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Date: 20/08/2019

19/01734/FULMAJ. Proposed Development: Erection of 61 no. dwellinghouses; Conversion of 1 no. agricultural building to form 1 no. dwellinghouse; Demolition of agricultural buildings Location: Land North Of Westfield Road Tockwith York North Yorkshire YO26 7PY Applicant: Mulgrave Developments Ltd

Dear Mr Hough,

Please find these comments of the Tockwith Residents Association (TRA) with regard to the 3D visuals submitted for this application on 15/08/19, currently on the portal documents list.

TRA wishes to complain about these images on the basis that they do not accurately represent the situation they purport to serve.

TRA also wishes to register a further objection (below).

Having studied these images in detail it appears they have been taken with an extreme wide-angle lens. When compared to images we have taken we estimate the applicant has used a lens around 24mm. This has the effect of significantly misrepresenting the view that can be seen with the naked eye, which is generally taken as being represented by a 50mm lens. Additionally, the applicant has ignored the fact that there are excellent views of the church and conservation area from Ness Lane, a favourite recreation area for many walkers in the village. Still visible even though the hedgerows are currently 2-3 feet above their normal height.

Whether done mistakenly, or with intent, the applicant's images belittle the massive effect that a new high density housing estate would have on the visual amenity of Conservation Area buildings and the Church of the Epiphany, particularly from Ness Lane.

The applicant's images that I refer to are shown below:



Existing



Proposed

Landscaping at approximately 15 years showing existing matured hedge and new tree planting.

Church View, Tockwith
19/01734/FULMAY

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View from Fleet Lane - View of Church of the Epiphany

We have subsequently taken photographs from Ness Lane with a 50mm lens, one of these is shown below and looks across the proposed site from Ness Lane to the Church. We have similar images available from other positions on Ness Lane, not included here due to email size limitations. The Raw images containing meta data, which includes focal length, are available for inspection.

This shows that the application would have a significant visual impact on the existing Conservation Area contrary to the disingenuous images put forward by the applicant. The whole church, including the spire, is highly visible, even more so in winter when vegetation decays.



We hope you will agree that there is a significant difference in perspective between these images and that the applicant's images mis-represent the actual situation. The TRA requests that you investigate this fully and that the situation is rectified and that the misleading documents are removed from the Planning Portal.

Furthermore, we would like to highlight that all of the images provided were taken on 19th August 2019, the middle of summer. The impacts of the proposed development would be even more stark during leaf fall for six months of the year when views of the Church are even more prominent.

The TRA therefore wishes to add a further objection to this application on the basis that building on this Green Field site would contravene several policies:

- It would be an Intrusion into the Open Countryside/Green field site
- It would have a significant and detrimental effect on the visual amenity of the Conservation Area and a key Listed Building – the Church of the Epiphany.
- The density of housing is inappropriate and contrary to the style of existing surrounding housing.

Linden Homes

Tockwith has already seen a significant impact on its visual amenity from the on-going Linden Homes development and it appears that bit by bit Harrogate Council are allowing a historic and beautiful conservation area village to be overrun by modern high-density housing.

This following is an image of the Church of the Epiphany, a listed building in a conservation area. The image shows one of the impacts on visual amenity arising from the ongoing Linden Homes development. (Again, taken with a 50mm lens).

Prior to the Linden Homes development, the Church had a back drop of open countryside. The backdrop is now of a modern high-density housing estate which is totally out of character with the village.

The Church Farm application would have a significantly larger impact given its location on the entrance to the Conservation area.

As individuals living in the conservation area we have to comply with regulations for the smallest of changes. It appears that money speaks and large companies can get away with anything, which is unfair and denigrates the rights of individuals.

Please do not allow further degradation of Tockwith Conservation Area.

