RIPON CIVIC SOCIETY

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Place-shaping and Economic Growth
Harrogate Borough Council
P.O Box 787
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17 March 2021

Dear Sirs

Planning Application ref. no: 21/00387/FULMAJ
Land off Springfield Close, Ripon

The Society made representations on the previous application 19/00157/FULMAJ against the principle of development of this site.

The heritage statement and design and access statement are helpful in understanding the revision of the layout, the protection of Prospect House and reduction in number of proposed dwellings.

We observe that the revisions to the layout have the effect of moving dwellings away from the sink holes. You will be aware of our concern over unstable land and the avoidance of drainage measures that exacerbate the risk of gypsum dissolution.

We acknowledge advice from the HBC Arborist regarding the siting of dwellings and the western tree belt which accords with Ripon Neighbourhood Plan policy E1.

We sought previously a footpath link to the south to improve permeability. We are disappointed that this link is not included in the application.

This is site R6 of the adopted Local Plan as allocated in policy DM1. Our previous concerns on the principle of development therefore now carry less weight but we remain of the opinion that the greenfield allocations of the Local Plan should not proceed at this time until it can be shown that Ripon is providing a fair share of new housing in the district.

The design and access statement includes an interesting analysis of residential densities in the area from which we observe that the grain of the proposed development is more intense than neighbouring development both to the north and east of Palace Road. Local Plan policy DM1 estimates that the yield from this allocation is 20 dwellings. This application proposes 33 dwellings without justification.

We consider that there should be further reduction in the number of dwellings to more closely deliver the yield anticipated by the local plan. We urge the Council to secure such a reduction and the inclusion of a pedestrian link to the south.

Yours faithfully,

Christopher Hughes

Chair, Ripon Civic Society