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Place-shaping and Economic Growth
Harrogate Borough Council
P.O Box 787
Harrogate HG1 9RW

22 June 2022

Dear Sirs

Application Ref:22/02243/FULMAJ
Land To The South Of Cathedral View Caravan Park North Road Ripon North Yorkshire HG4 1JP
Use of land as an extension to the approved caravan park for the siting of 10 no. lodge style units

This application comprises land part of Goose Common, a Local Green Space designated by Policy E2 of the made Ripon Neighbourhood Plan and identified on the Proposals Map, which will be protected in a manner consistent with the protection of land within Green Belts. Policies in a neighbourhood plan are part of the development plan.

The planning statement states:

> *The overall benefits arising from this scheme, including meeting the spirit of the Neighbourhood Plan objectives, are considered to outweigh the modest impact of the proposed 10 lodge style homes on this small part of the land parcel, the majority of which will be enhanced and maintained as open space.*

We reject the term '*meeting the spirit of the Neighbourhood Plan objectives*'. The applicant is failing to recognise that the site is directly affected by planning policy and offers no material consideration(s) to justify why the policy may be set aside. We can see none.

The applicant refers to benefits of the part of the site that would remain open as an advantage to the benefit of neighbouring residents and those who would occupy the proposed lodges. This suggestion misses the point that the land is already of amenity value and as such may be enjoyed by existing neighbouring residents.

The planning statement indicates that the proposed development is framed on the suggestion that development of part of the application site by the ten lodges can be mitigated by the offer of the remaining land as public open space. This we reject. If as is quoted '*the majority of which will be enhanced and maintained as open space'*, there is no reason why this should not be possible now.

It is noted that the application form refers to disposal of surface water by soakaways. The planning statement provides the correct approach which we support given Ripon's ground conditions

The Society considers this application to be unacceptable in principle and, having dismissed the applicant's offer with regards to the remaining portion of open land, urges refusal of planning permission.

Yours faithfully,

Christopher Hughes

Chairman, Ripon Civic Society