



# Rural Areas Consultation: Summary of Responses Volume Five: Settlements R - W


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## **1.0 INTRODUCTION**

### **Harrogate District Local Development Framework: Sites and Policies DPD**

- 1.1 Harrogate Borough Council is preparing the Harrogate District Local Development Framework, which will guide development and conservation in the District up to 2021 and beyond. This will comprise The Core Strategy (adopted 2009) and the Sites and Policies Development Plan Document (due to be adopted May 2013).
- 1.3 The Sites and Policies DPD will make allocations of land for housing and employment uses to deliver the growth strategy set out in the Core Strategy as well as setting out policies to protect the character and heritage of the District and ensure development is of an appropriate scale, type and design. Where required, allocations will also be made for a range of other uses including new transport infrastructure, new sport, open space and recreation facilities and sites for Gypsies' and Travellers'.

### **Consultation**

- 1.4 The Council has already undertaken public consultations during 2004, 2006 and 2008 on site options. The Council carried out a further consultation on Preferred Site Options for housing and employment in the rural areas of the District during 2010 that ran for a period of 8 weeks from 1 October to 26 November.
- 1.5 To ensure as many people and organisations as possible were able to engage with the consultation a summary newspaper identifying the Preferred Option Sites was sent to all rural households. In addition copies were sent to Parish Council's and placed in local libraries and Council offices. On request additional copies were sent to local residents for distribution or to be placed in the local shop. All consultees registered on the LDF database were notified of the start of the consultation.
- 1.6 The summary newspapers, together with background technical reports were also available on the Council's website. Residents and other interested groups could also visit one of seven exhibitions that were held during the consultation at Boroughbridge, Killinghall, Great Ouseburn, Pateley Bridge, Pannal, Masham, and Green Hammerton.

### **Consultation Responses**

- 1.7 Respondents were encouraged to respond to the consultation by completing a questionnaire, which many chose to use. This was available in the newspaper and could also be downloaded from the Council's website. Responses were also received via email and by letter.
- 1.8 The Council received 8911 comments from 1060 individual respondents covering a range of issues. The comments received comprised of the following:
- Support 2294
  - Object 4201
  - Comment 2414
- 1.9 The comments received have been summarised under the following headings: Settlement Growth, Homes for Local People, Jobs & Business, Environment and

Quality of Life, Communities, Utilities, Implementation, Decision Making and Sustainability Appraisal. Summaries are provided for each Group B and C Settlement in alphabetical order. Summaries are also provided for those comments relating to non Group B and C settlements and also general comments that did not relate to any specific settlement.

### **What Happens Next?**

- 1.10 The Council will now take time to consider in detail the responses received to the Rural Areas Consultation before deciding whether to continue with the preferred options or make amendments to them. Once these decisions are made the Council will Publish its draft Plan in March 2012 when there will be further opportunity to comment. Before this date, the Council will be undertaking consultation on Preferred Site Options for the Urban Areas.

**Rainton**  
**Sites & Policies DPD: Rural Areas Consultation Responses**

Topic / Issue	Reference	Name	Stance	Comment
<b>Non Site Specific Comments</b>				
<b>Settlement Growth</b>				
<b>G6 - No Growth Beyond the Main Built Up Area</b>				
	2844_2728 / 32538	G P R Murray	Object	No further growth. Rainton already has some low cost housing and there are no jobs or facilities other than pubs and everybody has to travel.
<b>G7 - Development Limit</b>				
	2844_2728 / 32540	G P R Murray	Support	
<b>Homes for Local People</b>				
<b>H5 - Approach to Affordable Housing</b>				
	2844_2728 / 32542	G P R Murray	Object	There is no employment in Rainton and houses should be built where there is some demand for workers.
<b>Communities</b>				
<b>C4 - New Facilities</b>				
	2844_2728 / 32539	G P R Murray	Comment	Possibly a shop.

**RL1092 Land at Brakehill Farm, Rainton**

<b>Settlement Growth</b>				
<b>G3 - Distribution of Development</b>				
	3540_3646 / 36906	Arrowsmith Associates - The Potter Family	Object	No sites have been identified in Rainton, and part of the site should be included within the development limit to allow for small scale rounding off to accommodate open market and affordable housing in accordance with the Core Strategy.
<b>G7 - Development Limit</b>				
	3540_3646 / 32537	Arrowsmith Associates - The Potter Family	Object	The development limit should include part of site RL1092.

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## Ramsgill

### Sites & Policies DPD: Rural Areas Consultation Responses

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Topic / Issue	Reference	Name	Stance	Comment
<b>Non Site Specific Comments</b>				
<b>Settlement Growth</b>				
<b>G6 - No Growth Beyond the Main Built Up Area</b>				
	3364_3409 / 32496	Farmoor Services Ltd - Mr J Briggs	Object	Some development should be allowed.
<b>G7 - Development Limit</b>				
	3364_3409 / 32511	Farmoor Services Ltd - Mr J Briggs	Object	The development limit should be extend to the conservation area boundary with the exception of the area to the west of Mill Farm.
<b>Homes for Local People</b>				
<b>H5 - Approach to Affordable Housing</b>				
	3364_3409 / 32518	Farmoor Services Ltd - Mr J Briggs	Object	Group C settlements should not be completely discounted. Infill, rounding off and extensions are viable options at this stage.
<b>Travel</b>				
<b>T7 - General / Other</b>				
	2891_2784 / 32493	Mr C Sowden	Comment	It is believed there is a proposal for a car park on Bouthwaite lane by the Nidd Bridge. If this goes ahead there should be no overnight parking allowed.
<b>Communities</b>				
<b>C4 - New Facilities</b>				
	3364_3409 / 32513	Farmoor Services Ltd - Mr J Briggs	Comment	Allotments.
<b>C7 - Protection of Open Spaces</b>				
	3364_3409 / 32509	Farmoor Services Ltd - Mr J Briggs	Support	

**Ripley**  
**Sites & Policies DPD: Rural Areas Consultation Responses**

Topic / Issue	Reference	Name	Stance	Comment
<b>Non Site Specific Comments</b>				
<b>Settlement Growth</b>				
<b>G7 - Development Limit</b>				
	3095_3036 / 31266	Mr M G Winter	Comment	Support development in the development limit - affordable homes only.
<b>DL70 Land adjacent to the by-pass, Ripley.</b>				
<b>Settlement Growth</b>				
<b>G7 - Development Limit</b>				
	1710_3649 / 31273	Arrowsmith Associates - Ripley Castle Estate	Object	DL70 should be brought within the development limit.
<b>Homes for Local People</b>				
<b>H4 - General / Other - Comments (Including tenure)</b>				
	1710_3649 / 31269	Arrowsmith Associates - Ripley Castle Estate	Support	There is a need to provide affordable housing in the village and development here could achieve this. Lack of reasonably priced housing in the village impacts on the running of the Castle Estate in respect of staff retention/recruitment.
<b>Travel</b>				
<b>T4 - Accessibility to Jobs, Shops and Services</b>				
	1710_3649 / 31268	Arrowsmith Associates - Ripley Castle Estate	Support	The village has a range of facilities and is also on the key bus network with a 20 min service to Leeds/Ripon.
<b>Environment and Quality of Life</b>				
<b>Q1 - Impact on Built Heritage</b>				
	1710_3649 / 31271	Arrowsmith Associates - Ripley Castle Estate	Support	A design appraisal has been carried out and submitted with this representation showing how development could be accommodated on the site without causing harm to Conservation interests.
<b>Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges</b>				
	1710_3649 / 31270	Arrowsmith Associates - Ripley Castle Estate	Support	A design appraisal has been carried out and submitted with this representation showing how development could be accommodated on the site without causing harm to the landscape.
<b>Q3 - Impact on Biodiversity</b>				
	1710_3649 / 31272	Arrowsmith Associates - Ripley Castle Estate	Support	Not aware that there are any designated sites or priority habitats/species anywhere near the proposed site.

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## Roecliffe

### Sites & Policies DPD: Rural Areas Consultation Responses

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Topic / Issue	Reference	Name	Stance	Comment
<b>Non Site Specific Comments</b>				
<b>Settlement Growth</b>				
<b>G6 - No Growth Beyond the Main Built Up Area</b>				
	2927_2830 / 31559	Mr and Mrs A Webster	Support	
<b>G7 - Development Limit</b>				
	2927_2830 / 31565	Mr and Mrs A Webster	Support	
<b>Communities</b>				
<b>C4 - New Facilities</b>				
	2927_2830 / 31567	Mr and Mrs A Webster	Comment	No new facilities are required.
<b>C7 - Protection of Open Spaces</b>				
	2927_2830 / 31560	Mr and Mrs A Webster	Support	
<b>C8 - Additional Open Space</b>				
	2927_2830 / 31562	Mr and Mrs A Webster	Comment	Site of the old quarry (wood and lake) at the entrance to Roecliffe should be protected.

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## Sawley

### Sites & Policies DPD: Rural Areas Consultation Responses

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Topic / Issue	Reference	Name	Stance	Comment
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#### Non Site Specific Comments

#### Settlement Growth

##### G6 - No Growth Beyond the Main Built Up Area

3096_3038 / 33005	Mr and Mrs R L Godfrey	Support
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#### Communities

##### C7 - Protection of Open Spaces

3096_3038 / 33007	Mr and Mrs R L Godfrey	Support
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**Scotton**  
**Sites & Policies DPD: Rural Areas Consultation Responses**

Topic / Issue	Reference	Name	Stance	Comment
<b>Non Site Specific Comments</b>				
<b>Settlement Growth</b>				
<b>G3 - Distribution of Development</b>				
	3386_3436 / 32922	Mr and Mrs D and J Molyneaux	Object	Scotton has done our bit in the past, please give us a break and allow a proper development in keeping with houses at Havikil Park.
<b>G4 - General / Other</b>				
	3385_3435 / 32883	C G Wyldbore	Object	No growth needed as local people are not being allocated these houses.
	0165_3664 / 35039	Lister Haigh Ltd - Mr M Elmsley	Comment	Scotton is an ideal location to provide the type of rural housing that people want. Greater emphasis should be given to monitoring needs and ensuring availability of housing by size and type rather than restricting development to affordable housing.
	0174_3655 / 35096	Lister Haigh Ltd - Mr W H Barker	Comment	Scotton is an ideal location to provide the type of rural housing that people want. Greater emphasis should be given to monitoring needs and ensuring availability of housing by size and type rather than restricting development to affordable housing.
	3113_3059 / 32839	Mr K Fletcher	Comment	If a new build is required this should be at the location of the previous new build near Scotton Court.
<b>G6 - No Growth Beyond the Main Built Up Area</b>				
	2947_2852 / 32553	Mr A Harper, Mr N Harper and H Wilkinson	Support	
	2988_2897 / 32610	Mr and Mrs J Williamson	Support	
<b>G7 - Development Limit</b>				
	2824_2708 / 32531	Mr P Bowlas	Support	
	2911_2810 / 32607	C I Booth	Support	
	2947_2852 / 32585	Mr A Harper, Mr N Harper and H Wilkinson	Support	
	0165_3664 / 35042	Lister Haigh Ltd - Mr M Elmsley	Object	Site RL1108 should be included in the development limit. The site is surrounded on three sides by existing development and can be considered to be rounding off.
	0174_3655 / 35104	Lister Haigh Ltd - Mr W H Barker	Object	The development limit should be extended to include RL32.
	1618_3106 / 32500	Scotton Parish Council	Object	The Council's unilateral change in the development limit is unacceptable to both the owner and to the parish.

Topic / Issue	Reference	Name	Stance	Comment
	2789_3220 / 32516	Ms J S Spink	Object	
	2988_2897 / 32613	Mr and Mrs J Williamson	Object	
	3105_3049 / 32829	Mrs P F Turtle	Object	
	3146_3096 / 32858	Mr K Michel	Object	Scotton should not be developed significantly.
	3217_3197 / 32878	Mrs L Michel	Object	Local families have had building requests refused on the grounds of being outside the development area. These were within those shown on the Council's map. Why is it that the Council can build?
	3385_3435 / 32900	C G Wyldbore	Comment	Not enough information given.

## Homes for Local People

### H2 - Affordable Housing Target

	3386_3436 / 32915	Mr and Mrs D and J Molyneaux	Object	I know that the Council are constantly under pressure to provide such housing and I suspect they would prefer to build such dwellings anywhere except in the town of Harrogate itself (where ideally they should be built with proper facilities available on the doorstep).
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### H3 - Rural Exception Sites

	3104_3048 / 32628	Mr P A Whitehead	Object	I am not aware of the demand for affordable housing for local people. It is obvious that any number of new affordable houses for local people will not be required let alone 27 new houses.
	3105_3049 / 32828	Mrs P F Turtle	Object	I am aware that affordable housing is always needed but feel in this instance and in this area the disadvantages are obvious and the benefits to Scotton residents minimal.

### H4 - General / Other - Comments (Including tenure)

	3104_3048 / 32630	Mr P A Whitehead	Object	With 27 new homes being proposed they will clearly go to non-local people. It would appear that the idea of housing for local people is a 'red herring'.
	3386_3436 / 32917	Mr and Mrs D and J Molyneaux	Object	Low cost housing has already been built in the village, I am not sure any local people moved in. I know one was a Director of a company in Harrogate, hardly the type of person the houses were built for.
	3386_3436 / 32920	Mr and Mrs D and J Molyneaux	Object	By all means build some lovely private homes on the sites, but not another glorified council estate.
	3386_3436 / 32921	Mr and Mrs D and J Molyneaux	Object	A superb application was turned down for Moorcock Hall. That development was built in Scriven and is beautiful. Perhaps people in Scotton were considered a soft touch because I can tell you Scriven would not have tolerated a low cost housing development.
	2824_2708 / 32527	Mr P Bowlas	Comment	New affordable homes needed for local people.
	2911_2810 / 32599	C I Booth	Comment	New homes are needed for local people, the and elderly and disabled. They should be affordable homes and homes for rental, as not everyone can afford to purchase and maintain an owned property.
	2947_2852 / 32559	Mr A Harper, Mr N Harper and H Wilkinson	Comment	Homes are needed for those on low incomes, for families, single people and couples. Council houses are needed for rent, village residents need homes that are genuinely affordable.
	2988_2897 / 32611	Mr and Mrs J Williamson	Comment	Build quality properties on an extremely limited basis, by individual private development only.

### H5 - Approach to Affordable Housing

Topic / Issue	Reference	Name	Stance	Comment
	2911_2810 / 32609	C I Booth	Support	Homes for rental being a priority too. Elderly and disabled people also need accessible homes and access to facilities.
	2947_2852 / 32589	Mr A Harper, Mr N Harper and H Wilkinson	Support	Affordable homes are needed and these sites are preferable, especially RL3035, part of which is a brownfield site.
	3385_3435 / 32901	C G Wyldbore	Support	Only for local people.
	0165_3664 / 35048	Lister Haigh Ltd - Mr M Elmsley	Object	Development in Group C settlements should not be restricted to 100% affordable homes as the policy could deter landowners from promoting and developing land. Development should in Group C settlements should be for mixed housing and monitoring needs should be given greater emphasis and ensuring availability by size and type rather than 100% affordable homes.
	0165_3664 / 35079	Lister Haigh Ltd - Mr M Elmsley	Object	A balanced housing development in relation to size and type of dwelling should be encouraged recognising that 100% affordable homes in Group B and Group C villages will cause an imbalance and under provision of market housing supply.
	0165_3664 / 35080	Lister Haigh Ltd - Mr M Elmsley	Object	The threshold for affordable housing provision should be increased to 5 or more dwellings and the target for negotiation should be 25%.
	0174_3655 / 35105	Lister Haigh Ltd - Mr W H Barker	Object	Development in Group C settlements should not be restricted to 100% affordable homes as the policy could deter landowners from promoting and developing land. Development should in Group C settlements should be for mixed housing and monitoring needs should be given greater emphasis and ensuring availability by size and type rather than 100% affordable homes.
	0174_3655 / 35106	Lister Haigh Ltd - Mr W H Barker	Object	A balanced housing development in relation to size and type of dwelling should be encouraged recognising that 100% affordable homes in Group B and Group C villages will cause an imbalance and under provision of market housing supply.
	0174_3655 / 35107	Lister Haigh Ltd - Mr W H Barker	Object	The threshold for affordable housing provision should be increased to 5 or more dwellings and the target for negotiation should be 25%.
	1614_3758 / 37582	Lister Haigh Ltd - Mr E Watson	Object	Development in Group C settlements should not be restricted to 100% affordable homes as the policy could deter landowners from promoting and developing land. Development should in Group C settlements should be for mixed housing and monitoring needs should be given greater emphasis and ensuring availability by size and type rather than 100% affordable homes.
	1614_3758 / 37583	Lister Haigh Ltd - Mr E Watson	Object	The threshold for affordable housing provision should be increased to 5 or more dwellings and the target for negotiation should be 25%.
	2789_3220 / 32517	Ms J S Spink	Object	
	2947_2852 / 32590	Mr A Harper, Mr N Harper and H Wilkinson	Object	There is no mention of council homes that are really needed in the District, and how affordable are affordable homes?
	2988_2897 / 32615	Mr and Mrs J Williamson	Object	You should not be involved with the downgrading of local living conditions. The suggested approach is unacceptable and will ruin our fine villages.
	3105_3049 / 32830	Mrs P F Turtle	Object	What constitutes affordable homes, for whom?
	3146_3096 / 32864	Mr K Michel	Object	Scotton already has a high proportion of council housing, the village is in danger on being dominated by it. Need to look to build elsewhere.
	3217_3197 / 32880	Mrs L Michel	Comment	I agree that local people should be given affordable housing, however this does not happen. Outsiders seem to be given priority.

