

Planning Policy,
Harrogate Borough Council
P.O. Box 787,
Harrogate, HG1 9RW.
7th December, 2022.

Dear Sirs,

Application 19/00017/EIAMAJ – New Settlement (Maltkiln) Development.

I am writing as Chair of Better Wetherby (BW) to formally object to this Application and request that this letter be placed on the Planning Portal relevant to this Application. BW also made representations to the Maltkiln Consultation and a copy of that, a letter dated 8th November, 2022 is attached to the covering email with a request that the letter together with this is also placed on the Planning Portal relevant to this Application. At the present time the above letter only appears on the Consultation Portal which is not strictly open and in the Public interest if only one Portal is visited.

RECENT CONSULTATIONS – BW has noted that in the last few days (2nd December), several consultations and representations have appeared on the Portal, 100% of which are opposed to the Application and include Sport England, National Highways, Historic England and HSE. Equally it is apparent that some consultations are not yet received, for example Environment Agency in respect of Flood Risk. Parts of this site are in Zone 3, the highest flood risk category dictating development should be avoided, as reinforced by NPPF. For these reasons alone the Application should be refused.

DUTY TO COOPERATE – I refer to the BW letter of 8th November which speaks for itself on this matter. Clearly the Local Plan Report (LPR) at Para 13 has been ignored in this Application with Wetherby omitted from some of the documents around the planned scheme. There is little or no reference to effects on Wetherby of traffic generation, overloading of services and school places, instead in some places a 'marketing' of Wetherby as the place to go for all services, not surprising when the Town is some 10 minutes drive time away from the Application site. All this but no apparent attempt to cooperate or agree / disagree any elements of the Application with Leeds City. BW has approached LCC for their comments.

LPR – The views of BW on the prematurity of this Application are set out in the letter of 8th November. Those comments are now reinforced by the change of Government policy on new house building contained in statements of or around 5th December, 2022. Given BW had previously stated its' view on prematurity, set against Para 26 of the LPR, again, the Application should be refused.

AFFORDABLE HOUSING – The view of BW on the proposed reduction of HBC 40% to a 20% provision, then to be applied through the Borough is set out in the letter of 8th November. Since then BW has become aware of the comments of the North Yorkshire Rural Taskforce which has expressed concern at the lack of affordable accommodation in rural areas, thus depriving those employed in lower paid but important jobs of accommodation, exactly what this policy

Working to ensure that the physical character of Wetherby and District is protected and developed for the benefit of the community of both current and future generations.

when applied to the Application site will do. BW has contacted the Taskforce which is Chaired by the soon to be CEO of the new Unitary Authority of which HBC will be part. The reaction was one of a matter to be looked at. BW suspects that HBC may hear more about the reduction proposed in this Application and for the reasons set out in the letter of 8th November the Application should be refused.

The BW letter of 8th November contains further comment relating to House Types, Transport and further comment on the effects of the Application on Wetherby, all those comments should be taken as objections to the Application on the basis the Applicant does not demonstrate any means of solving or resolving the issues raised.

Please ensure both letters of 8th November and 7th December appear on the Portal dedicated to this Application and retain the letter of 8th November on the Consultation portal.

Yours faithfully,

Roger Owen,
Chair,
Better Wetherby Partnership Ltd.

Home address for correspondence:-

[REDACTED]

[REDACTED]

The above details are not for publication but comply with your identification requirements.