

23/12/16 13:36

Comments

Harrogate District Draft Local Plan (11/11/16 to 23/12/16)

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2019
Response Date	23/12/16 13:26
Consultation Point	1.6 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.2

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Local Plan

Do you have any comments on this part of the Local Plan?

The 2014 - 2019 Management Plan for the AONB is a statutory document. It should be listed in this section

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2020
Response Date	23/12/16 13:27
Consultation Point	Vision (View)

Status Processed
Submission Type Web
Version 0.3

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Local Plan

Do you have any comments on this part of the Local Plan?

'...the special qualities of the Nidderdale Area of Outstanding Natural Beauty have been successfully protected and enhanced' - conserved and enhanced would be preferable

Comment by Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID LP2021
Response Date 23/12/16 13:27
Consultation Point Objective 1 Sustainable Development Patterns ([View](#))
Status Processed
Submission Type Web
Version 0.2

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Local Plan

Do you have any comments on this part of the Local Plan?

The definition of sustainable development implied in the wording of this objective is misleading. Sustainable development objectives cannot be achieved simply by improving opportunities to walk, cycle, or use public transport in the AONB (or indeed elsewhere). As far as the AONB is concerned, development of greenfield sites in particular will have an adverse impact on important views, on landscape character and on biodiversity that will cause harm to the special qualities underpinning the designation. Development that breaches environmental limits is not sustainable according to the definition contained in NPPF.

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2022
Response Date	23/12/16 13:27
Consultation Point	1.6 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.2

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Local Plan

Do you have any comments on this part of the Local Plan?

The 2014 2019 Management Plan for the AONB is a statutory document and a material consideration in determining planning applications. It should be included in the list of plans in this section on the wider context

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2023
Response Date	23/12/16 13:29
Consultation Point	Vision (View)
Status	Processed
Submission Type	Web
Version	0.3

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Local Plan

Do you have any comments on this part of the Local Plan?

The statement in the vision 'New development in the district's smaller market towns (Pateley Bridge, Masham and Boroughbridge) and a wider number of villages has helped to retain essential services in rural areas' presupposes that development in Pateley Bridge will contribute to the retention of services. Major development in the AONB could have adverse consequences for the tourism industry for example, and this could have a negative impact on the rural economy and for the future viability of rural services. Unless the Council has evidence to support the alleged link between new housing development and the viability of rural services, this statement should be revised

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2025
Response Date	23/12/16 13:29
Consultation Point	Objectives 16 - 20 Natural Environment (View)
Status	Processed
Submission Type	Web
Version	0.3

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Local Plan

Do you have any comments on this part of the Local Plan?

The Natural Environment objective should reflect the commitment in draft policy NE3 and contain a further objective to the effect that 'development should not result in any net loss of biodiversity and should seek to provide net gains'. Protection of internationally, nationally, and locally designated nature conservation sites is vital but their value will be diminished unless biodiversity is protected in the wider landscape

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2026
Response Date	23/12/16 13:30
Consultation Point	3.18 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.1

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2027
Response Date	23/12/16 13:30
Consultation Point	3.18 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.2

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Local Plan

Do you have any comments on this part of the Local Plan?

Please see previous comments on the link between new housing development and the future viability of Pateley Bridge

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2028
Response Date	23/12/16 13:30
Consultation Point	Draft Policy GS 3 GS3: Development Limits (View)
Status	Processed
Submission Type	Web
Version	0.2

Policy Wording - further comments

Please provide reasons for your answer.

Application of the criteria contained in the policy will inevitably be contested by those seeking to justify proposals that breach development limits. Strengthening the criteria to include an additional clause that explicitly excludes development outside settlement limits that would cause harm to the AONB could help improve the quality of applications (that may not always be unacceptable in principle) and help reduce the risk of damage to the AONB that could otherwise result

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2029
Response Date	23/12/16 13:31
Consultation Point	Draft Policy EC 7 EC7: Sustainable Rural Tourism (View)

Status	Processed
Submission Type	Web
Version	0.2

Policy Wording - further comments

Please provide reasons for your answer.

The JAC supports small-scale sustainable tourism development in the AONB that does not cause harm to the landscape. Such development should be innovative and not simply duplicate existing provision. It should be clearly linked to the environment in which the development is proposed and make a positive contribution to conserving the AONB's landscape as well as features natural and cultural heritage. Construction of buildings and the subsequent operation of new enterprises should be clearly and explicitly based on sustainable principles. The JAC will be unlikely to support proposals for conventional holiday chalet development and applications for static caravan sites.