## Jobs and Business

Topic / Issue	Reference	Name	Stance	Comment
<b>J1 - General / Other</b>				
	2911_2810 / 32602	C I Booth	Comment	Need for more local employment.
<b>Travel</b>				
<b>T1 - Impact on Highway Network</b>				
	2855_2740 / 32546	Ms F Chaffer	Object	Scotton is struggling as it is with volume traffic, development will only increase volume.
	3104_3048 / 32632	Mr P A Whitehead	Object	Traffic flow around and through Scotton is already a problem, particularly on Main Street. Development will increase problems.
	3473_3555 / 32927	Ms C McMahan	Object	Havikil Lane cannot cope with extra traffic, it is already a rat-run at peak times. It is also being used increasingly by heavy traffic, lorries buses etc.
<b>T2 - Road Safety</b>				
	3473_3555 / 32928	Ms C McMahan	Object	The speed limit is ignored, and residents find it hazardous moving their cars. No traffic calming measures have been installed despite requests.
	3473_3555 / 32933	Ms C McMahan	Object	It is becoming increasingly dangerous for both motorists and pedestrians, especially at the junction of Main Street and Havikil Lane by the pub.
<b>T3 - Connectivity to Bus / Rail Services</b>				
	2911_2810 / 32601	C I Booth	Comment	Public transport poor, limited time table restricting access to and from Knaresborough prior to 10am and after 5pm.
<b>T4 - Accessibility to Jobs, Shops and Services</b>				
	3386_3436 / 32914	Mr and Mrs D and J Molyneaux	Object	The village of Scotton has no local shops and a very limited bus service. It is not suitable for people who need low cost housing as there just are not the facilities to support such people.
<b>T7 - General / Other</b>				
	2855_2740 / 32547	Ms F Chaffer	Object	Parking is already an issue.
	3473_3555 / 32929	Ms C McMahan	Object	Suggested access roads from sites onto Havikil Lane would be unsuitable and dangerous.
<b>Environment and Quality of Life</b>				
<b>Q10 - Pollution</b>				
	2947_2852 / 32592	Mr A Harper, Mr N Harper and H Wilkinson	Object	Additional traffic pressure on narrow roads, which are enclosed, is a problem causing congestion and poor air quality.
<b>Q3 - Impact on Biodiversity</b>				
	3473_3555 / 32932	Ms C McMahan	Object	Two new sites on Havikil Lane would inevitably rob the village of beautiful hedges and the wildlife they attract. These are important as we have no village green.
<b>Q4 - Impact on Amenity</b>				
	3104_3048 / 32631	Mr P A Whitehead	Object	Havikil Lane will lose almost every open green space, and along with that any associated wildlife.

Topic / Issue	Reference	Name	Stance	Comment
	3146_3096 / 32862	Mr K Michel	Object	Scotton is a village, significant further development would destroy its character and put a strain on utilities and facilities.
<b>Q6 - Ground Conditions / Drainage / Flooding</b>				
	2855_2740 / 32548	Ms F Chaffer	Object	Scotton is struggling to cope with existing conditions.
	2824_2708 / 32529	Mr P Bowlas	Comment	Scotton is in a flood risk area, and drainage that relies on soakaways or ditches across fields is not adequate for current housing. Additional housing is a good idea as long as a solution is put in place to remove water from Low Moor Lane more efficiently.
<b>Communities</b>				
<b>C4 - New Facilities</b>				
	2824_2708 / 32532	Mr P Bowlas	Comment	Children's play park.
	2911_2810 / 32603	C I Booth	Comment	No development without play provision for young children.
	2911_2810 / 32608	C I Booth	Comment	Traffic calming measures, 20mph through the village.
	2947_2852 / 32587	Mr A Harper, Mr N Harper and H Wilkinson	Comment	Allotments would be beneficial, children's play area, open green space in the centre of village as well as more trees. Traffic calming measures on Main Street and Havakil Lane is needed.
	2988_2897 / 32614	Mr and Mrs J Williamson	Comment	Open space and environmental improvements.
	3146_3096 / 32863	Mr K Michel	Comment	Traffic calming measures.
<b>C7 - Protection of Open Spaces</b>				
	2789_3220 / 32515	Ms J S Spink	Support	Very few open spaces to save in Scotton.
	2824_2708 / 32530	Mr P Bowlas	Support	
	2855_2740 / 32549	Ms F Chaffer	Support	
	2947_2852 / 32584	Mr A Harper, Mr N Harper and H Wilkinson	Support	
	2988_2897 / 32612	Mr and Mrs J Williamson	Support	
	3146_3096 / 32856	Mr K Michel	Support	
	3385_3435 / 32899	C G Wyldbore	Comment	Not enough information given.
<b>C8 - Additional Open Space</b>				
	2947_2852 / 32569	Mr A Harper, Mr N Harper and H Wilkinson	Comment	Sites RL3025 and RL3026 would be good places for additional public green space, including children's play area.

## Decision Making Process

### D4 - Consultation

Topic / Issue	Reference	Name	Stance	Comment
	1618_3106 / 32499	Scotton Parish Council	Object	It is noted that the development limit has been moved, without any reference to either the Parish Council or the owner of the land to exclude a small area of land below Beechwood Farm.
	3105_3049 / 32823	Mrs P F Turtle	Object	I am concerned that a proportion of the newsletters delivered did not contain the questionnaire. Some residents were not even aware of this form and would possibly not have called to request one.
	1618_3106 / 32488	Scotton Parish Council	Comment	It would appear that no notice has been taken of the Parish Council's suggestions in relation to previous consultations on site options. (A copy of the Parish Council's response to the 2008 Site Allocations Consultation was provided.)

### RL32 Land at Scotton

#### Travel

##### T2 - Road Safety

0174_3655 / 35097	Lister Haigh Ltd - Mr W H Barker	Support	The site should be allocated for a mix of market and affordable housing. it is well located in a highly accessible area.
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#### Environment and Quality of Life

##### Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges

0174_3655 / 35098	Lister Haigh Ltd - Mr W H Barker	Support	The site should be allocated for a mix of market and affordable housing. development will be carefully designed to minimise the impact on the character and appearance of the area.
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### RL124 Land at Mire Syke Lane, Scotton

#### Settlement Growth

##### G4 - General / Other

1614_3758 / 37577	Lister Haigh Ltd - Mr E Watson	Object	The site has limited visual impact or other constraints and should be allocated for a mix of market and affordable housing in light of a more flexible approach to the Core Strategy regarding extensions to all settlements.
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##### G7 - Development Limit

1614_3758 / 37581	Lister Haigh Ltd - Mr E Watson	Object	The development limit should include site RL124.
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#### Homes for Local People

##### H4 - General / Other - Comments (Including tenure)

1614_3758 / 37576	Lister Haigh Ltd - Mr E Watson	Comment	Scotton is an ideal location to provide the type of rural housing that is needed in the District.
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### RL1108 Land east of Main Street, Scotton

#### Travel

##### T2 - Road Safety

Topic / Issue	Reference	Name	Stance	Comment
	0165_3664 / 35040	Lister Haigh Ltd - Mr M Elmsley	Support	The site should be allocated for a mix of market and affordable housing. The site is well located in a highly accessible area. And is available for development.

## Environment and Quality of Life

### Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges

	0165_3664 / 35041	Lister Haigh Ltd - Mr M Elmsley	Support	The site should be allocated for a mix of market and affordable housing. Development of the site will be designed to minimise the impact on the character and appearance of the area.
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## RL3025 Land West of Pennymead Cottage, Scotton

## Settlement Growth

### G4 - General / Other

	2824_2708 / 32524	Mr P Bowlas	Support	
	2911_2810 / 32596	C I Booth	Support	
	2947_2852 / 32554	Mr A Harper, Mr N Harper and H Wilkinson	Support	
	3043_2967 / 32617	Mr T P Spink	Support	This site would be ideal as it would be an extension to Manor Court, which is already low cost housing.
	3146_3096 / 32840	Mr K Michel	Support	This site is adjacent to a current housing estate and is secluded, it would be most appropriate for similar housing.
	1618_3106 / 32494	Scotton Parish Council	Object	Site is outside the development limit.
	2789_3220 / 32506	Ms J S Spink	Object	
	2855_2740 / 32543	Ms F Chaffer	Object	
	3217_3197 / 32866	Mrs L Michel	Object	
	3385_3435 / 32888	C G Wyldbore	Object	

## Homes for Local People

### H3 - Rural Exception Sites

	3386_3436 / 32910	Mr and Mrs D and J Molyneaux	Object	I note that the Council are suggesting that the dwellings should be 100% affordable homes for local people. This suggestion I find unacceptable.
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### H4 - General / Other - Comments (Including tenure)

	2789_3220 / 32508	Ms J S Spink	Object	I think Scotton has had it fair share of affordable housing.
	3217_3197 / 32871	Mrs L Michel	Object	Local low cost housing on an adjacent site has been given to people not from this area. We were told that there were insufficient local people needing housing, if this is the case why build more?

Topic / Issue	Reference	Name	Stance	Comment
	3146_3096 / 32841	Mr K Michel	Comment	Low cost homes are needed for the elderly and a limited number of families. These must only be for individuals with a direct connection with the area.

## Travel

### T1 - Impact on Highway Network

3105_3049 / 32819	Mrs P F Turtle	Object	Extra traffic will surely be an unacceptable addition to that residential area.
2911_2810 / 32600	C I Booth	Comment	Roads already overused.

### T7 - General / Other

2947_2852 / 32561	Mr A Harper, Mr N Harper and H Wilkinson	Comment	Access here may need to be retained for agricultural land behind site.
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## Environment and Quality of Life

### Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges

0165_3664 / 35043	Lister Haigh Ltd - Mr M Elmsley	Object	Development will remove greenspace within the village to their detriment of its rural character and appearance.
0174_3655 / 35099	Lister Haigh Ltd - Mr W H Barker	Object	Development will remove green space detrimental to the rural character and appearance of the village.
1614_3758 / 37578	Lister Haigh Ltd - Mr E Watson	Object	Development on this site would be detrimental to the rural character and appearance of the area.

### Q6 - Ground Conditions / Drainage / Flooding

1618_3106 / 32497	Scotton Parish Council	Object	The land is subject to flooding and to build here would effect the adjacent land, which is frequently subject to serious inundation.
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## Utilities

### U2 - Waste, Sewage and Sewerage

0245_3713 / 32468	Yorkshire Water	Comment	There is capacity for the foul flows from this development, however, there may be restrictions placed on the rate of discharge. It should also be noted that the network could not cope with the cumulative impact of the preferred options sites in Scotton.
0245_3713 / 32474	Yorkshire Water	Comment	As this a greenfield site the local public sewer network does not have capacity to accept any discharge of surface water from the proposed site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and watercourses.

## Implementation

### I4 - Phasing

3146_3096 / 32842	Mr K Michel	Comment	If development must take place then this site is the most suitable for immediate use.
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## RL3026 Land East of Pennymead Cottage, Scotton

## Settlement Growth

Topic / Issue	Reference	Name	Stance	Comment
<b>G3 - Distribution of Development</b>				
	0165_3664 / 35045	Lister Haigh Ltd - Mr M Elmsley	Object	Small sites such as this are not sustainable and will result in the need to build elsewhere.
	0174_3655 / 35101	Lister Haigh Ltd - Mr W H Barker	Object	This is a small site and identifying small sites is not sustainable as it will mean that other sites have to be found elsewhere.
<b>G4 - General / Other</b>				
	2824_2708 / 32525	Mr P Bowlas	Support	
	2911_2810 / 32597	C I Booth	Support	
	2947_2852 / 32555	Mr A Harper, Mr N Harper and H Wilkinson	Support	
	1618_3106 / 32495	Scotton Parish Council	Object	Site is outside the development limit.
	2789_3220 / 32510	Ms J S Spink	Object	
	2855_2740 / 32544	Ms F Chaffer	Object	
	3043_2967 / 32621	Mr T P Spink	Object	
	3217_3197 / 32867	Mrs L Michel	Object	
	3385_3435 / 32887	C G Wyldbore	Object	
<b>Homes for Local People</b>				
<b>H3 - Rural Exception Sites</b>				
	3386_3436 / 32908	Mr and Mrs D and J Molyneaux	Object	I note that the Council are suggesting that the dwellings should be 100% affordable homes for local people. This suggestion I find unacceptable.
<b>H4 - General / Other - Comments (Including tenure)</b>				
	2789_3220 / 32512	Ms J S Spink	Object	I think Scotton has had its fair share of affordable housing
<b>Travel</b>				
<b>T1 - Impact on Highway Network</b>				
	3105_3049 / 32821	Mrs P F Turtle	Object	Extra traffic will surely be an unacceptable addition to that residential area.
	3385_3435 / 32898	C G Wyldbore	Object	Building houses would mean more cars causing congestion in the middle of an already busy village.
<b>T2 - Road Safety</b>				
	0165_3664 / 35044	Lister Haigh Ltd - Mr M Elmsley	Object	The site is small with inadequate access.

Topic / Issue	Reference	Name	Stance	Comment
	0174_3655 / 35100	Lister Haigh Ltd - Mr W H Barker	Object	The site is small with inadequate access.
	3043_2967 / 32627	Mr T P Spink	Object	Access to this site would be extremely dangerous so close to the blind corner by the pub.
<b>T3 - Connectivity to Bus / Rail Services</b>				
	3217_3197 / 32875	Mrs L Michel	Object	Bus service is limited.
<b>T4 - Accessibility to Jobs, Shops and Services</b>				
	3217_3197 / 32873	Mrs L Michel	Object	Scotton does not have a village shop or Post Office, and we have no amenities for our children.
<b>T5 - Walking and Cycling</b>				
	2947_2852 / 32570	Mr A Harper, Mr N Harper and H Wilkinson	Comment	Additional pavements on one side of the road and cycle lane would be beneficial.
<b>T7 - General / Other</b>				
	2911_2810 / 32604	C I Booth	Comment	Road and public transport access awkward due to road layout here.
	2947_2852 / 32568	Mr A Harper, Mr N Harper and H Wilkinson	Comment	Road access could be changed by putting in a mini roundabout that would help slow traffic on Havikill Lane.
<b>Environment and Quality of Life</b>				
<b>Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges</b>				
	1614_3758 / 37579	Lister Haigh Ltd - Mr E Watson	Object	Development on this site would be detrimental to the rural character and appearance of the area.
<b>Q6 - Ground Conditions / Drainage / Flooding</b>				
	1618_3106 / 32498	Scotton Parish Council	Object	The land is subject to flooding and to build here would effect the adjacent land, which is frequently subject to serious inundation.
	3385_3435 / 32897	C G Wyldbore	Object	Site subject to flooding, development would cause further problems.
	3473_3555 / 32930	Ms C McMahon	Object	Site floods.
<b>Utilities</b>				
<b>U2 - Waste, Sewage and Sewerage</b>				
	0245_3713 / 32479	Yorkshire Water	Comment	There is capacity for the foul flows from this development, however, there may be restrictions placed on the rate of discharge. It should also be noted that the network could not cope with the cumulative impact of the preferred options sites in Scotton.
	0245_3713 / 32481	Yorkshire Water	Comment	As this a greenfield site the local public sewer network does not have capacity to accept any discharge of surface water from the proposed site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and watercourses.

## Implementation

### I2 - Master Planning

Topic / Issue	Reference	Name	Stance	Comment
	0245_3713 / 32478	Yorkshire Water	Comment	There is a 225mm foul water sewer crossing the site, there should be no buildings within 3m either side of the centre line of the sewer.

#### I4 - Phasing

	3146_3096 / 32845	Mr K Michel	Object	This site is unsuitable for development in the next 5 years at least.
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### RL3035 Land North of Manor Drive, Scotton

#### Settlement Growth

##### G3 - Distribution of Development

	2789_3220 / 32505	Ms J S Spink	Object	This is 'back filling' not 'in filling'. If this and other development take place where will it end?
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##### G4 - General / Other

	2824_2708 / 32526	Mr P Bowlas	Support	
	2911_2810 / 32598	C I Booth	Support	
	2947_2852 / 32556	Mr A Harper, Mr N Harper and H Wilkinson	Support	
	1618_3106 / 32492	Scotton Parish Council	Object	Site is outside the development limit.
	2789_3220 / 32504	Ms J S Spink	Object	
	2855_2740 / 32545	Ms F Chaffer	Object	
	2888_2781 / 32550	Mr K Wood	Object	
	3043_2967 / 32619	Mr T P Spink	Object	
	3146_3096 / 32846	Mr K Michel	Object	
	3217_3197 / 32865	Mrs L Michel	Object	
	3385_3435 / 32885	C G Wyldbore	Object	

#### Homes for Local People

##### H3 - Rural Exception Sites

	2888_2781 / 32552	Mr K Wood	Object	Preference for market housing as opposed to affordable. The village is not short of affordable level property.
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##### H4 - General / Other - Comments (Including tenure)

	3146_3096 / 32855	Mr K Michel	Object	There are already enough council properties in this area, and some council properties were recently sold off, why sell off when you are short?
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Topic / Issue	Reference	Name	Stance	Comment
	3217_3197 / 32868	Mrs L Michel	Object	We not need anymore housing in the village. If housing is short why sell off council properties?

## Travel

### T1 - Impact on Highway Network

	2888_2781 / 32551	Mr K Wood	Object	Concerns over increased traffic flow and additional turning traffic at an already difficult location off Main Street.
	3105_3049 / 32798	Mrs P F Turtle	Object	Manor Drive at present is already reduced to mainly single file/one way traffic due to the parked cars and any additional traffic would just add to an already difficult problem.
	3146_3096 / 32853	Mr K Michel	Object	Parking is already a big issue on manor Drive and it would be unsuitable to cope with extra traffic.
	3385_3435 / 32896	C G Wyldbore	Object	Building houses would mean more cars causing congestion in the middle of an already busy village.
	3105_3049 / 32816	Mrs P F Turtle	Comment	Has anyone considered the impact of increased traffic on the narrow road at High Bond End traffic lights?

