

Nidderdale AONB
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FROM AONB - JAC
TO Chief Planner
OUR REF
DATE 19 September 2017
ORIGINATOR Nidderdale AONB Manager

PLANNING CONSULTATION

APPLICATION TYPE: 00101 Dwellings Major Smallscale
APPLICATION NO 17/02008/FULMAJ
PROPOSAL Erection of 18 no. dwellings (40% affordable housing) with public open
 space and new access onto Main Street.
LOCATION Darley
GRID REF:
APPLICANT: Mr Jonathan Raistrick

My observations on the above application are as follows:-

The JAC objected to this applications in a letter on 10 August. The response noted that landscape assessment in the application did not conform to Landscape Institute guidelines. The purpose of the second consultation response is to consider a revised landscape assessment that was submitted at the end of August.

The key issue at stake here is the significance and value of the land on which housing development is proposed. The applicants assert that the layout maintains the view out of the village towards the rising ground to the south and therefore that the impact on the character of the settlement will be very limited. The JAC's position is that farmed fields which extend into the linear core of villages in this part of Nidderdale are 'not simply corridors through which people can glimpse the surrounding area as the applicant's agents imply. Housing development on the site will destroy a characteristic feature of the village and substantially impair views to the south. It would not be just 'more of the same' as the Planning Statement asserts' but would result in measurable harm to the AONB.

Signed

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