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2030
Response Date	23/12/16 13:31
Consultation Point	Draft Policy HS 6 HS6: Conversion of Rural Buildings for Housing (View)
Status	Processed
Submission Type	Web
Version	0.2

Policy Wording

Do you agree with the wording of this policy? Maybe

Policy Wording - further comments

Please provide reasons for your answer.

The JAC agrees with the rationale for the criteria in the policy but would ask the Council to consider whether an amendment or a new criteria is needed to highlight the importance of assessing the significance of a building before an application for conversion is submitted for approval

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2031
Response Date	23/12/16 13:31
Consultation Point	5.57 Paragraph (View)
Status	Processed
Submission Type	Web
Version	0.2

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Local Plan

Do you have any comments on this part of the Local Plan?

The JAC is concerned about the impact of new buildings, including barns and storage buildings as well as dwellings, associated with small-holdings and hobby farms. To avoid a harmful proliferation of buildings in open countryside in the AONB, it will be essential to ensure that applicants provide compelling evidence that new buildings are required for agriculture

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2032
Response Date	23/12/16 13:31

Consultation Point 7.10 Paragraph ([View](#))
Status Processed
Submission Type Web
Version 0.5

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Local Plan

Do you have any comments on this part of the Local Plan?

The Plan should recognise the importance of peat as a carbon store 'Where appropriate, the Council will continue to support the efforts of owners and managers to continue active management of carbon stored in peat on moorland in the AONB.'

Comment by Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID LP2033
Response Date 23/12/16 13:32
Consultation Point Draft Policy CC 3 CC3: Renewable Energy ([View](#))
Status Processed
Submission Type Web
Version 0.1

Policy Wording - further comments

Please provide reasons for your answer.

The AONB should be added to the last sentence of this policy

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2034
Response Date	23/12/16 13:32
Consultation Point	9 Natural Environment (View)
Status	Processed
Submission Type	Web
Version	0.2

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Local Plan

Do you have any comments on this part of the Local Plan?

The District's stock of Natural Capital assets should be added to this list, including peat on moorland landscapes in the AONB and woodland in particular. These assets deliver a range of ecosystem services including carbon sequestration and flood risk mitigation.

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2035
Response Date	23/12/16 13:32
Consultation Point	Draft Policy NE 4 NE4: Landscape Character (View)
Status	Processed
Submission Type	Web
Version	0.2
Policy Wording	

Do you agree with the wording of this policy? No

Policy Wording - further comments

Please provide reasons for your answer.

Members of the AONB's JAC would request that the Council should include a stand-alone policy on the AONB with the following characteristics:

- a) It should explain the status, significance and purposes of AONB designation, and how Local Plan policy on the AONB is consistent with the presumption against harmful development in AONBs contained in the National Planning Policy Framework;
- b) AONB policy should highlight the differences in planning policy that apply in the AONB but which do not apply in non-designated parts of the District. For example, conversion of agricultural buildings to residential use requires full planning approval in the AONB but not elsewhere in the District;
- c) AONB policy should include guidance about development that can make a positive contribution to the AONB, and which would therefore normally be supported by the JAC;
- d) AONB policy should cover development on or close to the AONB's boundary to avoid harming the setting of the designated area;
- e) The AONB policy should be contained in the Growth Strategy section at the front of the document.

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2036
Response Date	23/12/16 13:32
Consultation Point	Site DB3 DB3: Abbots Garage and adjacent land, Dacre Banks (View)
Status	Processed
Submission Type	Web
Version	0.2

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Housing Allocation: comments.

If you have any comments you wish make about the site, please provide brief details below.

Do you have comments regarding this site?

The AONB's Joint Committee did not object to the principle of development on this site when outline planning permission was granted in 2011. However, Members are very concerned about the combined impact on the character of Dacre Banks, and on the wider AONB's landscape, of new housing that is either already approved as at Cabin Lane, or awaiting approval as in this case. Any further housing development in Dacre Banks, including the Draft Local Plan allocation of land to the west of the village for an estimated 42 units, would destroy the character of this small Dales village.

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2037
Response Date	23/12/16 13:33
Consultation Point	Site DB5 DB5: Land to the west of Dacre Banks (smaller site) (View)
Status	Processed
Submission Type	Web
Version	0.2

Draft Allocations

Do you support this site as a draft allocation? Object

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Housing Allocation: comments.

If you have any comments you wish make about the site, please provide brief details below.

Do you have comments regarding this site?

