



KILLINGHALL PARISH COUNCIL

23 November 2010

Harrogate Borough Council
Department of Planning
West Grove Road
Harrogate
HG1 2ZR.

Clerk to Parish Council
Mrs. Joyce Creaney
4 The Square
Killinghall
Harrogate
HG3 2DW.

Dear Sirs,

**Local Development Framework
Housing Site Options for Rural West of Harrogate
Killinghall Parish Council**

The Housing site options proposed for Killinghall have been considered by Killinghall Parish Council after further consultation with the local community.

The Parish Council is of the view that all of the proposed sites are unsuitable for development for the following reasons :

Site RL1009 (rear of Moor Close / Ripon Road)

Roads/access

- a. Access from the site would lead initially into Moor Close creating additional traffic movements on that road and ultimately onto Otley Road increasing the traffic on an already overloaded major road.
- b. The proposed access from the site onto Moor Close would be inadequate being insufficient in width leading to increased parking on the footpath and anticipated difficulties for emergency services.

Impact of proposals

- a. There would be a damaging negative impact on the neighbouring countryside /Landscape Area and it is not considered that screen planting would be sufficient to mitigate this; for environmental reasons development on this site should not proceed.

b. Further, the proposed construction of 40 houses on this site would possibly require an extra 20 places and place unacceptable pressure on the overloaded village primary school.

c. Under the previous Local Plan Killinghall Parish Council were supported in their wish to keep the site as an open space by refusal to include for development.

Infrastructure

a. The current infrastructure is inadequate for the proposed level of development.

b. Sewerage/drainage problems already affect this site and are known to affect neighbouring properties; the proposed development would only exacerbate this.

RL 3019 Pykingcroft / Otley Road

Roads/Access

a. Access from the proposed site would lead directly onto Otley Road increasing the traffic on an already overloaded major road.

b. Access to the site would be within metres of the junction with Grainbeck Lane causing major traffic difficulties.

c. If the development proceeds this should be subject to the construction of a roundabout on the B6161 to take traffic from five road/lane ends.

d. Development would require construction of new access road.

Impact of Proposals

a. The proposed construction of 67 houses would place unacceptable pressure on the already overloaded village primary school possibly requiring at least 35 pupil places.

b. It has previously been identified by the Council in the Sites and Policies DPD that this development may offer potential for to enhance facilities for the adjoining local primary school; in the event that the development should proceed this should be subject to creation of additional off-street parking for the school.

c. It has previously been accepted by the Council in the site selection process that this site performs poorly against environmental objectives; development on this site would be visible from approaches to the village and would result in harm to form and character of Killinghall Village.

Infrastructure

a. The current infrastructure is inadequate for the proposed level of development.

b. It is known that this site is subject to frequent flooding and the proposed development would require measures to alleviate this.

RL1015a rear of Cautley Drive / Cricket Field

Access/Roads

a. Access from the site would lead initially into Cautley Drive creating

additional traffic movements on that road and ultimately onto Otley Road increasing the traffic on an already overloaded major road.

b. The proposed access from the site onto Cautley Drive is insufficient in width leading to parking on the footpath.

c. Access to Cautley Drive is within metres of the junction with the A61 causing very severe traffic queuing at this point. If development were to proceed it is considered that major improvements would be required to this junction.

Impact of Proposals

a. The proposed construction of 50 houses on this site would possibly require an extra 25 places and place unacceptable pressure on the overloaded village primary school.

b. Development of site would require extensive screening.

Infrastructure

a. The current infrastructure is inadequate for the proposed level of development.

Overall:

1. It has been proposed that 157 houses are to be built in Killinghall and it is considered that is vastly excessive in proportion to the equivalent number for other Group B Villages in this area. It has been calculated that 26 -27% of dwelling have been allocated to Killinghall; this proportion would in fact be increased to 38% after exclusion of Pateley Bridge.
2. There is widespread concern that the extent of the proposed development would entirely change the identity and character of Killinghall Village.
3. It is important to local residents that the special identity of Killinghall is preserved.
4. It has been identified in the Core Strategy Documents that access should be retained and improved to key services, including Post Office and food shopping ; in this context is highlighted that ,in contrast to neighbouring communities (i.e.Hampsthwaite/Ripley),there are no such facilities office in the village and such lack of services could not sustain or support the proposed developments.
5. In the Council Core Policies it is clearly stated that there should be no loss of Greenfield land unless justified by the Core Strategy or other planning policies. The proposed developments will be on greenfield land and it is not considered that these proposed developments have been justified.
6. The extent of the proposed developments would greatly exacerbate the burden on the use of major roads within the village.
7. The proposed developments would place major additional pressure on the village primary school for which there is no scope for expansion.
8. Following extension of the Development line no open space has been left in the centre of village. There is need to retain at least part of the Moor Close/Grainbeck site.
9. No account has been taken in setting the Development Line of recent Planning Consent granted at Daleside.

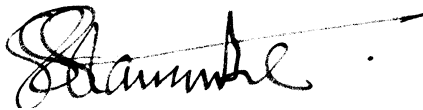
10. It was the basis of Settlement Growth in the Harrogate District Core Strategy that District Housing would be distributed roughly in proportion to each community's need for affordable housing. It is clear that the excessive volume of housing in Killinghall has been based on the 2006 Housing Needs Review in which Killinghall Village and Killinghall Moor (Saltergate Ward) have been grouped together. This has vastly distorted the extent of the perceived need for affordable housing in Killinghall. Instead of a suggested need of 25 houses this should more realistically be reduced to 9.

Killinghall village and the part of Saltergate Ward within Killinghall Parish are totally different communities and should not be grouped together for this purpose.

Whilst appreciating the need to meet the targets set under the Harrogate District Core Strategy, it is not considered that the sites identified for Killinghall in the Consultation Documents are appropriate for the suggested volume of development.

You are respectfully requested to take account of the Parish Council's views in consideration of this matter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J G Stancombe', with a long horizontal stroke extending to the right.

Cllr J G Stancombe
Vice Chairman
Killinghall Parish Council