

PLANNING REF: 23/00318/OUT

LAND TO SOUTH OF STATION ROAD, CRAKEHALL, DL8 1HJ – Outline Planning Application (with All Matters Reserved Except Access) for the Erection of 20 No. Dwellings submitted to Hambleton District Council on 10th February, 2023

The planning application was considered at an Extraordinary Parish Council meeting held on the 7th March, 2023.

The Parish Council voted unanimously to object to the planning application for the following reasons:

1 Access and Safety

Station Road is a narrow two way road with no pedestrian pavement along its entire length through the village and with no space to develop a pavement. The carriageway can accommodate two vehicles from the A684 where Station Road crosses the Green but narrows to a single vehicle width at a pinch point between Manor Farm and West End Cottage. Station Road continues to be narrow for the remainder of its passage through the village, past the proposed development, and then effects a 90 degree bend at its junction with Back Lane and continues to be narrow until the junction with Ruddings Lane. From the pinch point to Ruddings Lane, Station Road is effectively one vehicle wide with passing vehicles having to pull off the carriageway onto the verge to pass. From Back Lane to Ruddings Lane the sides of the carriageway are banked which effectively makes Station Road a single vehicle passageway. At its narrowest point close to Manor Farm existing properties open directly onto the carriageway. Station Road is regularly used by large agricultural vehicles accessing farmland located beyond the village. The narrowness of Station Road is exacerbated by parked vehicles, particularly at the morning and afternoon pick-up time for pupils attending Crakehall Primary School, which causes congestion and additional safety concerns for pedestrians, particularly children. In the absence of a pavement pedestrians are required to use the carriageway from the Green, past Manor Farm / West End Cottage and up to the junction with Back Lane. The Parish Council considers the estimated peak hour trip rate of 9 in the morning and eight in the evening (as stated in the submitted Highways Supporting Statement) to be a gross underestimate based on the proposal for a 20 dwelling development. The Parish Council considers that the increase in traffic that will be generated by the proposed development would compromise highway safety and is contrary to Policy IC2 in the February 2022 Hambleton Local Plan. (Photographs illustrating the current access problems on Station Road are included as Appendix 1). The Parish Council agrees with NYCC Highways Considerations & Recommendation (14 March 2023), that the roads leading to the site are unsuitable and therefore planning permission should be refused.

2. Development outside of the 2022 Hambleton Local Plan

The 2022 Hambleton Local Plan Part 2 details that the National Planning Policy Framework requires local plans to identify a supply of specific deliverable sites capable of meeting the first 5 years of the plan period and a further supply of specific, developable sites or broad locations for growth for years 6 to 10 and, where possible, years 11 to 15 from the adoption of the plan. To promote increased certainty over the deliverability of development this local plan identifies specific sites which are suitable and confirmed as available for development that have sufficient capacity to:

fulfil the total residual housing requirement for the district up to 2036, as set out in policy 'S2: Strategic Priorities and Requirements' and detailed in policy 'HG1: Housing Delivery'; and

meet the total identified employment land requirements for the district up to 2036, as set out in policy 'S2: Strategic Priorities and Requirements' and detailed in policy 'EG1: Meeting Hambleton's Employment Need'.

The land identified in Crakehall in the 2022 Hambleton Local Plan Part 2 is CRK1 Little Crakehall where 18 dwellings are currently under construction in addition to the 16 dwellings recently constructed under the adjacent 'Cringlefields' housing development. The proposed housing development on Station Road therefore lies outside of the land identified in Crakehall as suitable for housing in the 2022 Local Plan. The Parish Council believes that the recent construction of 34 new dwellings in Crakehall has fulfilled the obligations of Crakehall as defined in Section S2 Strategies and Requirements of the 2022 Hambleton Local Plan.

3. Windfall Housing

Section HG5 of the 2022 Hambleton Local Plan sets out Hambleton Council's approach to proposals for housing development for land that is not specifically allocated for development that comes forward during the plan period. Section HG5 states that 'All proposals will individually or cumulatively;

represent incremental growth of the village that is commensurate to its size, scale, role and function;

not result in the loss of open space that is important to the historic form and layout of the village; and

have no detrimental impact on the character and appearance of the village, surrounding area and countryside or result in the loss of countryside that makes a significant contribution to the character or setting of that part of the village.

The recent and ongoing construction of 34 dwellings in Little Crakehall has resulted in an approximate 22% increase in the number of dwellings in Crakehall. The addition of another 20 dwellings would increase the number of dwellings in Crakehall by another 13%, an total increase of approximately 35% over pre development levels. We do not believe that a further increase in the number of dwellings of 13% by the proposed development, over and above the 22% increase in dwellings already achieved, is commensurate to the size, scale role and function of Crakehall. We also believe that the closeness of the proposed development to the Crakehall Conservation Area would have a detrimental impact on the character and appearance of the village, surrounding area and countryside. The recent housing developments in Little Crakehall are located in an area of the village with primarily post 1960's development and are not adjacent to the main older part of the village which is the Crakehall Conservation Area. We also note that in the Hambleton Assessment Update (2022) that between March 2014 and February 2022 Hambleton has exceeded its set requirements, with 3,847 homes being completed against a target of 2,492. This is further supported by the recent Government Housing Delivery Test (2021) which shows Hambleton 319% ahead of target. We therefore do not believe that any further increase in housing in Crakehall is justified at this time.

4. 2022 Hambleton Local Plan Section E7

Section E7 states that 'The Council will protect and enhance the distinctive landscape of the district'. The proposed development would be a dominant feature on the landscape approaching the village along Station Road from Sinks Lane. On Page 41 of the Hambleton Local Plan – Settlement Character Assessment the field where the proposed development is located is clearly marked as an 'Area of Sensitivity' as this is an area of medieval 'ridge and furrow'. Development on this site would result in the loss of a non-designated heritage asset. The proposed development would fail to protect the attractive rural landscape which is important to the setting of the village, particularly when viewed from the public footpaths and roadways approaching the village from the south.

5. Footpaths

The proposed development directly affects a much used public footpath path (10.31/5/1), with access to the proposed development cutting directly through this footpath. The proposed development does not adequately address the re-routing of this footpath through the development.

6. Drainage and Sewerage

There are concerns that the existing sewerage system on Station Road is not capable of handling waste from an additional 20 dwellings on Station Road. We note that surface water regularly accumulates on Station Road outside of Manor Farm.

7. Potential further development

The application relates to 20 dwellings to be built on half of the field. The documents supporting the proposed development are based on the 2nd half of the field remaining undeveloped. However, on the agents website <https://richard-roberts.co.uk/news/promotion-exchanged-on-4-acre-site-in-stunning-north-yorkshire-village> the entire field is shown as the development area. The Parish Council is therefore concerned that the proposed development represents 'Phase 1' and that approval of this development would set a precedent for further development on the remaining half of the field.

8. Local Support

A development of this nature would be without support of residents of the village, many of whom have already lodged objections direct to the Planning Authority.

In summary, for the reasons stated above, Crakehall with Langthorne Parish Council, requests that Hambleton Planning refuse Planning Application 23/00318/OUT

David Shaw, Chairman, Crakehall with Langthorne Parish Council

APPENDIX 1 – STATION ROAD, CRAKEHALL





PINCH POINT BETWEEN MANOR FARM AND WEST END COTTAGE, STATION ROAD.