### T2 - Road Safety

	3105_3049 / 32808	Mrs P F Turtle	Object	Already at most times of the day vehicles have to pull to the side of the road for single file traffic to let buses, lorries and farm vehicles through.
	3113_3059 / 32832	Mr K Fletcher	Object	The narrow stretch of road in the junction with Manor Drive, which is currently being considered for traffic calming measures due to vehicles using the path in order to pass each other. To increase traffic into Manor Drive in the exact location where the problem exist would further risk safety.
	2947_2852 / 32565	Mr A Harper, Mr N Harper and H Wilkinson	Comment	Traffic calming measures on Havikill Lane would be welcome.
	2947_2852 / 32579	Mr A Harper, Mr N Harper and H Wilkinson	Comment	Traffic calming measures on Main Street would be welcomed, along with encouragement for people to car share and reduce parking on narrow roads.
	3105_3049 / 32815	Mrs P F Turtle	Comment	New Road and Main Street are already the subject of possible traffic calming measures to try and reduce the volume as they are used as a cut through for people wishing to avoid Bond End.

### T7 - General / Other

	3105_3049 / 32795	Mrs P F Turtle	Object	Parking a problem around Manor Drive and Main Street, development would exacerbate the problem.
	3113_3059 / 32833	Mr K Fletcher	Object	Manor Drive is currently a cul-de-sac with a very narrow entrance. This would be totally unacceptable for an access road.
	2911_2810 / 32606	C I Booth	Comment	Access to the road network is difficult, the road is already overused and very narrow, plus it's obstructed by parked vehicles.
	2947_2852 / 32573	Mr A Harper, Mr N Harper and H Wilkinson	Comment	Part of the site could be used to extended existing car parking, for use by the Church.

## Environment and Quality of Life

### Q10 - Pollution

	0165_3664 / 35047	Lister Haigh Ltd - Mr M Elmsley	Object	Demolition of existing buildings may be necessary and there are potential pollution issues.
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Topic / Issue	Reference	Name	Stance	Comment
	0174_3655 / 35103	Lister Haigh Ltd - Mr W H Barker	Object	There are existing buildings on the site and there are potential pollution problems.
	3105_3049 / 32817	Mrs P F Turtle	Object	Increase in traffic will add to pollution problems already identified at High Bond End, and monitored as unacceptable.
<b>Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges</b>				
	0165_3664 / 35046	Lister Haigh Ltd - Mr M Elmsley	Object	Development of the site will encroach into open countryside detrimental to the character and appearance of the area.
	0174_3655 / 35102	Lister Haigh Ltd - Mr W H Barker	Object	Development of the site will be detrimental to the character and appearance of the area.
	1614_3758 / 37580	Lister Haigh Ltd - Mr E Watson	Object	Development on this site would be detrimental to the rural character and appearance of the area.
<b>Q3 - Impact on Biodiversity</b>				
	3043_2967 / 32626	Mr T P Spink	Object	Site is a haven for wildlife, including gold and bull finches, linnets, twany and barn owls.
<b>Q4 - Impact on Amenity</b>				
	3113_3059 / 32838	Mr K Fletcher	Object	Building more would cause unnecessary disruption and adversely impact the lives of people in the community.
<b>Q5 - Impact on Climate Change</b>				
	2947_2852 / 32563	Mr A Harper, Mr N Harper and H Wilkinson	Comment	For all sites zero carbon homes would be preferable before 2016, because they will protect home owners against continually rising gas prices and reduce environmental damage.
<b>Q6 - Ground Conditions / Drainage / Flooding</b>				
	3146_3096 / 32848	Mr K Michel	Object	Area is currently very prone to flooding in severe weather. A beck runs close to it that cannot be blocked. Drainage couldn't cope with more development. (Photograph supplied showing recent flood damage.)
	3217_3197 / 32870	Mrs L Michel	Object	This area is prone to flooding, we were told by Council staff that the mains drain in the village could not take anymore water and that recent developments had added to this problem.
	3385_3435 / 32892	C G Wyldbore	Object	Site subject to flooding, development would cause further problems.
	3473_3555 / 32931	Ms C McMahon	Object	This site is known to flood and is in close proximity to Pissy Beck.
	2911_2810 / 32605	C I Booth	Comment	This area does flood, and with sewage too.
	2947_2852 / 32571	Mr A Harper, Mr N Harper and H Wilkinson	Comment	This site has suffered from flooding at Manor rive in the past, so drainage would have to be carefully designed.
<b>Q8 - General / Other</b>				
	3113_3059 / 32837	Mr K Fletcher	Object	The site itself is inappropriate and would change the structure of the village.

## Utilities

### U2 - Waste, Sewage and Sewerage

Topic / Issue	Reference	Name	Stance	Comment
	0245_3713 / 32483	Yorkshire Water	Comment	There is capacity for the foul flows from this development, however, there may be restrictions placed on the rate of discharge. It should also be noted that the network could not cope with the cumulative impact of the preferred options sites in Scotton.
	0245_3713 / 32484	Yorkshire Water	Comment	As this a greenfield site the local public sewer network does not have capacity to accept any discharge of surface water from the proposed site. Therefore consideration should firstly be given to discharging to, as appropriate, soakaways, infiltration systems and watercourses.

## Implementation

### I1 - Land Availability / Deliverability

1618_3106 / 32490	Scotton Parish Council	Object	The agricultural land north of Manor Drive is in constant use for farming purposes and the several owners wish to keep it as such.
2789_2924 / 32502	Ms J S Spink	Object	This land is unavailable for development.
2790_3000 / 32520	Ms S Spink	Object	Land is not available for development.
2791_2999 / 32521	Mrs C E England	Object	Land is not available for development.
3043_2967 / 32623	Mr T P Spink	Object	Land unavailable as currently used for agricultural purposes.

### I4 - Phasing

3146_3096 / 32843	Mr K Michel	Object	This site is unsuitable for development in the next 5 years at least.
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## Decision Making Process

### D2 - Methodology

3105_3049 / 32794	Mrs P F Turtle	Object	Has anyone from the Council actually spent time in the designated area?
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### D4 - Consultation

2789_2924 / 32501	Ms J S Spink	Object	The landowners have never indicated that they would be willing to see development on this land.
2791_2999 / 32522	Mrs C E England	Object	No indication has ever been given that the land would be available for development.

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## Sharow

### Sites & Policies DPD: Rural Areas Consultation Responses

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Topic / Issue	Reference	Name	Stance	Comment
<b>Non Site Specific Comments</b>				
<b>Settlement Growth</b>				
<b>G4 - General / Other</b>				
	2303_2650 / 32941	Harrogate District Community Transport	Support	If transport services are provided to support the resident's access to services.
	2973_2880 / 32977	Mr D Carter	Support	The field opposite the entrance to the sports ground. The field referred to is about an acre with access off Dishforth Road.
	2973_2880 / 32979	Mr D Carter	Support	Land to the north/north-east of Sharow Farm is a mess and could do with development.
	3468_3549 / 32997	Mr and Mrs D T Smith	Comment	A few in-fill sites are available for use by first time buyers.
<b>G6 - No Growth Beyond the Main Built Up Area</b>				
	2120_3281 / 32936	Sharow Parish Council	Support	
	2799_2677 / 32946	Mr C E Hutchinson	Support	
	2810_2693 / 32950	Mr A Gummeison	Support	
	2850_2735 / 32957	Mr and Mrs B Rawling	Support	
	2851_2736 / 32961	Mr G Atkinson	Support	
	2999_2909 / 32987	Miss J Nolan	Support	
	3468_3549 / 32995	Mr and Mrs D T Smith	Support	
<b>G7 - Development Limit</b>				
	2120_3281 / 32938	Sharow Parish Council	Support	
	2799_2677 / 32947	Mr C E Hutchinson	Support	
	2810_2693 / 32952	Mr A Gummeison	Support	
	2850_2735 / 32958	Mr and Mrs B Rawling	Support	
	2851_2736 / 32963	Mr G Atkinson	Support	
	2999_2909 / 32990	Miss J Nolan	Support	

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Topic / Issue	Reference	Name	Stance	Comment
	3316_3339 / 32994	Mr B Mitchell	Support	
	3468_3549 / 32999	Mr and Mrs D T Smith	Support	
	2973_2880 / 32982	Mr D Carter	Object	

## Homes for Local People

### H4 - General / Other - Comments (Including tenure)

	2880_2771 / 32966	Mrs M Wilcock	Comment	Homes are needed for 20 - 30 year olds, with a child, married or not. First time buyers to the area, but not buy to let. Give people on the housing list chance to buy first.
	2973_2880 / 32984	Mr D Carter	Comment	Provide market priced houses for those who can buy them.
	3468_3549 / 32996	Mr and Mrs D T Smith	Comment	Affordable homes are needed.

### H5 - Approach to Affordable Housing

	2810_2693 / 32955	Mr A Gummeison	Support	Yes, but must ensure transport is provided.
	2880_2771 / 32968	Mrs M Wilcock	Support	
	3468_3549 / 33001	Mr and Mrs D T Smith	Support	
	2120_3281 / 32940	Sharow Parish Council	Object	The results of the upcoming SHMA should be used to influence the approach.
	2973_2880 / 32986	Mr D Carter	Object	What do you mean by 'affordable homes', who are 'local' people. What's the real point of all this?

## Travel

### T3 - Connectivity to Bus / Rail Services

	2303_2650 / 32943	Harrogate District Community Transport	Comment	The Council must work with local communities and the voluntary sector to develop affordable accessible services.
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### T4 - Accessibility to Jobs, Shops and Services

	2303_2650 / 32942	Harrogate District Community Transport	Comment	The transport network is shrinking, especially in rural areas. It is essential that transport services are in place to support residents so they can access health, education, work and social services.
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### T7 - General / Other

	2303_2650 / 32944	Harrogate District Community Transport	Comment	Public transport is important as it enables the reduction of the carbon footprint.
	2851_2736 / 32964	Mr G Atkinson	Comment	If any development were to go ahead in Sharow the roads would need to be improved.

## Environment and Quality of Life

### Q6 - Ground Conditions / Drainage / Flooding

Topic / Issue	Reference	Name	Stance	Comment
	2799_2677 / 32948	Mr C E Hutchinson	Comment	I have no objections to development if proper attention is given to drainage, as the sewerage system can not cope with current levels.

## Communities

### C4 - New Facilities

2120_3281 / 32939	Sharow Parish Council	Comment	Strong need for provision of a children's play area and car park.
2799_2677 / 32949	Mr C E Hutchinson	Comment	Traffic calming measures.
2810_2693 / 32953	Mr A Gummeison	Comment	Transport infrastructure and services should be put in place.
2973_2880 / 32983	Mr D Carter	Comment	Traffic calming measures on Dishforth Road from Sharow Cross to Fairlawns.
2999_2909 / 32992	Miss J Nolan	Comment	Multi-functional car park and small playground/park at the corner of Berrygate Lane and Dishforth Road.
3468_3549 / 33000	Mr and Mrs D T Smith	Comment	Traffic calming measures Sharow Lane is now dangerous due to lack of speed control and maintenance.

### C7 - Protection of Open Spaces

2810_2693 / 32951	Mr A Gummeison	Support	
2851_2736 / 32962	Mr G Atkinson	Support	
2880_2771 / 32967	Mrs M Wilcock	Support	
2999_2909 / 32989	Miss J Nolan	Support	
3468_3549 / 32998	Mr and Mrs D T Smith	Support	
2303_2650 / 32945	Harrogate District Community Transport	Object	Unless transport services are in place.
2973_2880 / 32981	Mr D Carter	Object	Some areas are a mess and in need of development.

### C8 - Additional Open Space

2120_3281 / 32937	Sharow Parish Council	Comment	Land adjacent to Orchard Close - map with area marked supplied.
3316_3339 / 32993	Mr B Mitchell	Comment	The triangle of land between Dishforth Road and Berrygate Lane should be protected from development to protect the character and setting of St. John's Church.

## RL16 Land S of Maythorpe, Sharow

## Utilities

### U2 - Waste, Sewage and Sewerage

0245_3713 / 32934	Yorkshire Water	Comment	There is capacity for the foul flows from this development, however, there may be restrictions placed on the rate of discharge.
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<b>Topic / Issue</b>	<b>Reference</b>	<b>Name</b>	<b>Stance</b>	<b>Comment</b>
	0245_3713 / 32935	Yorkshire Water	Comment	As this is a greenfield site the local public sewer network does not have capacity to accept any discharge of surface water. Consideration should be given to discharging to soakaways, infiltration systems and watercourses.

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**Sicklinghall**  
**Sites & Policies DPD: Rural Areas Consultation Responses**

Topic / Issue	Reference	Name	Stance	Comment
<b>Non Site Specific Comments</b>				
<b>Settlement Growth</b>				
<b>G4 - General / Other</b>				
	2861_2748 / 31192	Ms C Murgatroyd	Support	Support some growth in Sicklinghall.
<b>G7 - Development Limit</b>				
	2861_2748 / 31196	Ms C Murgatroyd	Support	
	2944_2849 / 31203	Ms H Galloway	Support	
	3055_2981 / 31231	Mrs C E Warrington	Support	
	3508_3602 / 31262	Dr W Reeves	Support	
	3268_3266 / 31249	ID Planning - Mr and Mrs Boyle	Object	A small site off Back Lane should be included in the development limit. This is a rounding off to provide a suitable site for housing development (market and affordable) in accordance with the Core Strategy policy. Such sites assist in supporting existing village facilities.
	3054_2980 / 31219	Mrs S M Hobbs	Comment	There may be other sites that will become available in the future and should be considered at that time as there may still be a need for extra houses once the first ones have been finished.
<b>Homes for Local People</b>				
<b>H3 - Rural Exception Sites</b>				
	3054_2980 / 31216	Mrs S M Hobbs	Support	All sites should be developed as quickly as possible to enable families and workers to have somewhere to live in the village and also in case elderly wish to down size.
	2861_2748 / 31193	Ms C Murgatroyd	Comment	New homes are needed for people who live in the village and are unable to buy property.
<b>H4 - General / Other - Comments (Including tenure)</b>				
	3054_2980 / 31214	Mrs S M Hobbs	Comment	Homes of different sizes for young families, the elderly and single persons.
<b>H5 - Approach to Affordable Housing</b>				
	3115_3061 / 31238	Mr and Mrs D T Devenish	Comment	Those living in 2 and 3 bedroom houses could be rehoused in small one bedroomed apartments and this would release valuable housing stock to families.
	3493_3579 / 31251	Mr S Robinson	Comment	New homes are needed for families of residents of the village.
<b>Jobs and Business</b>				
<b>J1 - General / Other</b>				

Topic / Issue	Reference	Name	Stance	Comment
	3322_3346 / 31525	Ms F Lovell and Mr A Garside	Object	There are no jobs in Skelton and no prospect of any so people living in new homes would have to commute.

## Travel

### T2 - Road Safety

2944_2849 / 31204	Ms H Galloway	Comment	Speed limit enforcement through the village.
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### T3 - Connectivity to Bus / Rail Services

2861_2748 / 31197	Ms C Murgatroyd	Comment	More bus services should be planned.
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## Communities

### C4 - New Facilities

3054_2980 / 31220	Mrs S M Hobbs	Comment	A childrens play area.
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3115_3061 / 31243	Mr and Mrs D T Devenish	Comment	Playground and tennis courts.
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### C7 - Protection of Open Spaces

1445_2940 / 31369	Mr J Matthews	Support	
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3508_3602 / 31261	Dr W Reeves	Support	
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### C8 - Additional Open Space

2861_2748 / 31195	Ms C Murgatroyd	Comment	Land off Longlands Lane which is not suitable for residential development.
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3508_3602 / 31263	Dr W Reeves	Comment	Somewhere for children to play as the school playground is now locked.
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## Utilities

### U2 - Waste, Sewage and Sewerage

3556_3711 / 31264	T N Balmer	Comment	No objection to new development provided existing services can cope.
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## RL1145 Land adjacent to Sicklinghall Primary School

## Homes for Local People

### H3 - Rural Exception Sites

2944_2849 / 31199	Ms H Galloway	Support	
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3042_2966 / 31208	R P M Owthwaite	Support	This site will only be viable with more than 6 dwellings.
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3055_2981 / 31224	Mrs C E Warrington	Support	No more than 7 dwellings or the site will be too overdeveloped, people need space and pleasant surroundings.
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Topic / Issue	Reference	Name	Stance	Comment
	3115_3061 / 31237	Mr and Mrs D T Devenish	Support	If a brownfield site cannot be found then a few select homes could be built, but concerned about loss of green belt.

## Travel

### T2 - Road Safety

3508_3602 / 31258	Dr W Reeves	Object	Poor visibility and the amount of parking at school times.
3508_3602 / 31260	Dr W Reeves	Object	Roads leading to the village are unsuited to more traffic.

### T5 - Walking and Cycling

3508_3602 / 31259	Dr W Reeves	Object	Children from the site would have to cross the Main Street to reach the only play space in the village.
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## Environment and Quality of Life

### Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges

3493_3579 / 31253	Mr S Robinson	Support	A small development on the site would be well screened by trees and should be built in a style sympathetic to existing village architecture.
3017_2932 / 33146	Ms V Spokes	Comment	Surely any new building could be located on brownfield sites. There is a huge area near Boroughbridge. This would save our precious countryside, which can never be replaced.

### Q5 - Impact on Climate Change

3556_3711 / 31267	T N Balmer	Object	Object to the biomass element of the scheme which is not considered to be a suitable means of supplying heating and hot water for the housing.
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## Communities

### C8 - Additional Open Space

3115_3061 / 31242	Mr and Mrs D T Devenish	Comment	Land at Main Street (RL1145).
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## Utilities

### U2 - Waste, Sewage and Sewerage

0245_3713 / 31172	Yorkshire Water	Comment	There is capacity for the foul flows from this development. However, there may be restrictions on the rate of discharge.
0245_3713 / 31173	Yorkshire Water	Comment	As this is a greenfield site the local public sewer does not have capacity to accept any discharge of surface water and alternatives should be considered.

## RL2017 Orchard Cottage Paddock, Sicklinghall

## Utilities

### U2 - Waste, Sewage and Sewerage

0245_3713 / 31174	Yorkshire Water	Comment	There is an unknown foul water sewer crossing the site a there should be no buildings within 3m of the centre line of the sewer.
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Topic / Issue	Reference	Name	Stance	Comment
	0245_3713 / 31175	Yorkshire Water	Comment	There is insufficient capacity in the foul sewer network to accommodate all the expected foul flows from this development and off site improvements would be required.
	0245_3713 / 31177	Yorkshire Water	Comment	As this is a greenfield site the local public sewer does not have capacity to accept any discharge of surface water and alternatives should be considered.

