

Working for you

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Our Ref: DCLETTER 6.32.Dishforth Road.PRE
16/00484/PRE
Your Ref: PAL/1067144
Date: 17 May 2016

Dear Paul,

APPLICATION TYPE: Pre Application Enquiry
APPLICATION NO: 6.32.Dishforth Road.PRE 16/00484/PRE
PROPOSAL: P.E.
LOCATION: Adjacent To Stoney Close Dishforth Road Sharow Ripon North
Yorkshire HG4 5BU
APPLICANT:

Thank you for your letter dated 5 February 2016 enquiring about the residential development of around 7 acres of land between Dishforth Road and New Road, Sharow. I apologise for this late response.

I understand you intend to submit an outline application, with access and layout for consideration at this stage. Presumably this would include access within the site, not just access into the site.

Housing Policy

Sharow is listed as a 'Larger Village' under Saved Local Plan Policy H6, where housing development was expected to be concentrated, within development limits. The site lies outside, but adjacent to the development limits of Sharow as drawn up for Policy H6.

Sharow was listed as a Group C settlement in Core Strategy Policy SG2. Such settlements were expected to accommodate only very limited growth mainly in the form of suitable development within their built up areas or small scale 'rounding off' developments. The proposed development could be considered as rounding off, but not as small scale as envisaged by Core Strategy Policy SG2.

However, as you are aware, these development plan housing policies have to some extent been superseded by current housing needs and the NPPF.

The Council's latest Strategic Housing Market Assessment (SHMA), published in September 2015, provides information on objectively assessed housing need. This indicates an annual requirement of 518 dwellings over the period 2014-2035. An updated housing supply position to reflect the SHMA requirement has concluded that there is a 7.2 year supply of housing land, including a 20% buffer.

The NPPF requires that housing applications are considered in the context of the presumption in favour of sustainable development and goes on to note at paragraph 49 that 'relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a 5-year supply of deliverable housing sites'. As the Council can demonstrate a 5-year supply of sites, the automatic application of paragraph 14 of the NPPF that permission should be granted unless to do so would result in significant and demonstrable adverse effects does not apply on that particular basis.

However, in order to maintain supply and deliver 518 homes per year, greenfield land outside existing development limits will continue to be needed. This means that development limits should be considered out-of-date and can be given no more than limited weight. Applications will need to be determined on a case-by-case basis, only refusing applications where the planning harm clearly outweighs the benefits to be gained by delivering new housing.

Housing Mix

Following a legal challenge, the Council no longer relies on its Interim Policy on Housing Mix. Instead the Council will have regard to the requirements for housing mix set out in the SHMA (copy attached – see paras 8.26 and 8.30). The letter from the Head of Planning & Development dated 8 October 2015 (copy attached) sets out the Council's current position on housing mix.

A first reading of the housing figures quoted in the third paragraph of your letter suggests that there would be too many 3-bedroomed affordable houses at the expense of 1 and 4-bedroomed units, and too large a proportion of 5-bedroomed market houses. As the attached letter explains, it is for the applicant to justify any significant deviation from the housing mix recommended in the SHMA.

Supplementary Planning Guidance

There would be a requirement for the provision of off-site Public Open Space and Village Halls, in accordance with Council policy, which can be found on the Council's website here;

<http://www.harrogate.gov.uk/plan/Documents/planning-guidance/2015-september-provision-for-open-space-spd.pdf>

<http://www.harrogate.gov.uk/plan/Documents/planning-guidance/2015-september-provision-for-village-halls-spd.pdf>

A contribution would also be required towards Education provision.

Highways

I have not yet received the comments of the Highway Authority, but will forward them on receipt. However I note that Sanderson Associates Consulting Engineers are engaged with the project, and it may be they are having parallel discussions with the Highway Authority.

Gypsum

The site lies within Area C for the purposes of Saved Local Plan Policy A7 (copy attached). Appendix XI of the Local Plan (attached) sets out the practical implications for development control purposes. For built development in Area C, the following would apply:

A ground stability report, prepared by a Competent Person¹ will normally² be required before buildings, or those related to changes of use involving increased exposure of the public to a known risk of subsidence, can be determined. In most cases the report would need to be based on a geotechnical desk study and site appraisal followed up by a programme of ground investigation designed to provide information needed for detailed foundation design, unless adequate information from previous boreholes on the same site is available. Where planning consent is given, this may be conditional upon the implementation of approved foundation or other mitigation measures, designed to minimise the impact of any further subsidence activity

Landscape and Design

The site is a medium-sized field surrounded by hedgerows on the eastern edge of the village. To the north is Dishforth Road and on the opposite side of the road is a row of trees protected by a TPO. Part of New Road and Back Lane define the site to the west and south and separate the site from residential development. Sharow Hall Farm house and associated buildings are to the south-east. The site is almost completely included within the World Heritage Site Buffer Zone.

Visually the site is well contained by landform, hedges and existing development.

With regard to the grain of surrounding development, on the south side of Back Lane there are well-spaced suburban 1 and 1½ storey dwellings surrounded by gardens and set back from the lane. These dwellings are accessed by shared drives. To the east and far west there is tighter vernacular 'village' and 'farmstead' type development. Buildings here are close to Sharow Lane or slightly set back, with the buildings set closer together. Two-storey buildings dominate this area. The trees on the north side of Sharow Lane provide a backdrop to these buildings.

Trees on southern side of Sharow Lane are the dominant features. To the northeast, on the north side of Dishforth Road is a lodge building at the entrance to the drive serving Lister Farm further north east. To the northeast, on the south side Dishforth Road and adjacent to the eastern boundary of the site, is a white render 2-storey property angled to the road.

With regard to local building design, to the south and west, there is brick and artificial stone slate, clay pantile and concrete pantile bungalows and dormer bungalows. There is no real local distinctiveness here. To the southeast there is more vernacular brick and render, with slate and pantile roofs. Here there is a more locally distinctive character, albeit with some dormer windows.

It is considered that development on the site is unlikely to affect any elements which contribute to the significance of a heritage asset (including the World Heritage Site) - subject to securing a development scheme that constitutes high quality design that is appropriate to its context in terms of built form density, building heights, layout, form and palette of materials. However, I appreciate that some of these matters would constitute reserved matters.

There is potential for the development to improve the urban edge. Tree planting within and bordering the site may help to assimilate the development into its context and consolidate the existing eastern boundary in order to soften the urban edge and screen, or at least filter, views of the houses on approaching the village from this direction. Furthermore, subject to mitigation and improvements, it is considered that built development on this site would be unlikely to have a negative impact on local distinctiveness.

I hope this has been helpful. You should appreciate that the comments in this letter represent officer opinion and are given without prejudice to any decision the Council may make on any application submitted. You should also appreciate that this advice is provided on the basis of the land supply position at the time of writing.

If you require any further information or assistance, please contact me.

Yours sincerely,

Mark

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