The scale of housing development proposed on this site constitutes major development by virtue of its adverse impact on the character of the AONB's landscape. Development of the land would cause substantial and irreversible harm to the AONB. The proposed allocation is therefore contrary to the National Planning Policy Framework (NPPF) that contains unambiguous guidance on the need to avoid harmful development in AONBs. Footnote 9 to paragraph 14 of NPPF clearly states that the presumption in favour of granting planning permission does not apply 'where specific policies in this Framework indicate development should be restricted'. These policies are contained in paragraphs 115 & 116 of NPPF.

The AONB's Joint Advisory Committee objects to the proposal to allocate this site for housing development.

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2038
Response Date	23/12/16 13:33
Consultation Point	Site DR14 DR14: Land at Sheepcote Lane (combined site), Darley (View)
Status	Processed
Submission Type	Web
Version	0.2
Draft Allocations	

Do you support this site as a draft allocation? Object

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

The site is in the Nidderdale Area of Outstanding Natural Beauty.

Draft Housing Allocation: comments.

If you have any comments you wish make about the site, please provide brief details below.

Do you have comments regarding this site?

The scale of housing development proposed on this site constitutes major development by virtue of its adverse impact on the character of the AONB's landscape. Development of the land would cause substantial and irreversible harm to the AONB. The proposed allocation is therefore contrary to the National Planning Policy Framework (NPPF) that contains unambiguous guidance on the need to avoid harmful development in AONBs. Footnote 9 to paragraph 14 of NPPF clearly states that the presumption in favour of granting planning permission does not apply 'where specific policies in this Framework indicate development should be restricted'. These policies are contained in paragraphs 115 & 116 of NPPF.

The AONB's Joint Advisory Committee objects to the proposal to allocate this site for housing development.

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2039
Response Date	23/12/16 13:33
Consultation Point	Site KM4 KM4: Land south of Richmond Garth, Kirkby Malzeard (View)
Status	Processed
Submission Type	Web
Version	0.2

Draft Allocations

Do you support this site as a draft allocation? Object

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

. The site is in the Nidderdale Area of Outstanding Natural Beauty.

Draft Housing Allocation: comments.

If you have any comments you wish make about the site, please provide brief details below.

Do you have comments regarding this site?

The scale of housing development proposed on this site constitutes major development by virtue of its adverse impact on the character of the AONB's landscape. Development of the land would cause substantial and irreversible harm to the AONB. The proposed allocation is therefore contrary to the National Planning Policy Framework (NPPF) that contains unambiguous guidance on the need to avoid harmful development in AONBs. Footnote 9 to paragraph 14 of NPPF clearly states that the presumption in favour of granting planning permission does not apply 'where specific policies in this Framework indicate development should be restricted'. These policies are contained in paragraphs 115 & 116 of NPPF.

The AONB's Joint Advisory Committee objects to the proposal to allocate this site for housing development.

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2040

Response Date 23/12/16 13:33
Consultation Point Site P1 P1: Land south of Ashfield Court (smaller site), Pateley Bridge ([View](#))
Status Submitted
Submission Type Web
Version 0.2

Draft Allocations

Do you support this site as a draft allocation? Object

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons: . The site is in the Nidderdale Area of Outstanding Natural Beauty.

Draft Housing Allocation: comments.

If you have any comments you wish make about the site, please provide brief details below.

Do you have comments regarding this site?

The scale of housing development proposed on this site constitutes major development by virtue of its adverse impact on the character of the AONB's landscape. Development of the land would cause substantial and irreversible harm to the AONB. The proposed allocation is therefore contrary to the National Planning Policy Framework (NPPF) that contains unambiguous guidance on the need to avoid harmful development in AONBs. Footnote 9 to paragraph 14 of NPPF clearly states that the presumption in favour of granting planning permission does not apply 'where specific policies in this Framework indicate development should be restricted'. These policies are contained in paragraphs 115 & 116 of NPPF.

The AONB's Joint Advisory Committee objects to the proposal to allocate this site for housing development.

Comment by Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID LP2041
Response Date 23/12/16 13:34
Consultation Point Site P5 P5: Grassfield Court, Pateley Bridge ([View](#))
Status Submitted
Submission Type Web
Version 0.2

Draft Allocations

Do you support this site as a draft allocation? Object

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

The site is in the Nidderdale Area of Outstanding Natural Beauty.

Draft Housing Allocation: comments.

If you have any comments you wish make about the site, please provide brief details below.

Do you have comments regarding this site?