## RL2017a Land at Longlands Lane, Sicklinghall

### Travel

#### T2 - Road Safety

2944_2849 / 31201	Ms H Galloway	Object	Access is on a single track road and unacceptable.
3036_2959 / 31206	Mr and Mrs B E Dugdill	Object	Access is unsuitable.
3055_2981 / 31228	Mrs C E Warrington	Object	The small lanes will not stand the traffic.
3115_3061 / 31239	Mr and Mrs D T Devenish	Object	To add to the traffic problems on Longlands Lane would be unthinkable.
3493_3579 / 31254	Mr S Robinson	Object	The road is too small to accommodate additional housing.

### Environment and Quality of Life

#### Q3 - Impact on Biodiversity

3493_3579 / 31255	Mr S Robinson	Object	Loss of natural habitat for wildlife.
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### Communities

#### C8 - Additional Open Space

3115_3061 / 31241	Mr and Mrs D T Devenish	Comment	Land at Longlands Lane.
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### Utilities

#### U2 - Waste, Sewage and Sewerage

3036_2959 / 31207	Mr and Mrs B E Dugdill	Object	Concerned about capacity of sewage system to accommodate development on the site.
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### Implementation

#### I1 - Land Availability / Deliverability

3042_2966 / 31210	R P M Othwaite	Object	The site is not available for affordable housing in isolation.
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## RL2045 Land at Dairy Farm, Sicklinghall

### Settlement Growth

#### G7 - Development Limit

Topic / Issue	Reference	Name	Stance	Comment
	1818_3740 / 31191	Carter Jonas - Stockeld Park Estate	Object	The site is adjacent to the built up area and does not contribute to the purposes of green belt land. A firm and robust boundary can create a logical edge to the green belt and the land should be included within the development limit.

## Environment and Quality of Life

### Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges

1818_3740 / 31185	Carter Jonas - Stockeld Park Estate	Support	The site is of low amenity value and would represent a strategic rounding off of the settlement and should be allocated for a mix of open market and affordable housing.
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### RL2047 Land at Back Lane, Sicklinghall

## Settlement Growth

### G7 - Development Limit

1818_3740 / 31186	Carter Jonas - Stockeld Park Estate	Object	The site does not contribute to the green belt development limit should include RL2047.
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**Skelton on Ure**  
**Sites & Policies DPD: Rural Areas Consultation Responses**

Topic / Issue	Reference	Name	Stance	Comment
<b>Non Site Specific Comments</b>				
<b>Settlement Growth</b>				
<b>G3 - Distribution of Development</b>				
	1308_3375 / 31538	Mr and Mrs C and J Boyd	Object	The sites identified in Skelton on Ure do not comply with the criteria for Group C village development (detailed note submitted) and in any event affordable housing requirement can be met without greenfield development in Group C villages.
	2134_3536 / 31391	Skelton Cum Newby Parish Council	Object	Having carried out our own survey it was agreed by a majority of 69% that no further houses were needed.
	2728_3037 / 31401	Mr J Longbottom	Object	There is no need for new housing and the proposals should be withdrawn with immediate effect.
<b>G4 - General / Other</b>				
	2728_3037 / 31398	Mr J Longbottom	Comment	If the existing play area was moved to site RL2016 then the play area could be used for housing.
<b>G6 - No Growth Beyond the Main Built Up Area</b>				
	0708_2839 / 31316	Mr A Steel	Support	
	1445_2940 / 31355	Mr J Matthews	Support	
	2859_2744 / 31430	Mr and Mrs S A Tovey	Support	
	2900_2794 / 31442	Mr and Mrs D Charlwood	Support	
	2917_2817 / 31448	Mr J Bradley	Object	
<b>G7 - Development Limit</b>				
	0708_2839 / 31335	Mr A Steel	Support	
	1445_2940 / 31371	Mr J Matthews	Support	The development limit should be extended to include RL553 as this site should not be developed.
	1488_2993 / 31383	Mr C C Scagell	Support	
	2728_3037 / 31404	Mr J Longbottom	Support	
	2805_2684 / 31415	Mr A Rayner	Support	
	2959_2864 / 31469	Mr and Mrs D Dunnington	Support	There should be no development beyond the defined limit, it is there for a reason.

Topic / Issue	Reference	Name	Stance	Comment
	2961_2866 / 31478	Ms S Jowett and Mr D McDonald	Support	
	3050_2975 / 31496	Ms C Farrell	Support	
	3234_3224 / 31515	Mr A Speight	Support	
	1308_3375 / 31540	Mr and Mrs C and J Boyd	Object	Should include RL554 for a mix of market and affordable housing.
	2900_2794 / 31446	Mr and Mrs D Charlwood	Object	
	3228_3211 / 31502	Mr and Mrs J S Gibson	Object	Land opposite Manor Cottages (RL554) should be included in the Development Limit.
	3322_3346 / 31523	Ms F Lovell and Mr A Garside	Object	

## Homes for Local People

### H4 - General / Other - Comments (Including tenure)

	1295_2795 / 31544	Mr and Mrs G Sheppard	Object	There is already a very high level of social housing and to provide more would stretch the limited resources of the village.
	1295_2795 / 31547	Mr and Mrs G Sheppard	Object	There is no need for additional affordable housing in Skelton
	3234_3224 / 31509	Mr A Speight	Object	There is no proven need for more social rented accommodation. The survey of 2002 concluded that the village was well provided for. There is already a disproportionate amount of rental property in the village.
	3322_3346 / 31524	Ms F Lovell and Mr A Garside	Object	There is no need for more affordable housing. The village already has a high percentage of affordable housing and to add more would alter the village.
	1445_2940 / 31361	Mr J Matthews	Comment	There may be a need for one or two houses for local people. They should be reasonably affordable under a rent to buy scheme.
	2728_3037 / 31400	Mr J Longbottom	Comment	Not convinced that there is a need for additional accommodation. There is already a greater proportion of rented to privately owned property.
	2805_2684 / 31414	Mr A Rayner	Comment	Housing for low paid farm workers is required to ensure that the farming community will continue to work the land.
	2848_2733 / 31422	Skelton Newby Hall CE School	Comment	Should be homes for families to prevent the village becoming a retirement colony.
	2917_2817 / 31449	Mr J Bradley	Comment	A range of house types are needed on an open market basis
	2959_2864 / 31464	Mr and Mrs D Dunnington	Comment	Low cost housing in a small number is welcomed but 16 is too many. Two to Four would be more appropriate. These should go to local people and not to those with most points.
	2961_2866 / 31476	Ms S Jowett and Mr D McDonald	Comment	Homes for young families trying to get a foot on the ladder so shared ownership would be good.
	3322_3346 / 31517	Ms F Lovell and Mr A Garside	Comment	Larger houses are in short supply.

### H5 - Approach to Affordable Housing

Topic / Issue	Reference	Name	Stance	Comment
	1445_2940 / 31373	Mr J Matthews	Object	This village has an imbalance of private and affordable homes - just over 50% are privately owned. To increase this imbalance with excessive building of affordable homes will destroy the balance of the community.

## Travel

### T4 - Accessibility to Jobs, Shops and Services

	1295_2795 / 31545	Mr and Mrs G Sheppard	Object	Access to facilities is limited and having a car is essential. The bus service is poor.
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## Environment and Quality of Life

### Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges

	1295_2795 / 31546	Mr and Mrs G Sheppard	Object	The open nature of the sites in what is essentially a farming village will be destroyed.
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## Communities

### C4 - New Facilities

	1445_2940 / 31372	Mr J Matthews	Comment	No additional facilities are required.
	2728_3037 / 31406	Mr J Longbottom	Comment	New allotments, perhaps on RL2016.
	2805_2684 / 31416	Mr A Rayner	Comment	Improvements to the village hall would be welcome.
	2859_2744 / 31440	Mr and Mrs S A Tovey	Comment	Allotments.
	3050_2975 / 31497	Ms C Farrell	Comment	Allotments.
	3228_3211 / 31503	Mr and Mrs J S Gibson	Comment	Village Green.

### C7 - Protection of Open Spaces

	0708_2839 / 31331	Mr A Steel	Support	
	1488_2993 / 31382	Mr C C Scagell	Support	
	2728_3037 / 31402	Mr J Longbottom	Support	
	2859_2744 / 31439	Mr and Mrs S A Tovey	Support	
	2917_2817 / 31458	Mr J Bradley	Support	
	2961_2866 / 31477	Ms S Jowett and Mr D McDonald	Support	
	3050_2975 / 31494	Ms C Farrell	Support	
	3321_3345 / 31508	Mr N Vine	Support	

Topic / Issue	Reference	Name	Stance	Comment
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	3322_3346 / 31521	Ms F Lovell and Mr A Garside	Support	
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## C8 - Additional Open Space

	0708_2839 / 31333	Mr A Steel	Comment	Millennium Wood at North End should be identified.
	3050_2975 / 31495	Ms C Farrell	Comment	Land opposite Manor Cottages should be preserved as open space (RL554)
	3322_3346 / 31522	Ms F Lovell and Mr A Garside	Comment	The following sites should be protected open space (RL554, RL555, RL555(1)).

## Implementation

### I5 - General / Other

	0867_2894 / 31348	Mr W Jackson	Object	The number of houses proposed is out of proportion to the demand for housing from truly local people.
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## RL2016 Land adjacent Crowgarth, Skelton on Ure

## Settlement Growth

### G4 - General / Other

	0708_2839 / 31318	Mr A Steel	Support	This site has not been utilised for any purpose for a number of years and would be suitable for homes for local people.
	2859_2744 / 31438	Mr and Mrs S A Tovey	Object	The village is large enough and no further development is needed.

## Homes for Local People

### H2 - Affordable Housing Target

	2917_2817 / 31453	Mr J Bradley	Object	The requirement for 50% affordable homes is inappropriate the community needs a sensible level of market housing to allow growth.
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### H4 - General / Other - Comments (Including tenure)

	1308_3375 / 31527	Mr and Mrs C and J Boyd	Object	There is no need for affordable housing, confirmed by Parish Survey.
	1548_3635 / 31388	Mr and Mrs J Ramsden	Object	The current mix of housing stock is strongly biased towards rentals. This would be made worse by any further provision of rental properties. In any case there is no identified need for more provision.

## Travel

### T1 - Impact on Highway Network

	3322_3346 / 31518	Ms F Lovell and Mr A Garside	Object	Additional traffic generated from this development is a concern. The lane is already well used.
	3321_3345 / 31506	Mr N Vine	Comment	Concerned about the amount of additional traffic on the High Street.

### T5 - Walking and Cycling

	2848_2733 / 31420	Skelton Newby Hall CE School	Support	Development could be enhanced by provision of a cycleway through Churchwood linking Crowgarth to the school.
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Topic / Issue	Reference	Name	Stance	Comment
<b>Environment and Quality of Life</b>				
<b>Q1 - Impact on Built Heritage</b>				
	2917_2817 / 31456	Mr J Bradley	Object	Extending the village this far west is inappropriate and will have a negative effect on the characteristic of the village.
	0289_3587 / 31314	English Heritage	Comment	The site lies opposite the north western corner of the Grade II* registered Historic Park and Garden at Newby Hall. Before allocation it should be demonstrated that development would not have an adverse impact on those elements that contribute towards the significance of this important landscape.
<b>Q8 - General / Other</b>				
	1846_3002 / 35651	Defence Estates Organisation (MOD)	Comment	The site lies within the technical safeguarding zone for Topcliffe, Dishforth Aerodrome and development must not exceed 45.7m in height.
<b>Communities</b>				
<b>C3 - Sport, Recreation and Open Space</b>				
	1308_3375 / 31536	Mr and Mrs C and J Boyd	Object	The site is designated as allotments.
	3050_2975 / 31492	Ms C Farrell	Object	This land has been identified as being suitable for allotments.
<b>Utilities</b>				
<b>U2 - Waste, Sewage and Sewerage</b>				
	0245_3713 / 31307	Yorkshire Water	Comment	<p>There is an unknown foul sewer crossing the site, there should be no buildings within 3m either side of the centre line of the sewer.</p> <p>There is capacity for foul flows from this development but there may be restrictions on the rate of discharge.</p> <p>As this is a greenfield site the local public sewer does not have capacity to accept any discharge of surface water and alternatives should be considered.</p>
<b>Implementation</b>				
<b>I4 - Phasing</b>				
	1445_2940 / 31359	Mr J Matthews	Support	If it is necessary to develop this site it should be done incrementally as local need arises. Development should take place towards 2024 rather than earlier.
	2728_3037 / 31397	Mr J Longbottom	Support	If to be developed should be in the long term and not short or medium term.
	2805_2684 / 31411	Mr A Rayner	Support	The development needs to commence and complete as soon as possible. The longer it is left the more chance that farm workers will have to move away.
<b>I5 - General / Other</b>				
	2961_2866 / 31473	Ms S Jowett and Mr D McDonald	Support	This would be an ideal location for young families being close to the playground and primary school.
<b>Decision Making Process</b>				
<b>D2 - Methodology</b>				

Topic / Issue	Reference	Name	Stance	Comment
	1488_2993 / 31376	Mr C C Scagell	Support	Support the choice of site for the reasons set out in the documentation.

## RL553 Land at Willow Garth, Skelton on Ure

### Settlement Growth

#### G4 - General / Other

2859_2744 / 31435	Mr and Mrs S A Tovey	Object	The village is large enough and no further development is needed.
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### Homes for Local People

#### H2 - Affordable Housing Target

2917_2817 / 31450	Mr J Bradley	Comment	A requirement for 50% affordable housing is too high and will discourage development.
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#### H4 - General / Other - Comments (Including tenure)

1308_3375 / 31526	Mr and Mrs C and J Boyd	Object	There is no need for affordable housing, confirmed by Parish Survey.
1548_3635 / 31387	Mr and Mrs J Ramsden	Object	The current mix of housing stock is strongly biased towards rentals. This would be made worse by any further provision of rental properties. In any case there is no identified need for more provision.

### Travel

#### T1 - Impact on Highway Network

2859_2744 / 31437	Mr and Mrs S A Tovey	Object	The main street is already congested and thought of more cars and bikes tearing up and down the lane is too much.
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#### T2 - Road Safety

0708_2839 / 31323	Mr A Steel	Object	The access road is narrow and the junction at North End is a blind corner and is dangerous. Residents use the junction to enter and exist the property opposite.
0867_2894 / 31345	Mr W Jackson	Object	There will be increased danger caused by traffic at North End which is already a tricky corner.
1308_3375 / 31533	Mr and Mrs C and J Boyd	Object	Access is dangerous.
1445_2940 / 31363	Mr J Matthews	Object	There are road safety issues with this site. The village access around the site and rear of the site is used regularly by heavy farm machinery which would be a hazard.
2900_2794 / 31445	Mr and Mrs D Charlwood	Object	Access is on a very dangerous bend.
2959_2864 / 31468	Mr and Mrs D Dunnington	Object	Access would be via a dangerous bend.
3050_2975 / 31493	Ms C Farrell	Object	The exit from this site is on to a sharp bend.
3234_3224 / 31511	Mr A Speight	Object	No material change has been made to the junction since the Highways Authority noted in 2002 that the visibility in a northerly direction is only 40m and not the required 90m. Further more the access track to the east was designed to take farm vehicles, to mix this with domestic traffic would be hazardous.
3321_3345 / 31507	Mr N Vine	Object	The junction joining the main road is on a blind bend and is dangerous.

Topic / Issue	Reference	Name	Stance	Comment
	3322_3346 / 31519	Ms F Lovell and Mr A Garside	Object	The junction is already dangerous, being a right angled blind bend and additional traffic would exacerbate the problem.
<b>T7 - General / Other</b>				
	3234_3224 / 31512	Mr A Speight	Object	Access from the track to the east was rejected by a Planning Inspector.
<b>Environment and Quality of Life</b>				
<b>Q1 - Impact on Built Heritage</b>				
	1308_3375 / 31534	Mr and Mrs C and J Boyd	Object	Adversely effect the form and character of the village.
	3234_3224 / 31514	Mr A Speight	Object	Development would impact on the form and character of the village.
<b>Q3 - Impact on Biodiversity</b>				
	1308_3375 / 31535	Mr and Mrs C and J Boyd	Object	Adverse impact on the environment and wildlife habitat.
<b>Q4 - Impact on Amenity</b>				
	3234_3224 / 31513	Mr A Speight	Object	There would be a negative effect on residential amenity of existing properties.
	3322_3346 / 31520	Ms F Lovell and Mr A Garside	Object	Development would be very close to existing properties.
<b>Q6 - Ground Conditions / Drainage / Flooding</b>				
	0708_2839 / 31328	Mr A Steel	Object	Drainage is an issue with the road constantly under water after heavy rain.
<b>Q8 - General / Other</b>				
	0708_2839 / 31326	Mr A Steel	Object	This land is important for grazing of sheep and horses.
<b>Utilities</b>				
<b>U2 - Waste, Sewage and Sewerage</b>				
	0245_3713 / 31310	Yorkshire Water	Comment	There is capacity for foul flows from this development but there may be restrictions on the rate of discharge.  As this is a greenfield site the local public sewer does not have capacity to accept any discharge of surface water and alternatives should be considered.
<b>Implementation</b>				
<b>I4 - Phasing</b>				
	2805_2684 / 31412	Mr A Rayner	Support	The development needs to commence and complete as soon as possible. The longer it is left the more chance that farm workers will have to move away.
<b>I5 - General / Other</b>				
	0708_2839 / 31325	Mr A Steel	Object	The five units proposed is too many.

