded.	There are some capacity issues that may require development to be phased and possible investment from 2015 onwards.
Need mix of housing for young, old etc. and mix of tenures.	Draft Policy SG7 sets out the Council's approach to type, mix and density of new market homes based on the Strategic Housing Market Assessment in order to ensure the creation of mixed communities taking into consideration the existing mix of housing in the locality. Policy HLP7 makes clear that all allocated greenfield sites for residential development will be required to meet a target of 50% on-site provision of affordable housing. Policy C1 of the adopted Core Strategy also makes clear the importance of meeting the needs of the community, including elderly people, especially in terms of open market housing.
Disagree with housing need and scale of development.	The Council's strategy for growth is set out in the adopted Core Strategy. Hampsthwaite is identified as a Group B settlement capable of accommodating a mix of market and affordable housing to contribute towards meeting 21.5% of the housing requirement for the District that will need to be met in the villages and countryside. The Council must consider all options for meeting the housing need for the District.
Existing facilities will not be able to support development. Not enough employment within the village.	Hampsthwaite is identified as a Group B settlement, one of the Districts villages with the best access to jobs, shops and services by non-car modes of transport. Policy SG2 of the adopted Core Strategy makes clear that group B settlements will maintain their roles as local rural centres providing the focus of new housing in rural areas of the District. One of the criteria for identifying Hampsthwaite as a Group B settlement is employment provision.
Impact on landscape and loss of countryside.	A landscape assessment for the site concludes that there would be moderate adverse effects; however with careful design of housing in appropriate materials and good landscape mitigation, effects could be reduced. Policy SG1 of the adopted Core Strategy makes clear that priority will be given to the re-use and re-development of previously developed land and buildings, however the scale of land release will necessitate the development of greenfield land.
Impact on form and character of the village.	Development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be

	acceptable.
Impact on biodiversity.	Some adverse effects on designated sites and/or priority habitats and species but appropriate siting/scale and or mitigation should enable development. The ecological value of the pond, watercourse, mature trees and hedgerows should be safeguarded. Opportunities should be sought to restore trees, hedges and wetlands to the landscape.
Impact on walkers using the footpath to the south.	This site is affected by a registered public right of way which must be kept clear of any obstruction until such time as an alternate route has been provided and confirmed by order.

Summary of Key Issues (Site RL37a – Other Option)	Officer Response to Comment/Issue
Traffic problems at the access.	NYCC Highways have stated that the site has no direct connection/frontage to a highway maintainable at the public expense.
Capacity of the village school.	NYCC Education have confirmed that recent building work has increased capacity at the school, therefore an additional classroom would not be required.
Capacity of doctor's surgery.	North Yorkshire and York PCT have confirmed that there is no requirement for additional GP provision.
Impact on landscape and character of the village. Impact on biodiversity.	This site has been excluded due to vehicular access being unsatisfactory. Therefore, there has been no need to undertake landscape, ecological or historic environment assessments.
Site suffers from surface water flooding.	Noted.

Summary of Key Issues (Site RL37b – Other Option)	Officer Response to Comment/Issue
Impact on character of the village.	A historic environment assessment of the site concludes that development will impact on the historic environment and/or local character, but appropriate mitigation measures should enable some development to be acceptable. A landscape assessment of the site concludes that there would be moderate adverse effects; however with careful design and appropriate landscape mitigation it is possible to reduce some adverse effects.
Access would be a problem.	The Highway Authority has confirmed access can be achieved to this site and that the traffic impact will be the subject of a Transport Assessment/Travel Plan, where appropriate, prior to the grant of planning permission.
Sewerage facilities may be inadequate.	Yorkshire Water comments state that there are no major issues.

Summary of Key Issues (Site RL37c – Other Option)	Officer Response to Comment/Issue
Impact on the character of the village.	A landscape assessment of the site concludes that there would be high adverse effects on the landscape pattern and rural setting of the village. A historic environment assessment concludes that there would be high adverse effects on the landscape pattern and rural setting of the village.

Summary of Key Issues (Hampsthwaite – General)	Officer Response to Key Issue
The size of the proposal at Hampsthwaite is large compared to other villages.	The site is similar in size to preferred options in some other Group B villages.
The 'Cruet Fold' Development has already met local affordable housing need.	Policy HLP7 makes clear that all allocated greenfield sites for residential development will be required to meet a target of 50% on-site provision of affordable housing where the need has been identified in that particular sub area. This approach is evidenced by the Affordable Housing Economic Viability Appraisal (EVA).
Disagree with the scale of development proposed. Village Plan – majority of residents in favour of no further development.	The Council's strategy for growth is set out in the adopted Core Strategy. Hampsthwaite is identified as a Group B settlement capable of accommodating a mix of market and affordable housing to contribute towards meeting 21.5% of the housing requirement for the District that will need to be met in the villages and countryside.
Only need affordable homes for local people.	All affordable homes whether existing or newly delivered through the planning system are allocated in accordance with the Council's approved Scheme of Allocation, which awards points on the basis of housing need. The Approved Scheme of Allocation includes local connection criteria.
Concern about impact of traffic.	The Highway Authority has confirmed that traffic impact will be the subject of a Transport Assessment/Travel Plan, where appropriate, prior to the grant of planning permission.
All current open spaces should be protected including cricket ground and playing fields, the green at Brookfield.	Draft Policy C6 seeks to protect and enhance existing sport, open space and recreation facilities.
Suggestions for new facilities include allotments, open space, senior football pitches, improvements to the road junctions, children's play areas.	Where appropriate additional community facilities and green infrastructure will be encouraged through policies such as C4, C7, IN2 of the Sites and Policies DPD.

#### KILLINGHALL:

Summary of Key Issues (Site RL1009 – Preferred Option)	Officer Response to Comment/Issue
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