

18/00912/OUTMAJ : Almsford Bank Stables Leeds Road Harrogate

1. The Save Crimple Valley Group has carefully studied the comments and proposed revisions made in recent months and welcomes this consultation opportunity to make further representation to this outline application. We note that all original comments will be taken into account before deciding this application and we wish the Group's earlier submission [04 /4/18] to be remain on record subject to the following comments.

2. Traffic and Safety. The changes proposed for re-figuring the A61 on Almsford Bank and removing the overtaking lane represent an improvement for vehicular access to the site .The calming influence on the flow of northbound traffic will be offset by queuing delays caused by HGV's negotiating Amsford Bank . But those changes rpresent little improvement for cyclists and pedestrians accessing the site.The proposed options for cyclists, from north or south, to share footpaths with pedestrians and for crossing and re-crossing the A61 , may be theoretically possible but in reality they are daunting and a road safety hazard. Similarly the minimal proposals for pedestrians attempting to access the site or to reach public transport in either direction are inadequate and dangerous.The sole provision for crossing the 45 foot road at a bend in the road and in a proposed 40mph speed zone is an unprotected and unprioritised refuge in the centre of this busy road.On paper this might look like an improvement but the experience of many local residents among our members is that it amounts to a major hazard. At a 1998 planning inquiry the Inspector drew attention specifically to the risks to users of the footpath on the western side of Almsford Bank.

3. This Group draws attention to the precision of the update contained in the second submission from CPRE North Yorkshire [15/10/18] and supports their conclusions about the status of this application in relation to the Council's Five Year housing programme and the need for this application .

4 Changes affecting the numbers of trees to be removed and rights of way to be varied are listed along with associated comments. The number and strength of the comments and changes has highlighted the significance of this site in terms of its setting; its contribution to the character of the settlement; its landscaping and its relationship to the Special Landscape Area . It is apparent from the proposed changes that trees will be lost ,not only in the development but also in the future. It is also apparent from the contributions of the Council's officers [Report of the Landscape Consultancy Team 30/5/18 and Arborcultural Section 15/10/18] that harm will be done to the amenity and landscaping of the area . This Group places a high value on all of the matters referred to above which it has re-examined in the light of the many recent comments. We have reached the unanimous conclusion that this application demonstrably presents a threat of material harm to the area and should be refused.

5.This Group draws specific attention to Response to Resident's Comments and Responses to

Consultation Comments ,24/8/18, which purport to dispose of comments made by or on behalf of residents. These submissions have a highly simplistic approach of belittling the impact of development on this site in the context of the vastness of Crimple Valley. They also reach conclusions some of which [the right of residents to refer to the spirit or content of the Impending Draft Local Plan and the significance of the SLA] we challenge . The latest National Planning Policy Framework makes it clear that an impending Draft Local Plan is a material consideration and it is interesting to note that while denying to others this relevance in the first of the two submissions(above) the writers seek to inoke it for themselves in the adjoining submission..

6. This Group has taken note of the revised proposals to mitigate flooding. The experience of local residents is that much of the lower part of this site is waterlogged and , coupled with the recent statement that the applicant proposes minimal underpinning of the houses, there is an emerging concern that extensive drainage work would affect the stability of Almsford Bank .

Derek Wilkinson

For and on behalf of Save Crimple Valley Group; 29/10/18