Topic / Issue	Reference	Name	Stance	Comment
	0708_2839 / 31330	Mr A Steel	Comment	If traffic calming in place then would support more limited development on this site up to a maximum of 3 dwellings

## Decision Making Process

### D2 - Methodology

	1488_2993 / 31378	Mr C C Scagell	Comment	If after RL2016 is developed there is still a need then this site offer the potential for sustainable development.
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## RL554 Land opposite Manor Farm, Skelton on Ure

## Homes for Local People

### H4 - General / Other - Comments (Including tenure)

	1308_3375 / 31529	Mr and Mrs C and J Boyd	Object	There is no need for affordable housing, confirmed by Parish Survey.
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## Environment and Quality of Life

### Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges

	3050_2975 / 31491	Ms C Farrell	Object	Building here would spoil the look of the village leaving it less open and rural.
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### Q4 - Impact on Amenity

	2961_2866 / 31475	Ms S Jowett and Mr D McDonald	Support	This would be a good site provided existing residents are not overlooked.
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## Decision Making Process

### D2 - Methodology

	1488_2993 / 31379	Mr C C Scagell	Object	For the reasons set out in the Council's documentation and on the basis that sites RL2016 and RL553 are more developable and deliverable.
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## RL555 Land at Manor Farm, Skelton on Ure

## Homes for Local People

### H4 - General / Other - Comments (Including tenure)

	1308_3375 / 31530	Mr and Mrs C and J Boyd	Object	There is no need for affordable housing, confirmed by Parish Survey.
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## Travel

### T2 - Road Safety

	0867_2894 / 31346	Mr W Jackson	Object	There will be increased danger caused by traffic at North End which is already a tricky corner.
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## Decision Making Process

### D2 - Methodology

Topic / Issue	Reference	Name	Stance	Comment
	1488_2993 / 31380	Mr C C Scagell	Object	For the reasons set out in the Council's documentation. In addition it is noted that at certain times of the year the buildings are in active use.

### **RL555(1) Land at Manor Farm, Skelton on Ure**

#### **Homes for Local People**

##### **H4 - General / Other - Comments (Including tenure)**

1308_3375 / 31531	Mr and Mrs C and J Boyd	Object	There is no need for affordable housing, confirmed by Parish Survey.
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#### **Travel**

##### **T2 - Road Safety**

0867_2894 / 31347	Mr W Jackson	Object	There will be increased danger caused by traffic at North End which is already a tricky corner.
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#### **Decision Making Process**

##### **D2 - Methodology**

1488_2993 / 31381	Mr C C Scagell	Object	For the reasons set out in the Council's documentation. In addition it is noted that at certain times of the year the buildings are in active use.
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### **RL556 Land at S end of Skelton on Ure**

#### **Homes for Local People**

##### **H4 - General / Other - Comments (Including tenure)**

1308_3375 / 31532	Mr and Mrs C and J Boyd	Object	There is no need for affordable housing, confirmed by Parish Survey.
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**Spofforth**  
**Sites & Policies DPD: Rural Areas Consultation Responses**

Topic / Issue	Reference	Name	Stance	Comment
<b>Non Site Specific Comments</b>				
<b>Settlement Growth</b>				
<b>G4 - General / Other</b>				
	3437_3506 / 31168	Barton Willmore - Land Owners at Spofforth	Object	Support the identification of a site at Red Hill for residential development. The site has a net developable area of 1 hectare and could accommodate approximately 30 dwellings. The site is available, access can be achieved and there are no constraints to the development. The site performs well against the SA framework and represents a deliverable site for housing development and should be allocated.
<b>G6 - No Growth Beyond the Main Built Up Area</b>				
	2863_2750 / 31123	Mr and Mrs M J Hare	Support	
	2925_2828 / 31135	Mr R Hobbs	Support	
	2932_2835 / 31140	Mr and Mrs S E Boyes	Support	
<b>G7 - Development Limit</b>				
	2863_2750 / 31129	Mr and Mrs M J Hare	Support	
	2925_2828 / 31138	Mr R Hobbs	Support	
	2932_2835 / 31143	Mr and Mrs S E Boyes	Support	
	2974_2881 / 31151	Dr F Luther	Support	Need to avoid the floodplain.
	3061_2988 / 31159	Dr and Mrs B D Davis	Support	
	1712_3648 / 31110	Arrowsmith Associates - Mr P Ambler	Object	The development limit should include RL68.
	1818_3741 / 31115	Carter Jonas - Stockeld Park Estate	Object	The development limit should be extended to include the former railway embankment at Castle Farm as this creates a logical urban edge to the village.
	1818_3741 / 31116	Carter Jonas - Stockeld Park Estate	Object	Land at Hall Cottages is on the edge of the built up area and surrounded by development on two sides. It does not contribute to the green belt and the proposed boundary follows clearly defined features. The site should not be included in the green belt.
	3437_3506 / 31542	Barton Willmore - Land Owners at Spofforth	Object	The development should include land at Red Hill as proposed as a site allocation.
	3095_3036 / 31265	Mr M G Winter	Comment	Support development within development limit - only affordable homes.

**Homes for Local People**

Topic / Issue	Reference	Name	Stance	Comment
<b>H5 - Approach to Affordable Housing</b>				
	2932_2835 / 31147	Mr and Mrs S E Boyes	Object	Spofforth does not need any more houses. There is already a good mix of affordable (Council, ex-Council, shared ownership and more expensive property. Any further development would detract from the ambience of the village.
<b>Travel</b>				
<b>T2 - Road Safety</b>				
	2863_2750 / 31131	Mr and Mrs M J Hare	Comment	
	2974_2881 / 31154	Dr F Luther	Comment	Traffic calming by way of chicanes.
<b>Communities</b>				
<b>C4 - New Facilities</b>				
	2863_2750 / 31132	Mr and Mrs M J Hare	Comment	Village Hall.
	2863_2750 / 31133	Mr and Mrs M J Hare	Comment	Recycling facilities.
	2932_2835 / 31145	Mr and Mrs S E Boyes	Comment	Allotments.
	2974_2881 / 31153	Dr F Luther	Comment	Allotments.
<b>C5 - General / Other</b>				
	2863_2750 / 31130	Mr and Mrs M J Hare	Comment	Allotments.
<b>C7 - Protection of Open Spaces</b>				
	2863_2750 / 31124	Mr and Mrs M J Hare	Support	
	2932_2835 / 31141	Mr and Mrs S E Boyes	Support	
	2974_2881 / 31149	Dr F Luther	Support	
	2807_2690 / 31120	Mr J Grayson	Comment	Why was land at Grange Avenue designated as protected open space and what are the implications for the landowner?
<b>C8 - Additional Open Space</b>				
	2863_2750 / 31126	Mr and Mrs M J Hare	Comment	Massey Garth (opposite the church)
	2863_2750 / 31127	Mr and Mrs M J Hare	Comment	Castle Field.
	2863_2750 / 31128	Mr and Mrs M J Hare	Comment	Amy Greenholes Nature Reserve.
	2932_2835 / 31142	Mr and Mrs S E Boyes	Comment	Fields at the back of Castle Filed must be protected.

## RL68 Massey Garth, Spofforth

Topic / Issue	Reference	Name	Stance	Comment
<b>Environment and Quality of Life</b>				
<b>Q1 - Impact on Built Heritage</b>				
	1712_3648 / 31108	Arrowsmith Associates - Mr P Ambler	Support	Development of the site would affect listed buildings but a development has been completed on an adjacent site without harm to the setting of listed buildings. A sensitively designed residential development would at the very least preserve the character and appearance of the conservation area.
<b>Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges</b>				
	1712_3648 / 31106	Arrowsmith Associates - Mr P Ambler	Support	The site is on the edge of the village with open fields to the north and east. There is no logic in protecting open breaks between buildings in edge of village locations.
<b>Decision Making Process</b>				
<b>D1 - Sustainability Appraisal</b>				
	1712_3648 / 31096	Arrowsmith Associates - Mr P Ambler	Support	The SA analysis fails to recognise that the site performs very well in relation to social objectives and that two of the three main environmental deficiencies relate to landscape and conservation which are not additional factors as set out in the report.

**Staveley**  
**Sites & Policies DPD: Rural Areas Consultation Responses**

Topic / Issue	Reference	Name	Stance	Comment
<b>Non Site Specific Comments</b>				
<b>Settlement Growth</b>				
<b>G4 - General / Other</b>				
	0735_3267 / 33067	Mr G Clark	Comment	There is a site offered for development on Arkendale Road that is within the development limit, why is this not a preferred option?
<b>G6 - No Growth Beyond the Main Built Up Area</b>				
	3017_2932 / 33143	Ms V Spokes	Object	
<b>G7 - Development Limit</b>				
	3003_2913 / 33134	E Lloyd-Davies	Object	Why has the area east of Arkendale Road been developed, while the area to the west of the road is outside of the limit.
<b>Homes for Local People</b>				
<b>H4 - General / Other - Comments (Including tenure)</b>				
	3017_2932 / 33144	Ms V Spokes	Comment	Homes are needed for first time buyers.
<b>H5 - Approach to Affordable Housing</b>				
	3003_2913 / 33136	E Lloyd-Davies	Support	
	3098_3040 / 33152	Mrs F Sadler	Support	Very important to give those on lower incomes a chance to have a home.
	0107_3688 / 36158	Lister Haigh Ltd - Mr and Mrs M Simmons	Object	Development in Group C settlements should not be restricted to 100% affordable homes as the policy could deter landowners from promoting and developing land. Development should in Group C settlements should be for mixed housing and monitoring needs should be given greater emphasis and ensuring availability by size and type rather than 100% affordable homes.
<b>Communities</b>				
<b>C7 - Protection of Open Spaces</b>				
	3098_3040 / 33150	Mrs F Sadler	Support	The green areas of 'protected' open space are part of the character of the village and should be retained.
	3003_2913 / 33133	E Lloyd-Davies	Object	Why are gardens defined as protected open spaces?
<b>C8 - Additional Open Space</b>				
	3098_3040 / 33151	Mrs F Sadler	Comment	The playground on the road towards Moor End Farm should also be protected.

Topic / Issue	Reference	Name	Stance	Comment
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### RL1113 Land between Minskip Road and Low Field Lane

#### Settlement Growth

##### G4 - General / Other

0107_3688 / 36154	Lister Haigh Ltd - Mr and Mrs M Simmons	Support	Support the allocation of the site for market and affordable housing. Many people still want to buy a starter home and policy should be adapted to ensure a balance of houses built. Restricting housing in Group C settlements to affordable housing only will give rise to a shortage of cheaper open market housing.
0107_3688 / 36155	Lister Haigh Ltd - Mr and Mrs M Simmons	Support	Support the allocation of the site for market and affordable housing to fulfill the need for such housing in rural areas.

##### G7 - Development Limit

0107_3688 / 36157	Lister Haigh Ltd - Mr and Mrs M Simmons	Object	The development limit should be amended to include site RL1113.
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#### Environment and Quality of Life

##### Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges

0107_3688 / 36156	Lister Haigh Ltd - Mr and Mrs M Simmons	Support	The site should be allocated for market and affordable housing. Development will have minimal impact on the character and appearance of the area.
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### RL1113(1) Land between Minskip Road and Low Field Lane

#### Settlement Growth

##### G4 - General / Other

3003_2913 / 33129	E Lloyd-Davies	Support	
3098_3040 / 33147	Mrs F Sadler	Support	
0735_3267 / 33057	Mr G Clark	Object	
0761_3268 / 33077	Mrs S Clark	Object	
0796_3129 / 33108	Mr M Fishburn	Object	
0796_3129 / 33120	Mr M Fishburn	Object	A brownfield site could be found in a more populated area with facilities.
0797_3123 / 33107	Mrs S Fishburn	Object	
0797_3123 / 33113	Mrs S Fishburn	Object	A brownfield site could be found in a more populated area with facilities.
3183_3143 / 33162	Mr and Mrs G S Clark	Object	Fear that development on this site would allow further development at a later stage on the rest of the site.
3563_3725 / 33165	Mrs Y Crawford	Object	

Topic / Issue	Reference	Name	Stance	Comment
<b>G7 - Development Limit</b>				
	0735_3267 / 33058	Mr G Clark	Object	Site lies outside the current development limit.
	0761_3268 / 33078	Mrs S Clark	Object	Site is outside of the current development limit.
	0796_3129 / 33117	Mr M Fishburn	Object	Site is outside the current development limit.
	0797_3123 / 33110	Mrs S Fishburn	Object	Site is outside the current development limit.
<b>Homes for Local People</b>				
<b>H3 - Rural Exception Sites</b>				
	0735_3267 / 33060	Mr G Clark	Object	Our questionnaire shows that there are only three people who wish to live in an affordable home in Staveley.
<b>H4 - General / Other - Comments (Including tenure)</b>				
	1688_3510 / 33126	Staveley and Copgrove Parish Council	Object	It is noted that the plans are for nine dwellings. The Parish Council has been unable to substantiate this demand. It would appear that the estimate of demand is exaggerated by a factor of three.
	3183_3143 / 33164	Mr and Mrs G S Clark	Object	If homes were offered to people not connected with Staveley then this would not meet the reason for building low cost homes.
	1688_3510 / 33127	Staveley and Copgrove Parish Council	Comment	If the proposed properties are not occupied by local people the properties would be offered to potential residents from the District. It should be noted that there are major difference between rural and urban living conditions.
	3003_2913 / 33130	E Lloyd-Davies	Comment	Homes are needed for young people living with parents in the village and working nearby.
	3003_2913 / 33131	E Lloyd-Davies	Comment	I support the concept for 9 houses, but consider this should be a mixed development rather than affordable housing only.
	3098_3040 / 33148	Mrs F Sadler	Comment	Low cost homes are needed for local families and young people.
	3098_3040 / 33149	Mrs F Sadler	Comment	We need young people to keep our village alive and help the community to have a mixed profile of all socio-economic backgrounds, ages and working backgrounds. If not we are in danger of becoming just a retirement and commuter village.
<b>Travel</b>				
<b>T1 - Impact on Highway Network</b>				
	0735_3267 / 33065	Mr G Clark	Object	Low Field Lane is not wide enough to take more traffic. (Additional material provided)
	3183_3143 / 33156	Mr and Mrs G S Clark	Object	Increase in volume of traffic.
<b>T2 - Road Safety</b>				
	3183_3143 / 33158	Mr and Mrs G S Clark	Object	Car dependency and impact on road safety.
<b>T3 - Connectivity to Bus / Rail Services</b>				
	0735_3267 / 33070	Mr G Clark	Object	Would not consider the site to be a key bus route, service is infrequent.

Topic / Issue	Reference	Name	Stance	Comment
	0761_3268 / 36137	Mrs S Clark	Object	You state the village is located on the key bus route. I enclose a bus timetable so you can see that it leaves a lot to be desired. Services are infrequent during the day, and non-existent on an evening or Sundays.
	0796_3129 / 33122	Mr M Fishburn	Object	Limited bus service.
	0797_3123 / 33115	Mrs S Fishburn	Object	Limited bus service.
	3183_3143 / 33159	Mr and Mrs G S Clark	Object	Inadequate public transport.
	3003_2913 / 33135	E Lloyd-Davies	Comment	There is a need for more regular public transport if affordable housing is proposed.

#### **T4 - Accessibility to Jobs, Shops and Services**

	0735_3267 / 33071	Mr G Clark	Object	The surgery that used to run two mornings a week was withdrawn two years ago, villagers now have to travel to Boroughbridge.
	0735_3267 / 33072	Mr G Clark	Object	The Post Office operates only on limited opening hours and services.
	0761_3268 / 36138	Mrs S Clark	Object	There is little employment in the village and a limited bus service means anyone without their own transport will be unable to get to work. The nearest doctor's surgery is in Boroughbridge and it will not be easy to arrange appointments and get to should anyone be relying on the bus service.
	0761_3268 / 36139	Mrs S Clark	Object	The Post Office operates on limited opening hours and is due to close down soon.
	0796_3129 / 33121	Mr M Fishburn	Object	No shop or Post Office in the village.
	0797_3123 / 33114	Mrs S Fishburn	Object	No shop or Post Office in the village.
	3183_3143 / 33160	Mr and Mrs G S Clark	Object	No shops, doctor's surgery and very little employment in the village. The Post Office has also closed down.

#### **T7 - General / Other**

	0735_3267 / 33066	Mr G Clark	Object	If you develop this site, the present access from Minskip Road will be removed, so would there be plans for a new access and car parking facilities for visitors to the Nature Reserve?
	3183_3143 / 33163	Mr and Mrs G S Clark	Object	Low Field Lane is very narrow and not suitable for access.

### **Environment and Quality of Life**

#### **Q1 - Impact on Built Heritage**

	3003_2913 / 33132	E Lloyd-Davies	Comment	The site is outside the development limit and Conservation Area, but development still needs to be sympathetic to other buildings in the village.
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#### **Q10 - Pollution**

	1688_3510 / 33124	Staveley and Copgrove Parish Council	Object	Yorkshire Water is regularly involved in jetting out sewers. In 2004 the Environment Agency recorded a Category 2 Incident, the pollutant being 'crude sewage'.
	3183_3143 / 33157	Mr and Mrs G S Clark	Object	Increase in car pollution.

#### **Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges**

Topic / Issue	Reference	Name	Stance	Comment
	0735_3267 / 33061	Mr G Clark	Object	The majority of villagers did not wish for any dwellings to be built on green fields.
	0796_3129 / 33116	Mr M Fishburn	Object	It is on greenbelt land.
	0797_3123 / 33109	Mrs S Fishburn	Object	It is on greenbelt land.
	3183_3143 / 33155	Mr and Mrs G S Clark	Object	Loss of agricultural land.

