RIPON CIVIC SOCIETY

c/o Workhouse Museum
Allhallowgate
Ripon
HG4 1 LE

info@riponcivicsociety.org.uk
www.riponcivicsociety.org.uk

North Yorkshire Council (Harrogate area)
PO Box 787
Harrogate
HG1 9RW

9th November 2026

Dear Sirs

Application Ref. 26/07141/SCREEN
Request for an EIA Screening Opinion for the proposed development of 190 no. dwellings at Knaresborough Road, Littlethorpe

Ripon Civic Society wishes to comment on the above application. We consider that the development satisfies the requirements for an EIA for the following reasons:

- The development is an urban development project of more than 150 dwellings and therefore is a Schedule 2 development that requires screening under the EIA regulations.

- Whilst by itself the site is below the indicative threshold of more than 1,000 dwellings that would have significant urbanising effects in a previously non-urbanised area, it is just one of a number of sites south of the Ripon by-pass that have been submitted to the North Yorkshire Local Plan Search for Sites exercise. If a subsequent application is approved on this site, it would potentially open the door for much more signification development in this area of open countryside divorced from the built-up area of Ripon. We therefore consider that the potential urbanising effects of this development should be looked now through an EIA in the context of the potential cumulative impact of further housing development in the vicinity and also cumulatively with the nearby West Lane development which is currently under construction.

- We also understand that size thresholds do not protect a project from EIA if it is located near a protected or sensitive area. The site is directly opposite the Quarry Moor Nature Reserve which is a designated SSSI and we would expect an EIA to be required for this reason, subject to the comments of Natural England and the Council's Principal Ecologist.

- A further concern is that the eastern part of the site is underlain by gypsum deposits which has significant environmental implications.

We would request that you take account of these comments in your consideration of the application and request an EIA.

Yours faithfully

Rachel Wigginton

Planning Lead
Ripon Civic Society