

Nidderdale AONB
The Old Workhouse
King Street
Pateley Bridge
Harrogate
HG3 5LE

T: 01423 712950

E: nidderdaleaonb@harrogate.gov.uk

www.nidderdaleaonb.org.uk



FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 16 October 2017
ORIGINATOR Nidderdale AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 006 Dwellings Minor
APPLICATION NO 17/03058/OUT
PROPOSAL Erection of 5 no. dwellings.
LOCATION Darley
GRID REF:
APPLICANT: Mr & Mrs E. Stoney

My observations on the above application are as follows:-

This is an outline application and consequently there is no assessment of landscape impact. No evidence is put forward to substantiate the assertion in the planning statement that 'the view from Main Street across the site could not be described as one which is a good example of what makes the AONB worthy of its status... [It] 'is relatively non-descript. All that can be seen through this gap in the building line is the unremarkable hillside rising behind the site'. The purpose of landscape assessment, which must be carried out to ensure that development does not harm the AONB in accordance with guidance in the National Planning Policy Framework (NPPF), is precisely to describe and thereby to better understand the character of landscape setting in which development is proposed. Saying that it is 'non-descript' is utterly meaningless. Moreover, the hillside in question was considered to be an integral part of one of Britain's finest landscapes when the boundary of the designated area was first drawn in in the late 1940's and the 1998 review of the original boundary that immediately preceded confirmation of AONB designation came to an identical conclusion. The planning statement also claims that the planning authority is obliged to take a favourable view of the proposal in accordance with the presumption in favour of sustainable development in NPPF. The proposal does not comply with the guidance because it will damage the landscape by increasing the density of development in a part of Nidderdale that has already had several relatively large-scale new housing developments approved by the planning authority in the last 18 months, with several more in the pipeline. NPPF is clear that local planning authorities have the overriding duty to protect AONBs from harmful development. The Council has already advised the applicant that it will not support the application and was right to do so.

The JAC objects to this application.

Signed

A handwritten signature in black ink that reads "Paul Bayen".