## Q6 - Ground Conditions / Drainage / Flooding

	0735_3267 / 33068	Mr G Clark	Object	Previous developments have contributed to flooding in Low Field Lane. Details of the development involved have been provided.
	0735_3267 / 33069	Mr G Clark	Object	The Environment Agency flood map of Staveley has been reduced, why?
	0761_3268 / 36148	Mrs S Clark	Object	Previous development close to this site has caused substantial flooding to adjacent properties. The Environment Agency had forewarned that there was a flood risk before development started. Should not be allowed to happen again.
	0796_3129 / 33118	Mr M Fishburn	Object	Land is low lying making it susceptible to flooding, and properties on Low Field Lane have been flooded as a result of other developments close by.
	0797_3123 / 33111	Mrs S Fishburn	Object	Land is low lying making it susceptible to flooding, and properties on Low Field Lane have been flooded as a result of other developments close by.
	1688_3510 / 33123	Staveley and Copgrove Parish Council	Object	Site was rejected in previous LDF documents due to the difficulties involved with the disposal of surface water and sewage. The Parish Council is not aware of any developments undertaken by Yorkshire Water that will alleviate the problems.
	1688_3510 / 33125	Staveley and Copgrove Parish Council	Object	Other developments close to the site have resulted in the level of the land being raised to attempt to alleviate water problems. The result was to divert water to adjacent properties causing flooding.
	3183_3143 / 33153	Mr and Mrs G S Clark	Object	
	3183_3143 / 33161	Mr and Mrs G S Clark	Object	Previous development has contributed to flooding of properties on Low Field Lane. (Additional information provided in relation to this concern.)

## Q7 - Density / Design Layout

	0735_3267 / 33062	Mr G Clark	Object	You are proposing to build thirteen affordable homes, why? Are the remaining ten homes going to remain empty?
	0761_3268 / 33097	Mrs S Clark	Object	I question the number of houses to be built, namely 13.
	0761_3268 / 36134	Mrs S Clark	Object	A Village Plan survey suggested a need of only three affordable homes for local people. Why build thirteen when this is well above the requirement, and the homes will be given to people who are not local to Staveley?

## Utilities

### U2 - Waste, Sewage and Sewerage

	0761_3268 / 36135	Mrs S Clark	Object	This site has had two separate planning applications for a dwelling turned down by your Planning Department on the grounds of drainage and sewerage.
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Topic / Issue	Reference	Name	Stance	Comment
	0761_3268 / 36136	Mrs S Clark	Object	Dwellings near this site have septic tanks, so therefore there are no mains sewerage services in the vicinity.
	3183_3143 / 33154	Mr and Mrs G S Clark	Object	

## Implementation

### I2 - Master Planning

	0735_3267 / 33064	Mr G Clark	Object	What is going to happen to the rest of the field in question, building larger dwellings? If this should ever be the case where will the access be?
	0796_3129 / 33119	Mr M Fishburn	Object	The water table makes sewage piping impossible, unless the ground levels are raised.
	0797_3123 / 33112	Mrs S Fishburn	Object	The water table makes sewage piping impossible, unless the ground levels are raised.

## Decision Making Process

### D2 - Methodology

	0761_3268 / 36147	Mrs S Clark	Object	You still have not informed me why the other site on Arkendale Road, RL2, has not been chosen by you as a preferred site, when it is within the development limit.
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### D3 - Evidence

	0735_3267 / 33073	Mr G Clark	Object	Information in the Rural Community Study 2006 is inaccurate and therefore misleading.
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### D4 - Consultation

	0735_3267 / 33059	Mr G Clark	Object	I feel that you have jumped the outcome of the Village Plan and have not waited for the comments of the Staveley villagers in a published form.
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### D5 - General / Other

	0761_3268 / 36146	Mrs S Clark	Object	I have been informed by the agent, for the landowner of this site, that they cannot divulge the name(s) of the owners of the land in question. Why the secrecy?
	1688_3510 / 33128	Staveley and Copgrove Parish Council	Comment	In a recent meeting with Mr Oliver Letwin MP relating to the Localism Bill he reiterated the Governments commitment to devolving functions and powers particularly in planning and development control. It would seem eminently sensible not to embark on development imposed by a previous government and instead act on demands for properly defined low cost housing for local people.

## RL1148 Staveley Mill Farm, Staveley

## Environment and Quality of Life

### Q3 - Impact on Biodiversity

	1843_3315 / 35608	Yorkshire Wildlife Trust	Object	The Trust is extremely concerned that this site has been identified as potential site for future development. Part of the site falls within the Trust's Staveley Nature Reserve and the Trust will strongly oppose any future development that would disturb the Reserve.
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## RL1149 Land to the West of The Paddocks, Staveley

## Environment and Quality of Life

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<b>Topic / Issue</b>	<b>Reference</b>	<b>Name</b>	<b>Stance</b>	<b>Comment</b>
<b>Q3 - Impact on Biodiversity</b>				
	1843_3315 / 35609	Yorkshire Wildlife Trust	Object	The Trust is extremely concerned that this site has been identified as potential site for future development. All of the site falls within the Trust's Staveley Nature Reserve and the Trust will strongly oppose any future development that would disturb the Reserve.

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**Summerbridge**  
**Sites & Policies DPD: Rural Areas Consultation Responses**

Topic / Issue	Reference	Name	Stance	Comment
<b>Non Site Specific Comments</b>				
<b>Settlement Growth</b>				
<b>G1 - Brownfield / Windfall Housing</b>				
	3067_2995 / 33054	Mr and Mrs J H Knocker	Object	Remove the need to extend the village on greenfield site by developing brownfield areas.
	3298_3313 / 33105	S Mickleburgh	Comment	Use brownfield land before greenfield sites.
<b>G3 - Distribution of Development</b>				
	3551_3698 / 33199	Carter Jonas - Lochlan Real Estate Ltd	Object	Group B villages such as Summerbridge should be the focus for development in rural areas and sufficient land should be identified in each where circumstances permit to accommodate between 40 and 70 dwellings (some 1.3 to 2.3 hectares).
<b>G4 - General / Other</b>				
	2905_2802 / 32686	Mrs J Dodds	Comment	Small scale infilling on the Elmwood farm below the White House.
	3028_2947 / 33024	Mr M Clark	Comment	If an area must be developed then do it near the New York industrial estate or north west of Hartwith Road.
	3132_3080 / 33079	Mrs A Stark	Comment	Unsure of the numbers required, but a mix of housing suitable for new house owners, families and older people.
	3298_3313 / 33098	S Mickleburgh	Comment	A few houses may be needed for long standing locals which they can afford to buy and not just rent provided that they are retained for local people.
	3298_3313 / 33099	S Mickleburgh	Comment	A small amount of local housing could be considered within the boundaries of the village.
	3324_3348 / 33166	Mr and Mrs W and P Docherty	Comment	new homes are needed for retired people and affordable housing for young people.
<b>G7 - Development Limit</b>				
	2877_2768 / 32681	Mr A G Cruse	Support	
	3132_3080 / 33086	Mrs A Stark	Support	
	2941_2846 / 32695	J M Webster	Object	Only 6 to 8 houses are needed in the village.
	2986_2895 / 32750	Ms Kenchington	Object	
	3028_2947 / 33023	Mr M Clark	Object	
	3044_2968 / 33033	Mr and Mrs F Shuttleworth	Object	How can the Council protect open spaces by building on them? Site RL1107a is in the AONB.

Topic / Issue	Reference	Name	Stance	Comment
	3067_2995 / 33053	Mr and Mrs J H Knocker	Object	
	3298_3313 / 33104	S Mickleburgh	Object	
	3324_3348 / 33175	Mr and Mrs W and P Docherty	Object	
	3568_3731 / 33219	Mr and Mrs S and L Bradley	Object	
	3324_3348 / 33176	Mr and Mrs W and P Docherty	Comment	The Council should only look at developments within the village where a genuine need is identified. Green field sites must be protected.
	3568_3731 / 33221	Mr and Mrs S and L Bradley	Comment	The development limit could include the low developed area on the northeast around the Methodist Church and in the New York area.

## Homes for Local People

### H2 - Affordable Housing Target

3004\_2915 / 32754 Mr J Griffiths Comment The majority of the work should be local people and affordable.

### H4 - General / Other - Comments (Including tenure)

2986\_2895 / 32752 Ms Kenchington Object Affordable houses will not be for local people.

2787\_2663 / 32637 Ms I Scally Comment Smaller homes are needed on small sites for the retired.

2905\_2802 / 32687 Mrs J Dodds Comment Any local young families working in the surrounding area only.

3009\_2923 / 32760 Mr and Mrs K L East Comment A few new homes for local people are required. More than this brings in people from outside which does not always work out well.

### H5 - Approach to Affordable Housing

2905\_2802 / 32689 Mrs J Dodds Support

3004\_2915 / 32759 Mr J Griffiths Support

3044\_2968 / 33038 Mr and Mrs F Shuttleworth Support Supported but homes should be in the right place and for local people only. Houses should not be sold and then let out as second homes.

3067\_2995 / 33063 Mr and Mrs J H Knocker Support Support approach but use brownfield sites or sites in the village footprint boundaries, existing spaces can be sympathetically added to the existing village boundaries.

3132\_3080 / 33089 Mrs A Stark Support

3231\_3217 / 33096 Dr L M Barrett Support Supported but houses must be built over time to give community time to assimilate and integrate them.

3009\_2923 / 32781 Mr and Mrs K L East Object Too many houses for a small village - houses are not needed for 'difficult' families.

3009\_2923 / 32784 Mr and Mrs K L East Object

Topic / Issue	Reference	Name	Stance	Comment
	3028_2947 / 33028	Mr M Clark	Object	Creating affordable homes for today only solves the problem for the current generation, what about the next? Build affordable homes to rent.
	3568_3731 / 33225	Mr and Mrs S and L Bradley	Object	Unsold houses will be turned into Council houses.
	0171_3660 / 32625	Lister Haigh Ltd - Mr I Brown	Comment	A balanced housing development in relation to size of dwellings and density should be encouraged. 50% affordable provision for group B settlements will result in an under provision of market housing. The threshold for affordable housing provision should be increased to 5 or more dwellings in all areas. Over this threshold the negotiating target should be 25%. Developers should be able to make financial contributions in all developments.
	2787_2663 / 32656	Ms I Scally	Comment	Support the approach but not as a huge estate.
	2941_2846 / 32697	J M Webster	Comment	Housing is required for those who genuinely want to stay in the village and not for people from elsewhere.
	2956_2861 / 32736	Mrs J Stanton	Comment	Supported but affordable homes should only be sold to local residents and need to consider how local is defined, is it place of birth or place of work?
	2978_2886 / 32744	Mrs E Bussey	Comment	How local do you have to be?
	3009_2923 / 32785	Mr and Mrs K L East	Comment	
	3298_3313 / 33106	S Mickleburgh	Comment	Support a few houses for local to buy that will be sold on to other local people with priority to those who live in the Dale, where local should mean a need to live longer in the area than 2 years.
	3324_3348 / 33179	Mr and Mrs W and P Docherty	Comment	Local must mean people who already have connections or a genuine need reason to be in the village and affordable must be for local families.

## Jobs and Business

### J1 - General / Other

	3324_3348 / 33177	Mr and Mrs W and P Docherty	Comment	Employment opportunities within the area.
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## Travel

### T2 - Road Safety

	2787_2663 / 32647	Ms I Scally	Comment	Road safety measures.
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## Communities

### C4 - New Facilities

	2787_2663 / 32653	Ms I Scally	Support	Car park.
	2787_2663 / 32645	Ms I Scally	Comment	Allotments.
	2787_2663 / 32649	Ms I Scally	Comment	Secure a Sunday bus service.
	2877_2768 / 32682	Mr A G Cruse	Comment	Road safety measures including speeding control along the B6165.

Topic / Issue	Reference	Name	Stance	Comment
	2877_2768 / 32683	Mr A G Cruse	Comment	Car park.
	2941_2846 / 32696	J M Webster	Comment	Issues to address road safety.
	2978_2886 / 32743	Mrs E Bussey	Comment	Road safety is a must.
	2986_2895 / 32751	Ms Kenchington	Comment	A package of road safety measures.
	3028_2947 / 33025	Mr M Clark	Comment	Adequate sized school.
	3028_2947 / 33026	Mr M Clark	Comment	Traffic control at village limits and enhanced roadway.
	3028_2947 / 33027	Mr M Clark	Comment	Traffic control at village limits and enhanced roadway.
	3044_2968 / 33034	Mr and Mrs F Shuttleworth	Comment	More frequent bus service.
	3044_2968 / 33035	Mr and Mrs F Shuttleworth	Comment	Car parking space.
	3044_2968 / 33036	Mr and Mrs F Shuttleworth	Comment	Schools.
	3044_2968 / 33037	Mr and Mrs F Shuttleworth	Comment	More jobs.
	3067_2995 / 33056	Mr and Mrs J H Knocker	Comment	Road safety measures such as lower speed limits and parking restrictions.
	3132_3080 / 33087	Mrs A Stark	Comment	Allotments.
	3132_3080 / 33088	Mrs A Stark	Comment	A childrens play area.
	3324_3348 / 33178	Mr and Mrs W and P Docherty	Comment	Better transport service.
	3568_3731 / 33222	Mr and Mrs S and L Bradley	Comment	Road safety and parking.
	3568_3731 / 33223	Mr and Mrs S and L Bradley	Comment	Sewage / drainage improvements.
	3568_3731 / 33224	Mr and Mrs S and L Bradley	Comment	Increased water capacity.

### C7 - Protection of Open Spaces

	2941_2846 / 32694	J M Webster	Support
	3004_2915 / 32757	Mr J Griffiths	Support
	3009_2923 / 32764	Mr and Mrs K L East	Support
	3067_2995 / 33052	Mr and Mrs J H Knocker	Support
	2787_2663 / 32640	Ms I Scally	Object

Topic / Issue	Reference	Name	Stance	Comment
	2978_2886 / 32741	Mrs E Bussey	Object	
	2986_2895 / 32749	Ms Kenchington	Object	
	3044_2968 / 33032	Mr and Mrs F Shuttleworth	Object	How can the Council protect open spaces by building on them? Site RL1107a is in the AONB.
	3231_3217 / 33095	Dr L M Barrett	Object	
	3568_3731 / 33218	Mr and Mrs S and L Bradley	Object	
	2956_2861 / 32735	Mrs J Stanton	Comment	Bridleway and footpaths along Riverside lane to New York.
	3132_3080 / 33084	Mrs A Stark	Comment	

## RL1107 Land south of Whinfields, Summerbridge

### Travel

#### T2 - Road Safety

2956_2861 / 32731	Mrs J Stanton	Object	Whinbush Lane is too narrow to cope with extra traffic.
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### Environment and Quality of Life

#### Q1 - Impact on Built Heritage

3324_3348 / 33171	Mr and Mrs W and P Docherty	Object	This development is outside the existing village boundary and highly visible within the AONB.
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#### Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges

2956_2861 / 32733	Mrs J Stanton	Object	Extension of ribbon development in the AONB.
3004_2915 / 32756	Mr J Griffiths	Object	Development of the site would have a severe environmental impact, it is highly visible and exacerbates the linear form of the settlement.
3551_3698 / 33200	Carter Jonas - Lochlan Real Estate Ltd	Object	There will be a substantial landscape impact and mitigation through tree planting will not reduce the impact.

#### Q6 - Ground Conditions / Drainage / Flooding

3551_3698 / 33201	Carter Jonas - Lochlan Real Estate Ltd	Object	The viability and deliverability of the site is questionable as there are springs affecting the middle of the site.
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### Communities

#### C1 - Education

3324_3348 / 33172	Mr and Mrs W and P Docherty	Object	Insufficient provision of services such as sewage.
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### Utilities

Topic / Issue	Reference	Name	Stance	Comment
<b>U2 - Waste, Sewage and Sewerage</b>				
	2956_2861 / 32732	Mrs J Stanton	Object	The sloping of land means that there is a need to control water run-off to prevent flooding of main road.
	3324_3348 / 33173	Mr and Mrs W and P Docherty	Object	Insufficient school places to support the large number of houses.
<b>U4 - General / Other</b>				
	2956_2861 / 32734	Mrs J Stanton	Object	Too many dwellings to be supported by infrastructure.

## RL1107a Land south of Whinbush Lane, Summerbridge

### Settlement Growth

#### G3 - Distribution of Development

	0171_3660 / 32622	Lister Haigh Ltd - Mr I Brown	Support	Limited alterations should be allowed in Group B settlements to permit the expansion of development limits to provide some of the new homes required for the District.
	0171_3660 / 32624	Lister Haigh Ltd - Mr I Brown	Support	Support market and affordable housing on this site.
	2842_2726 / 32675	Mr M Howell	Object	There are already empty homes in the village.
	3446_3520 / 32634	Mr and Mrs R and J Glaze	Object	The village is an unsustainable location due to the lack of jobs and limited facilities.

#### G4 - General / Other

	2816_2700 / 29254	Mr A Freeman	Support	A large site hopefully developed for local residents only.
	2910_2809 / 30076	Mr RA Carling	Support	
	3097_3039 / 29686	Mr and Mrs J E Carruthers	Support	
	3172_3130 / 29813	Mr and Mrs M Varley	Support	This site should be used to develop affordable housing for not only Summerbridge, but also Dacre and Dacre Banks as they are relatively small hamlets, not too far from Summerbridge and don't really warrant affordable developments of their own. It is also within the limit of the current Development Plan.
	3297_3311 / 35153	Ms M M Blacker	Support	
	3519_3617 / 30276	Ms J M Amtonohcs	Support	
	3519_3617 / 30282	Ms J M Amtonohcs	Support	An opportunity to provide much needed basic family homes, for local people with strong residency claims, to replace local authority-owned dwellings which have been sold off.
	0266_3697 / 32633	Nidderdale AONB Joint Advisory Committee	Object	Object to all proposals for new market housing in the AONB.
	3067_2995 / 33049	Mr and Mrs J H Knocker	Object	Is there a need for the development?
	3067_2995 / 33055	Mr and Mrs J H Knocker	Object	Consider smaller developments within the settlement boundary such as RL131.

#### G7 - Development Limit

Topic / Issue	Reference	Name	Stance	Comment
	2787_2663 / 32642	Ms I Scally	Object	The development limit should exclude RL1107a.
	2978_2886 / 32742	Mrs E Bussey	Object	
	3004_2915 / 32758	Mr J Griffiths	Object	The development limit should exclude RL1107a.
	3009_2923 / 32766	Mr and Mrs K L East	Object	The development limit should exclude RL1107a.
	3015_2930 / 32793	Mr A S Harmer	Object	The development limit should exclude RL1107a.

