RICHMONDSHIRE DISTRICT COUNCIL

Richmondshire District Council
Local Plan Core Strategy
Proposed Submission
August 2012

Representations Form

Please read the guidance notes before completing this form

This form comprises two parts:
Part A - Personal details
Part B - Your representation(s)

Both Part A and Part B of this form need to be completed in order for your representation(s) to be valid. Please complete a separate sheet (Part B) for each representation you wish to make. Further copies of this form can be downloaded from www.richmondshire.gov.uk/localplan.aspx
You do not need to fill out Part A for each representation, provided that all representations made are securely attached.

Your completed form must be returned to the following address to reach us no later than 4pm on Friday 14 September 2012:

Planning Policy
Richmondshire District Council
Swale House
Frenchgate
Richmond
DL10 4JE

Alternatively, you can email localplan@richmondshire.gov.uk and submit this form as an attachment.

Please note, all representations will be made available for public inspection on our website www.richmondshire.gov.uk/localplan.aspx with personal details (i.e. email address, telephone number and signature) removed.

PART A - Personal details

	YOUR DETAILS	AGENT'S DETAILS
Title	MR.	MRS.
First name	DON	RACHEL
Last name	NOBLE	WHALEY
Job title (if applicable)	-	ASSOCIATE
Work/Organisation (if applicable)	-	GVA
Address		FIRST FLOOR, CITY POINT 29 KING STREET LEEDS
Postcode		LS1 2HL
Telephone no.		0113 280 8081
Email address	-	rachel.whaley@gva.co.uk

PART B - Your representation(s)
Please use a separate form for each representation

Name/Organisation: MR. DON NOBLE

Q1 To which part of the Core Strategy Proposed Submission Document does this representation relate? (Spatial Principle, Sub Area Strategy or Core Policy)

x **Policy number (e.g. SP2, CRSS or CP8)** SP2

Page/paragraph number(s)

Please Note: Your representation should cover succinctly all the information, evidence and supporting information necessary to fully support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Q2 Do you consider the Core Strategy Proposed Submission Document is ...?

	Yes	*No*	*Don't know*
(a) Legally compliant	☑	☐	☐
(b) Sound	☑	☐	☐

If you answered '*No*' to (a) or (b) above, please continue to Q3, otherwise continue to Q5

Q3 Do you consider the Core Strategy unsound because it is NOT...? ***(please refer to guidance notes)***

- ☐ *Justified*
- ☐ *Effective*
- ☐ *Consistent with national policy*
- ☐ *Positively prepared*

Please give details of why you consider the Core Strategy Proposed Submission Document is not legally compliant or is unsound. Please be as precise as possible:

continue on a separate sheet if necessary

Q4 Please set out what change(s) you consider necessary to make the Core Strategy Proposed Submission Document legally compliant or sound, having regard to the test you have identified at Q3 where this relates to soundness. You need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible:

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Q5 If you wish to support the legal compliance or soundness of the Core Strategy Proposed Submission Document, please use the space below to set out your comments:

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If your representation is seeking a change to the Core Strategy Proposed Submission Document, do you consider it necessary to participate at the oral part of the examination?

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☑ *Submission for Examination*

☑ *Inspector's Report Publication*

☑ *Adoption*

Please notify me by:

☐ *Post*

☑ *Email*

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Signature: (AGENT) **Date:** 13.09.2012

Mr. Don Noble

Policy SP2: Settlement Hierarchy

Our client supports the inclusion of Harmby as a Secondary Service Village under Policy SP2 and the policy approach to allow development that meets the . The village clearly has a range of community facilities as evidenced in the Settlement Study carried out in June 2011 including pub, chapel, sports facilities and village hall as well as a regular bus service into Leyburn. The village is also within walking distance of Leyburn.

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Mr. Don Noble

Policy SP4 : Scale and Distribution of Housing Development
Lower Wensleydale Spatial Strategy (LWSS)

Our client supports the policy approach in Policy SP4 to provide housing within the Secondary Service Villages, with the four Secondary Service Villages including Harmby looking to provide around 45 dwellings or the Lower Wensleydale area. Our client also supports the approach in the LWSS to allow development within the Secondary Service Villages where it supports the social and economic needs and sustainability of the local community.

Harmby is particularly well suited for accommodating the rural housing needs of this part of Lower Wensleydale being within walking distance of the Local Service Centre of Leyburn as well as having its own facilities and access to regular public transport.