The scale of housing development proposed on this site constitutes major development by virtue of its adverse impact on the character of the AONB's landscape. Development of the land would cause substantial and irreversible harm to the AONB. The proposed allocation is therefore contrary to the National Planning Policy Framework (NPPF) that contains unambiguous guidance on the need to avoid harmful development in AONBs. Footnote 9 to paragraph 14 of NPPF clearly states that the presumption in favour of granting planning permission does not apply 'where specific policies in this Framework indicate development should be restricted'. These policies are contained in paragraphs 115 & 116 of NPPF.

The AONB's Joint Advisory Committee objects to the proposal to allocate this site for housing development.

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2042
Response Date	23/12/16 13:34
Consultation Point	Site P10 P10: Grassfield House, Pateley Bridge (View)
Status	Submitted
Submission Type	Web
Version	0.2

Draft Allocations

Do you support this site as a draft allocation? Object

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

The site is in the Nidderdale Area of Outstanding Natural Beauty.

Draft Housing Allocation: comments.

If you have any comments you wish make about the site, please provide brief details below.

Do you have comments regarding this site?

The scale of housing development proposed on this site constitutes major development by virtue of its adverse impact on the character of the AONB's landscape. Development of the land would cause substantial and irreversible harm to the AONB. The proposed allocation is therefore contrary to the National Planning Policy Framework (NPPF) that contains unambiguous guidance on the need to avoid harmful development in AONBs. Footnote 9 to paragraph 14 of NPPF clearly states that the presumption in favour of granting planning permission does not apply 'where specific policies in this Framework indicate development should be restricted'. These policies are contained in paragraphs 115 & 116 of NPPF.

The AONB's Joint Advisory Committee objects to the proposal to allocate this site for housing development.

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2043
Response Date	23/12/16 13:34
Consultation Point	Site SB1 SB1: Clough House Farm, Summerbridge (View)
Status	Submitted
Submission Type	Web
Version	0.2

Draft Allocations

Do you support this site as a draft allocation? Object

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

The site is in the Nidderdale Area of Outstanding Natural Beauty.

Draft Housing Allocation: comments.

If you have any comments you wish make about the site, please provide brief details below.

Do you have comments regarding this site?

The scale of housing development proposed on this site constitutes major development by virtue of its adverse impact on the character of the AONB's landscape. Development of the land would cause substantial and irreversible harm to the AONB. The proposed allocation is therefore contrary to the National Planning Policy Framework (NPPF) that contains unambiguous guidance on the need to avoid harmful development in AONBs. Footnote 9 to paragraph 14 of NPPF clearly states that the presumption in favour of granting planning permission does not apply 'where specific policies in this Framework indicate development should be restricted'. These policies are contained in paragraphs 115 & 116 of NPPF.

The AONB's Joint Advisory Committee objects to the proposal to allocate this site for housing development.

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2045
Response Date	23/12/16 13:34
Consultation Point	Site SB5 SB5: Land at Braisty Woods, Summerbridge (View)
Status	Submitted
Submission Type	Web
Version	0.2
Draft Allocations	

Do you support this site as a draft allocation? Object

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

The site is in the Nidderdale Area of Outstanding Natural Beauty.

Draft Housing Allocation: comments.

If you have any comments you wish make about the site, please provide brief details below.

Do you have comments regarding this site?

The scale of housing development proposed on this site constitutes major development by virtue of its adverse impact on the character of the AONB's landscape. Development of the land would cause substantial and irreversible harm to the AONB. The proposed allocation is therefore contrary to the National Planning Policy Framework (NPPF) that contains unambiguous guidance on the need to avoid harmful development in AONBs. Footnote 9 to paragraph 14 of NPPF clearly states that the presumption in favour of granting planning permission does not apply 'where specific policies in this Framework indicate development should be restricted'. These policies are contained in paragraphs 115 & 116 of NPPF.

The AONB's Joint Advisory Committee objects to the proposal to allocate this site for housing development.

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2046
Response Date	23/12/16 13:35
Consultation Point	Site BW10 BW10: Land south of Wreaks Road (smaller site), Birstwith (View)
Status	Submitted
Submission Type	Web
Version	0.1

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Housing Allocation: comments.

If you have any comments you wish make about the site, please provide brief details below.

Do you have comments regarding this site?

Housing development on this site, which is under 3kms from the designated area boundary, will have an adverse impact on the setting of the AONB as a result of some or all of the following:

- Blocking or interference of views out of the AONB particularly from public viewpoints
- Blocking or interference of views of the AONB from public viewpoints outside the AONB
- Loss of tranquillity
- Introduction of abrupt change of landscape character
- Loss of biodiversity, particularly of species of importance in the AONB

The Council should ensure that such impacts are avoided. If they cannot be avoided, they must be minimised by good design or mitigated by appropriate on-site landscaping. The Council should insist

that the developer compensates for any residual impact by investing in off-site work inside the boundary of the AONB.