## Homes for Local People

### H3 - Rural Exception Sites

	2941_2846 / 32692	J M Webster	Support	Homes should be affordable for village people to buy, not just rented homes and only a small number are needed but only in several years time.
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### H4 - General / Other - Comments (Including tenure)

	2877_2768 / 32680	Mr A G Cruse	Object	Summerbridge already has plenty of affordable housing.
	2978_2886 / 32739	Mrs E Bussey	Object	Too expensive for families to live in the countryside and local people wont fill the houses.
	2986_2895 / 32748	Ms Kenchington	Object	Houses that have been sold in a few years will be up for let - this is not affordable housing.
	3314_3337 / 33145	Mr L Goundry	Object	Homes for Local People does not happen and will not happen.

### H5 - Approach to Affordable Housing

	3052_2978 / 33045	Mr and Mrs A D Mulholland	Support	Support if the infrastructure can cope.
	3311_3331 / 33139	Hartwith Cum Winsley Parish Council	Object	The Parish Council do not feel that sufficient evidence has been shown of the need for more local housing.

## Jobs and Business

### J1 - General / Other

	2842_2726 / 32673	Mr M Howell	Object	There are problems with employment with many youngsters moving to find employment.
	2978_2886 / 32740	Mrs E Bussey	Object	No local jobs available.
	2986_2895 / 32746	Ms Kenchington	Object	No local jobs available.
	3015_2930 / 32790	Mr A S Harmer	Object	New homes should be built in Harrogate where employment opportunities exist not in Summerbridge where there are very few employment opportunities.
	3044_2968 / 33031	Mr and Mrs F Shuttleworth	Object	Not enough local jobs.
	3052_2978 / 33043	Mr and Mrs A D Mulholland	Object	Employment is limited meaning increased traffic and turning Summerbridge into a commuter village.
	3298_3313 / 33103	S Mickleburgh	Object	There is very little work for locals and new residents will need to travel elsewhere everyday.

Topic / Issue	Reference	Name	Stance	Comment
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	3314_3337 / 33141	Mr L Goundry	Object	There are no jobs for new residents.
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## Travel

### T1 - Impact on Highway Network

	3231_3217 / 33092	Dr L M Barrett	Object	The B6165 cannot cope with additional traffic.
	3247_3242 / 34954	Mrs S A Lamb	Object	Increase traffic flow onto A61 to Harrogate.
	3455_3534 / 33187	Ms K Barrett	Object	development will cause a lot more traffic.
	3568_3731 / 33217	Mr and Mrs S and L Bradley	Object	Any development in Summerbridge or outlying areas will increase traffic on the B6165 which already struggles with the volume of traffic.
	2877_2768 / 32678	Mr A G Cruse	Comment	Before any development is considered it is important to consider the current serious issues of parking and speeding on the B6165.

### T2 - Road Safety

	2787_2663 / 32638	Ms I Scally	Object	A development of 49 homes is far too large with all the resulting traffic put on to an already busy village. Better to develop infill sites to limit the impact.
	2831_2715 / 32670	Mr and Mrs C Kent	Object	Proposed access road is narrow and dangerous.
	2842_2726 / 32674	Mr M Howell	Object	Problems with parking and congestion.
	2905_2802 / 32688	Mrs J Dodds	Object	New development will add to the traffic density and make driving through the village more hazardous.
	2941_2846 / 32693	J M Webster	Object	The 50 homes planned is totally unnecessary and would cause traffic problems.
	2978_2886 / 32737	Mrs E Bussey	Object	Dangerous access onto B6165.
	2986_2895 / 32745	Ms Kenchington	Object	Dangerous entrance and traffic parked on the B6165.
	3015_2930 / 32791	Mr A S Harmer	Object	Adverse implications for road safety, traffic flow and parking.
	3028_2947 / 32804	Mr M Clark	Object	The southern part of the village is already congested.
	3044_2968 / 33030	Mr and Mrs F Shuttleworth	Object	Access to site is narrow, access on to B6165 is bad because of parked vehicles.
	3052_2978 / 33040	Mr and Mrs A D Mulholland	Object	The access point (whinbush Lane) is already busy and not wide enough for traffic.
	3067_2995 / 33047	Mr and Mrs J H Knocker	Object	There is already pressure on the B6165.
	3231_3217 / 33094	Dr L M Barrett	Object	Consideration should be given to road safety and enforcement of speed limits.
	3298_3313 / 33101	S Mickleburgh	Object	New housing will increase the amount of traffic on dangerous, unlit roads, where children are crossing for the school and where cars are parked on the main road.
	3311_3331 / 33138	Hartwith Cum Winsley Parish Council	Object	Access to the site is totally inadequate, a large number of cars park on the main street and roads in the area are busy.

Topic / Issue	Reference	Name	Stance	Comment
	3314_3337 / 33140	Mr L Goundry	Object	Traffic flow is bad now and will become worse, plus there are problems with parked cars on the B6165.
	3456_3535 / 33191	Ms M Barrett	Object	Development will cause a lot more traffic.
	3486_3570 / 33196	Dr S Fraser	Object	The proposed development would increase traffic flow and increase cars parked on the B6165.
	3568_3731 / 33214	Mr and Mrs S and L Bradley	Object	Development of the site would increase traffic flow and access onto the B6165 is already dangerous.
	3132_3080 / 33085	Mrs A Stark	Comment	Road access onto B6165 would need to be widened and visibility improved.

### T3 - Connectivity to Bus / Rail Services

	3052_2978 / 33041	Mr and Mrs A D Mulholland	Object	Transport links to and from the village are poor.
	3067_2995 / 33051	Mr and Mrs J H Knocker	Object	Developing the site will lead to greater travel to work which would put pressure on public transport requirements.

### T4 - Accessibility to Jobs, Shops and Services

	3132_3080 / 33081	Mrs A Stark	Support	The site is well located to facilities.
	3172_3130 / 29825	Mr and Mrs M Varley	Support	Amenities such as school, shops, post office, bus route and local industry, New York Industrial Estate all within easy walking distance.

## Environment and Quality of Life

### Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges

	0266_3697 / 32629	Nidderdale AONB Joint Advisory Committee	Object	Development on this site would extend the village in a linear form in conflict with the settlement pattern identified in the LCA. Development on this site will harm the nationally important landscape of the AONB.
	2787_2663 / 32639	Ms I Scally	Object	Development of this would be ribbon development of the worst kind and a blot on the landscape.
	2978_2886 / 32738	Mrs E Bussey	Object	Building on green land.
	3004_2915 / 32755	Mr J Griffiths	Object	Development of the site would have a severe environmental impact, it is highly visible and exacerbates the linear form of the settlement.
	3015_2930 / 32792	Mr A S Harmer	Object	Loss of rural character and appearance of village in the Nidderdale AONB
	3028_2947 / 32806	Mr M Clark	Object	The village lies in the AONB and the landscape will be ruined permanently.
	3067_2995 / 33046	Mr and Mrs J H Knocker	Object	Development contravenes the AONB status.
	3107_3052 / 33074	Mr and Mrs S D Fraser	Object	Development would see the destruction of arable land, open spaces, and wildlife.
	3231_3217 / 33090	Dr L M Barrett	Object	The site is in the AONB and the village is big enough and will lose its character with more housing.
	3298_3313 / 33102	S Mickleburgh	Object	Development will change the AONB and destroy its precious landscape and the development will expand the village further.

Topic / Issue	Reference	Name	Stance	Comment
	3311_3331 / 33137	Hartwith Cum Winsley Parish Council	Object	The site is totally unsuitable for such a large development and is totally out of proportion to the present village and extending the building line onto untouched green fields is completely unnecessary and unacceptable.
	3324_3348 / 33168	Mr and Mrs W and P Docherty	Object	This development is outside the existing village boundary and highly visible within the AONB.
	3446_3520 / 32635	Mr and Mrs R and J Glaze	Object	Object as the site is in the AONB.
	3486_3570 / 33195	Dr S Fraser	Object	The proposed development would see the destruction of arable land, open spaces and wildlife in the AONB.
<b>Q4 - Impact on Amenity</b>				
	3172_3130 / 29826	Mr and Mrs M Varley	Support	Little if any impact on existing housing.
<b>Q7 - Density / Design Layout</b>				
	3455_3534 / 33188	Ms K Barrett	Object	Development will cause even more overcrowding.
	3456_3535 / 33192	Ms M Barrett	Object	The village is already overcrowded.
<b>Communities</b>				
<b>C1 - Education</b>				
	2831_2715 / 32671	Mr and Mrs C Kent	Object	School not large enough for more pupils.
	3324_3348 / 33170	Mr and Mrs W and P Docherty	Object	Insufficient school places to support the large number of houses.
<b>C4 - New Facilities</b>				
	3052_2978 / 33044	Mr and Mrs A D Mulholland	Object	Facilities for young people.
<b>C5 - General / Other</b>				
	2986_2895 / 32747	Ms Kenchington	Object	Families wont support local shops.
	3052_2978 / 33042	Mr and Mrs A D Mulholland	Object	There is a lack of facilities already (no youth club, play area or out of school activities). Where would the kids from another 49 families go?
	3231_3217 / 33093	Dr L M Barrett	Object	Consideration must be given to anti-social behaviour.
<b>C7 - Protection of Open Spaces</b>				
	3028_2947 / 32807	Mr M Clark	Object	The southern part of the village is already congested.
	3456_3535 / 33193	Ms M Barrett	Comment	The site should be protected as open space.
<b>C8 - Additional Open Space</b>				
	2787_2663 / 32641	Ms I Scally	Comment	Site RL1107a should be designated as open space.

Topic / Issue	Reference	Name	Stance	Comment
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	3455_3534 / 33189	Ms K Barrett	Comment	The site should be protected from development.
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## Utilities

### U1 - Water Supply

	0245_3713 / 32616	Yorkshire Water	Comment	There are strategic water mains crossing the site and there should be no buildings 3m either side of the centre line of any water mains.
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### U2 - Waste, Sewage and Sewerage

	2831_2715 / 32672	Mr and Mrs C Kent	Object	Problems with drains already in the area.
	3067_2995 / 33048	Mr and Mrs J H Knocker	Object	Amenities will struggle to cope.
	3324_3348 / 33169	Mr and Mrs W and P Docherty	Object	Insufficient provision of services such as sewage.
	3568_3731 / 33216	Mr and Mrs S and L Bradley	Object	The current sewage / drainage system is already at capacity and cannot handle additional usage.
	0245_3713 / 32618	Yorkshire Water	Comment	There is insufficient capacity in the foul sewer network to accommodate all the expected foul flows and off site improvements will be required.
	0245_3713 / 32620	Yorkshire Water	Comment	As this is a greenfield site the local public sewer does not have capacity to accept any discharge of surface water and alternatives should be considered.

### U4 - General / Other

	3028_2947 / 32805	Mr M Clark	Object	The village infrastructure cannot support another 49 dwellings.
	3107_3052 / 33076	Mr and Mrs S D Fraser	Object	Development will add to the pressure on already overstretched public and social services.
	3231_3217 / 33091	Dr L M Barrett	Object	Insufficient infrastructure to support more housing.
	3314_3337 / 33142	Mr L Goundry	Object	No thought has been given to infrastructure including community facilities and bus services.
	3486_3570 / 33197	Dr S Fraser	Object	The proposed development would add pressure on the already overstretched public and social services such as transport and schools.

## Implementation

### I2 - Master Planning

	3172_3130 / 29821	Mr and Mrs M Varley	Support	Natural extension to the type of housing already existing in that specific area of Summerbridge.
	3519_3617 / 30284	Ms J M Amtonohcs	Comment	New homes should be sustainably heated and insulated, provision of minimal car parking. Leave aside much of the finishing off to allow for more customisation, and should also help to keep prices at a more reasonable level.

### I4 - Phasing

	3132_3080 / 33080	Mrs A Stark	Support	The site could be developed in 2 or 3 stages as demand for housing necessitates.
	3172_3130 / 29816	Mr and Mrs M Varley	Comment	The site would seem to lend itself to a phased development over the coming years as the need, and money, arise.

Topic / Issue	Reference	Name	Stance	Comment
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### RL131 Land adjacent to Summerbridge Methodist Church

#### Settlement Growth

##### G4 - General / Other

3324_3348 / 33167	Mr and Mrs W and P Docherty	Support	Housing should be developed on RL131. It should be terraced in keeping with housing at New York and for local people.
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##### G7 - Development Limit

3551_3698 / 33210	Carter Jonas - Lochlan Real Estate Ltd	Object	The development limit should include RL131
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#### Environment and Quality of Life

##### Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges

3004_2915 / 32753	Mr J Griffiths	Support	This site was originally identified and development will have far less impact on the valley than RL1107a.
3551_3698 / 33202	Carter Jonas - Lochlan Real Estate Ltd	Support	Site RL131 should be allocated for mixed market and affordable housing. The site is viewed as part of the village and would have limited visual impact on the landscape.

##### Q3 - Impact on Biodiversity

3551_3698 / 33209	Carter Jonas - Lochlan Real Estate Ltd	Support	The site should be allocated for mixed market and affordable housing and any effects on habitats and species can be dealt with through detailed design and mitigation at a later stage.
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### RL131(1) Land adjacent to Summerbridge Methodist Church

#### Settlement Growth

##### G7 - Development Limit

3009_2923 / 32768	Mr and Mrs K L East	Object	The development limit should include RL131(1).
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#### Travel

##### T2 - Road Safety

3009_2923 / 32769	Mr and Mrs K L East	Comment	Traffic management measures on the main road.
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### RL2014 Land adjacent to Riggs Spring, Summerbridge

#### Settlement Growth

##### G3 - Distribution of Development

1803_3216 / 32636	Mouchel - North Yorkshire Fire and Rescue Service	Object	Land adjacent to Riggs Spring site RL2014 is owned by the Fire and Rescue Authority is non-operational and could be made available for immediate development. The existing premises are outdated and not suitable for modern service delivery.
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## Tockwith

### Sites & Policies DPD: Rural Areas Consultation Responses

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Topic / Issue	Reference	Name	Stance	Comment
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#### Non Site Specific Comments

#### Settlement Growth

##### G3 - Distribution of Development

1806_3656 / 30918	Lister Haigh Ltd - Mr M Bell	Support	Limited alterations should be allowed that permits the expansion of settlements and development in Group B villages is preferred, providing a mix of open market and affordable housing.
2912_2811 / 31000	Ms R McHenry	Object	I support no growth and do not want additional houses in Tockwith.

##### G7 - Development Limit

1277_3546 / 30905	Tockwith with Wilstrop Parish Council	Support	
2811_2695 / 30959	Mr and Mrs D Stephenson	Support	
2874_2765 / 30967	Mr D Littlewood	Support	
2883_2774 / 30985	Mr and Mrs Kennett	Support	
2896_2789 / 30995	Mr C B Smith	Support	
3535_3638 / 31073	A M Westaway	Support	

#### Homes for Local People

##### H4 - General / Other - Comments (Including tenure)

3246_3241 / 31032	Mrs C Hicks	Support	A mix of homes are needed including for local people who work in the area.
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##### H5 - Approach to Affordable Housing

0529_2764 / 30870	Mr M Harvey	Object	
2882_2773 / 30979	Dr S Richardson	Object	Tockwith is a commuter village, let economic matters resolve themselves and do not engineer affordable housing as it changes the ethos of villages and affects stability.
3246_3241 / 31037	Mrs C Hicks	Object	50% low cost homes on RL14a is too many for a development of this size as there are not enough local people wanting low cost homes.
3199_3167 / 31011	Mr D Greenwood	Comment	All types of housing are needed.

#### Travel

##### T2 - Road Safety

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Topic / Issue	Reference	Name	Stance	Comment
	1277_3546 / 30914	Tockwith with Wilstrop Parish Council	Comment	Car parking adjacent to school to benefit traffic flow and pedestrian safety.
	2882_2773 / 30978	Dr S Richardson	Comment	Southfield Lane should be widened.
<b>T3 - Connectivity to Bus / Rail Services</b>				
	2896_2789 / 30996	Mr C B Smith	Comment	Improved bus services.
<b>T6 - Mitigation Measures</b>				
	1277_3546 / 30911	Tockwith with Wilstrop Parish Council	Comment	Highway improvements to Southfield Land / Kirk Lane.
<b>Communities</b>				
<b>C1 - Education</b>				
	0529_2764 / 30869	Mr M Harvey	Comment	Consider extending the school.
	2874_2765 / 30969	Mr D Littlewood	Comment	Any increase in the number of schoolchildren will need to be taken into consideration.
<b>C4 - New Facilities</b>				
	3119_3066 / 31094	Mr J Loades	Comment	Shops, buses and schools.
	3535_3638 / 31074	A M Westaway	Comment	Open space to the east of the village.
	3535_3638 / 31077	A M Westaway	Comment	Parking issues on Westfield Road / Marston Road.
<b>C7 - Protection of Open Spaces</b>				
	3119_3066 / 31091	Mr J Loades	Support	
	3535_3638 / 31076	A M Westaway	Comment	Churchyard cannot be considered as open space as it is a churchyard.
<b>C8 - Additional Open Space</b>				
	1277_3546 / 30901	Tockwith with Wilstrop Parish Council	Comment	Allotments to the west of the Parish Church.
	1277_3546 / 30903	Tockwith with Wilstrop Parish Council	Comment	Marston Road CEPA at Alley Beck, between 49 and 51 Marston Road.
	1277_3546 / 30907	Tockwith with Wilstrop Parish Council	Comment	Footpaths linking new development to existing village.
	1277_3546 / 30909	Tockwith with Wilstrop Parish Council	Comment	Additional facilities at the sports field and village hall to cater for increased population.
	1277_3546 / 30910	Tockwith with Wilstrop Parish Council	Comment	Additional open space to benefit all residents.

