



TOCKWITH RESIDENTS' ASSOCIATION

Our activities... UPDATED!

NESS LANE.... EVEN MORE HOUSES!

TRA is doing something about it. We engaged Northern Planners to represent us with a detailed and professional objection. We contacted the Campaign for Protection of Rural England: <https://www.cpre.org.uk/> . They submitted a serious comment that Harrogate will find hard to ignore.

As explained in our recent newsletter, the developer is now seeking permission to build 63 houses on Church Farm (it was originally 62 and Harrogate's current indication in the Local Plan is for 53).

The scale of building in and around Tockwith already takes us well beyond the local plan target of 259 houses. **282 houses are being built in Tockwith now. This is an increase in the size of the village of 47%**, a figure which doesn't consider the extra 52 dwellings in Bilton, Bickerton and Cowthorpe. If Church Farm was to be built it would mean the village will have grown by an incredible 60%. Why do we need an extra 63 houses to be crammed onto a precious greenfield site off Fleet Lane/Ness Lane? 100 affordable houses in this village are being built now. Isn't that easily sufficient for this area's needs? The site is one of the most glorious views of Tockwith, the gateway to the village, a vital conservation area and needs to be protected. **Lose it and it will be gone forever.**

IT IS NOT TOO LATE TO OBJECT!

We have around 140 objections already and could do with around 200.
Email planning officer Andy Hough at
planningcomments@harrogate.gov.uk Quote: 19/01734/FULMAJ

Or write, quoting the application number, to: Harrogate Borough Council,
Planning Services, PO Box 787, Harrogate HG1 9RW

Or view the application and submit comments at:-

<https://uniformonline.harrogate.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PQF979HYJGD00> [This works better on a PC than iPad].

YOUR VOICE CAN AND WILL BE HEARD!

Harrogate Borough Council recently refused planning permission for a housing estate of 71 houses at Hampsthwaite, which is very like Tockwith in size. It has 100 extra houses already being built. There were over 300 objections in a slightly smaller village...

***“The reasons for the decision are as follows:
The proposed development by reason of its edge of settlement location and scale will result in a significant expansion of the village into the surrounding rural landscape, adversely impacting the setting of the... Conservation Area...”***

People in Tockwith should take encouragement from this.
It shows they can be stopped, and we have more and stronger reasons.
If you don't like it, just tell them: "I OBJECT".

EXPLOSIVES DUMP

Meanwhile, there are now around 115 objections to the explosives dump proposal off Rudgate. The TRA has sent in an objection after consulting with Northern Planners.

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Stop Press:

Following comments from the Government Planning Inspector. Harrogate Council has been obliged to reconsider its draft local plan. Following this Harrogate's Local Plan Main Modifications Consultation is available for you to view and comment between the following dates:

Start date: 26/07/19 09:00

End date: 06/09/19 16:30

Please select the following link to view this event:

https://consult.harrogate.gov.uk/portal/pp/lp/2019_modifications/main_modifications_consultation

The TRA will be studying this and sharing advice in the next newsletter.

Finally;

We have attached the two TRA letters of objections regarding the Church Farm Development and The Explosives Dump