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2047
Response Date	23/12/16 13:35
Consultation Point	Site BW9 BW9: Land to the south of Clint Bank, Birstwith (View)
Status	Submitted
Submission Type	Web
Version	0.1

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Housing Allocation: comments.

If you have any comments you wish make about the site, please provide brief details below.

Do you have comments regarding this site?

Housing development on this site, which is under 3kms from the designated area boundary, will have an adverse impact on the setting of the AONB as a result of some or all of the following:

- Blocking or interference of views out of the AONB particularly from public viewpoints
- Blocking or interference of views of the AONB from public viewpoints outside the AONB
- Loss of tranquillity
- Introduction of abrupt change of landscape character
- Loss of biodiversity, particularly of species of importance in the AONB

The Council should ensure that such impacts are avoided. If they cannot be avoided, they must be minimised by good design or mitigated by appropriate on-site landscaping. The Council should insist that the developer compensates for any residual impact by investing in off-site work inside the boundary of the AONB.

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2048
Response Date	23/12/16 13:35

Consultation Point Site M8 M8: Land north of Swinton Road, Masham ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Housing Allocation: comments.

If you have any comments you wish make about the site, please provide brief details below.

Do you have comments regarding this site?

Housing development on this site, which is under 3kms from the designated area boundary, will have an adverse impact on the setting of the AONB as a result of some or all of the following:

- a) Blocking or interference of views out of the AONB particularly from public viewpoints
- b) Blocking or interference of views of the AONB from public viewpoints outside the AONB
- c) Loss of tranquillity
- d) Introduction of abrupt change of landscape character
- e) Loss of biodiversity, particularly of species of importance in the AONB

The Council should ensure that such impacts are avoided. If they cannot be avoided, they must be minimised by good design or mitigated by appropriate on-site landscaping. The Council should insist that the developer compensates for any residual impact by investing in off-site work inside the boundary of the AONB.

Comment by Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)

Comment ID LP2049

Response Date 23/12/16 13:35

Consultation Point Site R8 R8: Land at West Lane, Ripon ([View](#))

Status Submitted

Submission Type Web

Version 0.1

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Housing Allocation: comments.

If you have any comments you wish make about the site, please provide brief details below.

Do you have comments regarding this site?

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The Council should ensure that such impacts are avoided. If they cannot be avoided, they must be minimised by good design or mitigated by appropriate on-site landscaping. The Council should insist that the developer compensates for any residual impact by investing in off-site work inside the boundary of the AONB.

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2050
Response Date	23/12/16 13:36
Consultation Point	Site R23 R23: Former Ripon Cathedral Choir School (View)
Status	Submitted
Submission Type	Web
Version	0.1

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Housing Allocation: comments.

If you have any comments you wish make about the site, please provide brief details below.

Do you have comments regarding this site?

Housing development on this site, which is under 3kms from the designated area boundary, will have an adverse impact on the setting of the AONB as a result of some or all of the following:

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- b) Blocking or interference of views of the AONB from public viewpoints outside the AONB
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- d) Introduction of abrupt change of landscape character
- e) Loss of biodiversity, particularly of species of importance in the AONB

The Council should ensure that such impacts are avoided. If they cannot be avoided, they must be minimised by good design or mitigated by appropriate on-site landscaping. The Council should insist that the developer compensates for any residual impact by investing in off-site work inside the boundary of the AONB.

Comment by	Nidderdale AONB Joint Advisory Committee (Mr Paul Burgess)
Comment ID	LP2051
Response Date	23/12/16 13:36
Consultation Point	Site R24 (View)
Status	Submitted
Submission Type	Web
Version	0.1

Draft Housing Allocation: reasons for supporting.

Please tick all the options that apply.

The site is suitable for development for the following reasons:

Draft Housing Allocation: reasons for objecting.

Please tick all the options that apply.

The site is unsuitable for development for the following reasons:

Draft Housing Allocation: comments.

If you have any comments you wish make about the site, please provide brief details below.

Do you have comments regarding this site?

Housing development on this site, which is under 3kms from the designated area boundary, will have an adverse impact on the setting of the AONB as a result of some or all of the following:

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The Council should ensure that such impacts are avoided. If they cannot be avoided, they must be minimised by good design or mitigated by appropriate on-site landscaping. The Council should insist that the developer compensates for any residual impact by investing in off-site work inside the boundary of the AONB.