Topic / Issue	Reference	Name	Stance	Comment
	2883_2774 / 30983	Mr and Mrs Kennett	Comment	Green space at Westfield Green.
	2883_2774 / 30984	Mr and Mrs Kennett	Comment	Field to west of Ralph Garth.
	2883_2774 / 30987	Mr and Mrs Kennett	Comment	New village hall.

## Utilities

### U4 - General / Other

1277_3546 / 30913	Tockwith with Wilstrop Parish Council	Comment	Infrastructure improvements to cater for growth.
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## Implementation

### I2 - Master Planning

2922_2823 / 36679	Mr and Mrs L C Stratton	Comment	Any development must have off street parking.
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## RL1002 Tockwith Methodist Church, Tockwith

## Environment and Quality of Life

### Q7 - Density / Design Layout

1277_3546 / 30898	Tockwith with Wilstrop Parish Council	Object	The village has suffered in the past from large housing development that has made no attempt to integrate with old development.
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## RL1022 Kendall Lane, Tockwith

## Environment and Quality of Life

### Q7 - Density / Design Layout

1277_3546 / 30894	Tockwith with Wilstrop Parish Council	Object	The village has suffered in the past from large housing development that has made no attempt to integrate with old development.
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## RL1055 Southfield Lane, Tockwith

## Settlement Growth

### G1 - Brownfield / Windfall Housing

0529_2764 / 30866	Mr M Harvey	Support	It would be preferable to develop the brownfield site to the southwest of RL14a rather than RL14a. Costs may be higher but it would enhance the area.
2882_2773 / 30975	Dr S Richardson	Support	This brownfield site should be developed before greenfield sites.
3120_3067 / 31027	Mr and Mrs Pozman	Support	This site is an eminently suitable brownfield site and is at present dangerous with heaps of smashed up concrete.
0769_3166 / 31543	Mr D Tutton	Object	This area of brownfield land should replace the greenfield site as a site for housing.

Topic / Issue	Reference	Name	Stance	Comment
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	3086_3025 / 31005	Mr and Mrs J S Fear	Object	This is a brownfield site which is suitable for development and should be allocated for housing
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### G7 - Development Limit

	0769_3166 / 30879	Mr D Tutton	Object	The development limit should be extended to include the area of scrubland (site RL1055) off Southfield Lane.
	2882_2773 / 30977	Dr S Richardson	Object	The development limit should include RL1055.
	3086_3025 / 31009	Mr and Mrs J S Fear	Object	The development limit should include RL1055.
	0529_2764 / 30868	Mr M Harvey	Comment	The development limit should be extended to include RL1055.

## Environment and Quality of Life

### Q7 - Density / Design Layout

	1277_3546 / 30892	Tockwith with Wilstrop Parish Council	Object	The village has suffered in the past from large housing development that has made no attempt to integrate with old development.
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### RL1062 Tockwith Village Hall, Tockwith

## Environment and Quality of Life

### Q7 - Density / Design Layout

	1277_3546 / 30897	Tockwith with Wilstrop Parish Council	Object	The village has suffered in the past from large housing development that has made no attempt to integrate with old development.
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### RL1086 Land off Marston Road, Tockwith

## Environment and Quality of Life

### Q7 - Density / Design Layout

	1277_3546 / 30893	Tockwith with Wilstrop Parish Council	Object	The village has suffered in the past from large housing development that has made no attempt to integrate with old development.
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### RL1086a Land off Marston Road, Tockwith

## Settlement Growth

### G7 - Development Limit

	3199_3167 / 31016	Mr D Greenwood	Object	The development limit should include RL1086a.
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## Communities

### C4 - New Facilities

	3199_3167 / 31018	Mr D Greenwood	Comment	Developing the site including open space by the stream.
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Topic / Issue	Reference	Name	Stance	Comment
<b>C5 - General / Other</b>				
	3199_3167 / 31012	Mr D Greenwood	Support	Extra housing will support local services.
<b>Implementation</b>				
<b>I4 - Phasing</b>				
	3199_3167 / 31014	Mr D Greenwood	Object	Housing development on the site (RL1086a) should take place as soon as possible to create jobs when they are most needed.
<b>RL1086b Land off Marston Road, Tockwith</b>				
<b>Settlement Growth</b>				
<b>G3 - Distribution of Development</b>				
	3436_3501 / 31048	Peacock and Smith - Mr N Crowther and Mr M Bell	Support	The distribution exceeding the requirement is supported to allow for flexibility. However, the degree of flexibility is considered inadequate and additional sites including RL1086b should be identified as sites in order to deliver new homes including affordable homes.
<b>G7 - Development Limit</b>				
	1806_3656 / 30927	Lister Haigh Ltd - Mr M Bell	Object	The development limit should include RL1086.
	3436_3501 / 31054	Peacock and Smith - Mr N Crowther and Mr M Bell	Object	The development limit should include RL1086b.
<b>Homes for Local People</b>				
<b>H2 - Affordable Housing Target</b>				
	3436_3501 / 31050	Peacock and Smith - Mr N Crowther and Mr M Bell	Object	Taking into account the low levels of affordable housing provision the level of housing in the villages is inadequate to meet the rural affordable housing requirement.
<b>Environment and Quality of Life</b>				
<b>Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges</b>				
	3436_3501 / 31053	Peacock and Smith - Mr N Crowther and Mr M Bell	Support	The site can be delivered without detrimental impact to settlement form or character of the area.
	1806_3656 / 30922	Lister Haigh Ltd - Mr M Bell	Object	The site should be allocate for market and affordable housing. It is well connected to the existing built form, is accessible and well screened so it can be developed without putting pressure on the character of the village
<b>RL14a Land North of Southfield Lane, Tockwith</b>				
<b>Settlement Growth</b>				
<b>G1 - Brownfield / Windfall Housing</b>				
	0529_2764 / 30865	Mr M Harvey	Object	It would be preferable to develop the brownfield site to the southwest of RL14a rather than RL14a. Costs may be higher but it would enhance the area.

Topic / Issue	Reference	Name	Stance	Comment
<b>G3 - Distribution of Development</b>				
	3490_3575 / 30699	Mr A Smith	Comment	Support some growth in the settlements of Green Hammerton, Great Ouseburn, and Tockwith but at much reduced yields. As it stands these 3 settlements will be taking 20% of the total yield of all rural sites. The cumulative effect of maximised development in these three settlements needs to be taken into account as well as within each settlement.
<b>G4 - General / Other</b>				
	2922_2823 / 36674	Mr and Mrs L C Stratton	Support	Agree with development on this site.
<b>G7 - Development Limit</b>				
	2922_2823 / 36678	Mr and Mrs L C Stratton	Support	
	2882_2773 / 30976	Dr S Richardson	Object	The development limit should exclude RL14a.
	3086_3025 / 31008	Mr and Mrs J S Fear	Object	The development limit should exclude RL14a.
<b>Homes for Local People</b>				
<b>H4 - General / Other - Comments (Including tenure)</b>				
	2922_2823 / 36675	Mr and Mrs L C Stratton	Comment	Homes are needed for families and working single people. Homes should be affordable, efficient, with a reasonable sized garden and off street parking.
<b>H5 - Approach to Affordable Housing</b>				
	2874_2765 / 30964	Mr D Littlewood	Support	Support the mix of market and affordable housing.
	2922_2823 / 36680	Mr and Mrs L C Stratton	Support	As a young family, both parents working, and recently seeing home ownership as out of reach for us, we totally agree with the Council's approach to deliver affordable homes for local people.
<b>Travel</b>				
<b>T1 - Impact on Highway Network</b>				
	2531_2778 / 30936	A Coggrave And Son	Support	There are no obstacles to gaining access from Prince Rupert Drive and Southfield Lane.
<b>T2 - Road Safety</b>				
	2788_2665 / 30956	A. J. Marshall (Special Steels) Ltd	Support	A speed limit or warning sign should be provided by the school.
	2896_2789 / 30989	Mr C B Smith	Support	Need to take into account that the junction between Kirk Lane and Westfield Road / Marston Raod is narrow with little possibility of widening.
	2896_2789 / 30991	Mr C B Smith	Support	Need to take into account that Southfield Lane is single track between the site and Rudgate.
	3535_3638 / 31065	A M Westaway	Support	Improvements to access are required and appropriate levels of car parking
<b>T4 - Accessibility to Jobs, Shops and Services</b>				
	2531_3755 / 30952	A Coggrave And Son	Support	Public footpaths can be provided to Westfield Road and Lucas Road.

Topic / Issue	Reference	Name	Stance	Comment
<b>T6 - Mitigation Measures</b>				
	2788_2665 / 30954	A. J. Marshall (Special Steels) Ltd	Support	Southfield Lane may need to be widened.
<b>Environment and Quality of Life</b>				
<b>Q1 - Impact on Built Heritage</b>				
	1806_3656 / 30925	Lister Haigh Ltd - Mr M Bell	Object	The site provides significant views from the village onto surrounding fields and development would be detrimental to the rural character and appearance of the area.
	0289_3587 / 30863	English Heritage	Comment	Development of this site would appear to impinge upon a number of the key views out of the settlement and could affect some landmark trees identified in the conservation area appraisal.
	0289_3587 / 30864	English Heritage	Comment	Given the essentially linear character of that part of the village which is included in the conservation area, development of this site in its entirety would appear a form of development poorly related to the form and character of the conservation area.
<b>Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges</b>				
	0769_3166 / 30873	Mr D Tutton	Object	Development would spoil the tranquility of the area and development should take place on waste and scrubland.
	2882_2773 / 30974	Dr S Richardson	Object	The site should be left as a greenfield site.
	3086_3025 / 31004	Mr and Mrs J S Fear	Object	The area is a greenfield site and should be preserved and there is a more appropriate brownfield site.
	3120_3067 / 31026	Mr and Mrs Pozman	Object	The site forms a picturesque green lung and should be protected and should not be developed when a suitable brownfield site exists.
<b>Q7 - Density / Design Layout</b>				
	3246_3241 / 31035	Mrs C Hicks	Support	There should be a broad range of homes available rather than a lot of low cost or a lot of large detached properties.
	3535_3638 / 31062	A M Westaway	Support	The number proposed seems high, quality properties appropriate to the area are needed.
<b>Communities</b>				
<b>C7 - Protection of Open Spaces</b>				
	2922_2823 / 36677	Mr and Mrs L C Stratton	Support	
<b>C8 - Additional Open Space</b>				
	0769_3166 / 30875	Mr D Tutton	Comment	Site RL14a should be designated as open space.
	3086_3025 / 31007	Mr and Mrs J S Fear	Comment	Site RL14a should be designated as open space.
	3120_3067 / 31028	Mr and Mrs Pozman	Comment	Site RL14a should be protected as open space.
<b>Utilities</b>				
<b>U2 - Waste, Sewage and Sewerage</b>				

Topic / Issue	Reference	Name	Stance	Comment
	2531_2778 / 30941	A Coggrave And Son	Support	The land is free draining and suitable for natural drainage of surface water.
	2531_2778 / 30945	A Coggrave And Son	Support	The main sewer passes through the site and some upgrading may be necessary.
	0245_3713 / 30861	Yorkshire Water	Comment	There may be insufficient capacity in the foul sewer network to accommodate all the expected foul flows and off site improvements may be required.
	0245_3713 / 30862	Yorkshire Water	Comment	There may be insufficient capacity in the foul sewer network to accommodate all the expected foul flows and off site improvements may be required. The local public sewer network does not have capacity to accept any discharge of surface water and alternatives should be considered.

## Implementation

### I1 - Land Availability / Deliverability

2531_3047 / 30949	A Coggrave And Son	Support	The site is available for development.
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### I4 - Phasing

1277_3546 / 30884	Tockwith with Wilstrop Parish Council	Support	A planned phased development is preferred, to allow integration rather than piecemeal development.
2531_2778 / 30939	A Coggrave And Son	Support	The site is available though some form of phasing will be necessary.
2874_2765 / 30963	Mr D Littlewood	Support	Not aware of urgency for development.
2883_2774 / 30980	Mr and Mrs Kennett	Support	The sit should be developed between 2012 and 2020.
2922_2823 / 36676	Mr and Mrs L C Stratton	Support	Would like to see development go ahead as soon as possible.
3246_3241 / 31033	Mrs C Hicks	Support	The development should be phased in line with demand.
3535_3638 / 31071	A M Westaway	Support	Phase development to protect existing housing stock.

## RL2049 Land to the rear of Rivendell Cottage, Tockwith

### Environment and Quality of Life

#### Q7 - Density / Design Layout

1277_3546 / 30895	Tockwith with Wilstrop Parish Council	Object	The village has suffered in the past from large housing development that has made no attempt to integrate with old development.
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## RL2054 Land at the airfield, Tockwith

### Environment and Quality of Life

#### Q7 - Density / Design Layout

1277_3546 / 30890	Tockwith with Wilstrop Parish Council	Object	The village has suffered in the past from large housing development that has made no attempt to integrate with old development.
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Topic / Issue	Reference	Name	Stance	Comment
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**RL38 Land at Southfield Lane, Tockwith**

**Jobs and Business**

**J1 - General / Other**

0111_3684 / 30860	Lister Haigh Ltd - Messrs J Revis and Son	Support	Support should be given to growth in this location for employment. There are no physical or other constraints.
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## Wath

### Sites & Policies DPD: Rural Areas Consultation Responses

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Topic / Issue	Reference	Name	Stance	Comment
<b>Non Site Specific Comments</b>				
<b>Jobs and Business</b>				
<b>J1 - General / Other</b>				
	3552_3700 / 34599	The Land and Development Practice - Hargreaves Ash Marketing Ltd	Object	Not all industrial land should be protected and not all industrial uses are in appropriate areas.
<b>RL3033 Hargreaves Ash Marketing Site (Forticrete), Main Street, Wath</b>				
<b>Settlement Growth</b>				
<b>G1 - Brownfield / Windfall Housing</b>				
	3552_3700 / 34595	The Land and Development Practice - Hargreaves Ash Marketing Ltd	Support	Site RL3033 should be brought forward as a residential allocation. The allocation of the site contributes towards residential targets and improves the percentage of housing provided on brownfield land.
<b>G7 - Development Limit</b>				
	3552_3700 / 34597	The Land and Development Practice - Hargreaves Ash Marketing Ltd	Object	The development limit should include site RL3033.
<b>Jobs and Business</b>				
<b>J1 - General / Other</b>				
	3552_3700 / 34594	The Land and Development Practice - Hargreaves Ash Marketing Ltd	Support	The site is no longer viable for the existing industrial use and unlikely to be sustainable for future business occupants.
<b>Travel</b>				
<b>T1 - Impact on Highway Network</b>				
	3552_3700 / 34591	The Land and Development Practice - Hargreaves Ash Marketing Ltd	Support	Site RL3033 should be brought forward as a residential allocation. The existing use providing light weight aggregates to the building industry results in heavy goods vehicles passing through Wath and other surrounding village to access the regional road network.
<b>Environment and Quality of Life</b>				
<b>Q10 - Pollution</b>				
	3552_3700 / 34593	The Land and Development Practice - Hargreaves Ash Marketing Ltd	Support	Site RL3033 should be brought forward as a residential allocation. Dust from the site is spread into adjacent land from the site.

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Topic / Issue	Reference	Name	Stance	Comment
<b>Q2 - Impact on Landscape / Countryside / Greenbelt / Green Wedges</b>				
	3552_3700 / 34590	The Land and Development Practice - Hargreaves Ash Marketing Ltd	Support	Site RL3033 should be brought forward as a residential allocation. The existing use providing light weight aggregates to the building industry reduces the visual amenity of the village.
<b>Q4 - Impact on Amenity</b>				
	3552_3700 / 34592	The Land and Development Practice - Hargreaves Ash Marketing Ltd	Support	Site RL3033 should be brought forward as a residential allocation. Noise generated by vehicles using the site and machinery on the site reduces amenity for the whole of Wath.
<b>Communities</b>				
<b>C5 - General / Other</b>				
	3552_3700 / 34596	The Land and Development Practice - Hargreaves Ash Marketing Ltd	Support	The increased population will benefit local services.

**Whixley**  
**Sites & Policies DPD: Rural Areas Consultation Responses**

Topic / Issue	Reference	Name	Stance	Comment
<b>Non Site Specific Comments</b>				
<b>Settlement Growth</b>				
<b>G6 - No Growth Beyond the Main Built Up Area</b>				
	3000_2910 / 31572	Mr C Brawn	Support	
	3144_3094 / 31581	Dr B D Hames	Support	
	2833_2717 / 29681	Ms L Mackenzie	Object	
	3133_3081 / 31578	Ms C Beckett	Object	
<b>G7 - Development Limit</b>				
	3000_2910 / 31576	Mr C Brawn	Support	
<b>Homes for Local People</b>				
<b>H4 - General / Other - Comments (Including tenure)</b>				
	2930_2833 / 31569	M J Fisher	Comment	There is no requirement for more large properties. Housing is needed for young people and single families.
	3000_2910 / 31573	Mr C Brawn	Comment	Homes are needed for rural workers and young families.
	3144_3094 / 31582	Dr B D Hames	Comment	Local need should always be carefully assessed as some new affordable homes have been vacant for some time. Whixley Parish Council has stated that there is no need for affordable housing.
<b>Communities</b>				
<b>C7 - Protection of Open Spaces</b>				
	3000_2910 / 31574	Mr C Brawn	Support	
	3133_3081 / 31580	Ms C Beckett	Support	
	3144_3094 / 31583	Dr B D Hames	Support	
	2930_2833 / 31571	M J Fisher	Object	Site RL1129 should not be protected open space.
<b>C8 - Additional Open Space</b>				
	3133_3081 / 31587	Ms C Beckett	Comment	All land bordering and to the rear of the High Street and land to the rear of Stonegate Farm and towards Clockhill Field Lane. Village Hall playing fields, Milenium Field and village allotments.

Topic / Issue	Reference	Name	Stance	Comment
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**RL1129 Land to the west of High St, Whixley**

**Homes for Local People**

**H4 - General / Other - Comments (Including tenure)**

2930_2833 / 31570	M J Fisher	Support	Affordable homes are needed and this would be a suitable site.
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