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FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 15 April
ORIGINATOR Nidderdale AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 00101 Dwellings Major Smallscale
APPLICATION NO 18/00909/DVCMAJ
PROPOSAL Variation of Condition 6 (Affordable Housing) of Planning Permission 15/01382/FULMAJ to allow for alterations to percentage of affordable housing on site.
LOCATION Summerbridge
GRID REF:
APPLICANT: Castellum (Summerbridge MC) Ltd

My observations on the above application are as follows:-

The application for 13 houses on land to the west of the Methodist Church was approved in 2015 despite a strong objection from the JAC on landscape grounds. The proposal to reduce the number of affordable houses from 5 to 3 completely undermines the claim frequently made by housing developers that affordable provision outweighs the harm caused by market housing to the AONB. This is an extract from the Planning Statement submitted with the original application:

‘Given the objectively assessed needs for the AONB, and the Upper Nidderdale Housing Market Sub Area it is imperative for the Council to bring forward smaller sites to deliver much needed market and affordable housing, without delay ... the application scheme cannot be deemed to be “major” development. As a consequence we consider that the presumption in favour of sustainable development applies and there is no necessity to demonstrate exceptional circumstances or the public interest as required by Para 116 [of NPPF].’

The Joint Advisory Committee objects to this application.