PART B - Your representation(s)
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Page/paragraph number(s)

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Page/paragraph number(s)

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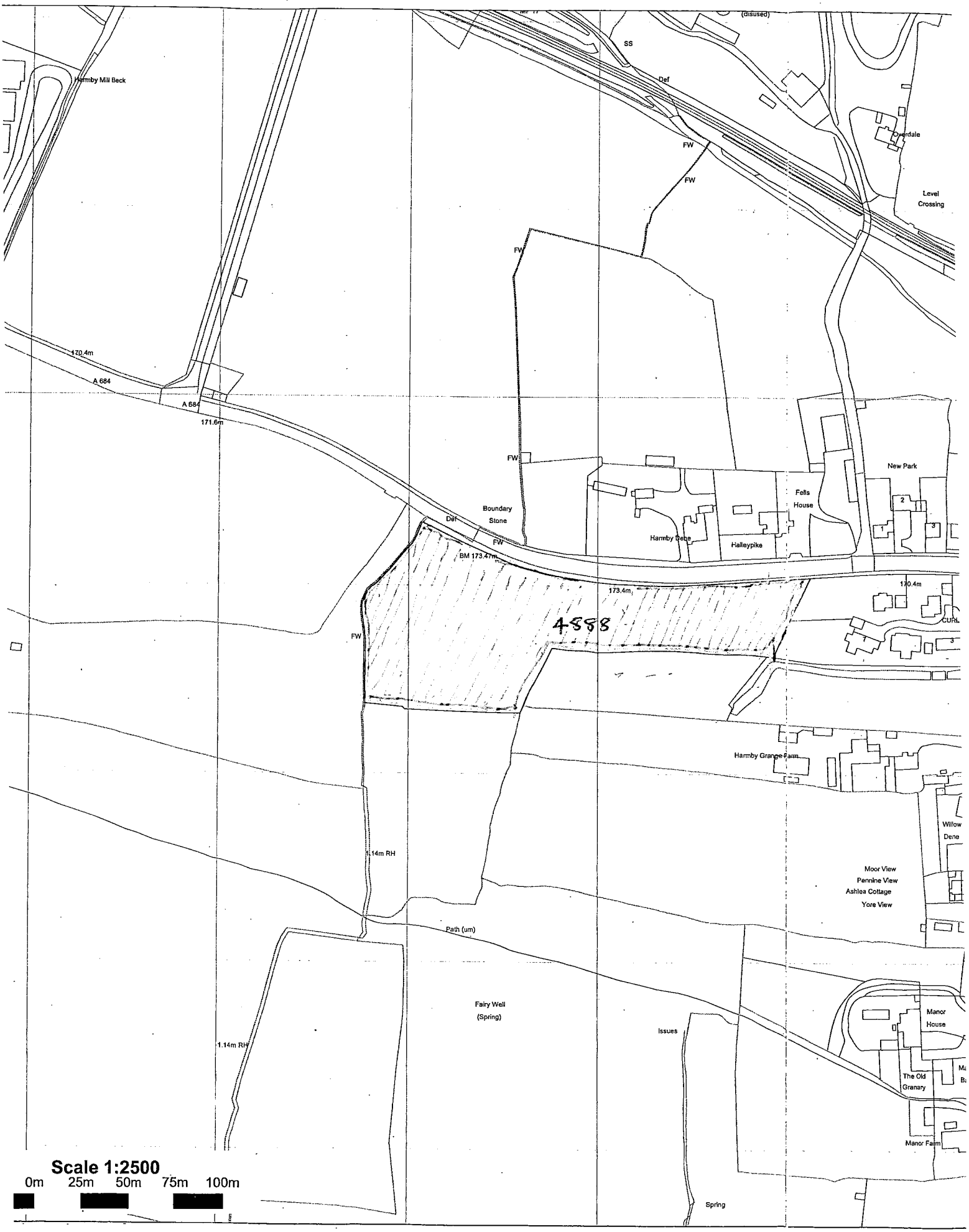
Mr. Don Noble

CP3: Supporting the Settlement Hierarchy

Our client supports the approach in Policy CP3 to allow development within or adjacent each settlement's Development Limits.

Harmby has capacity within its current Development Limits to accommodate some future growth but also has land adjacent the Development Limit (including land owned by my client – see attached plan) which could become available to meet the future needs of the settlement during the Plan period.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New Park
Fells House
Harmby Dene
Halleypike
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Harmby Grange Farm
Willow Dene
1.14m RH
Moor View
Pennine View
Ashlea Cottage
Yore View
Path (um)
Fairy Well (Spring)
Issues
Manor House
The Old Granary
Manor Farm
Spring
Scale 1:2500
0m 25m 50m 75m 100m

PART B - Your representation(s)
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Q1 To which part of the Core Strategy Proposed Submission Document does this representation relate? (Spatial Principle, Sub Area Strategy or Core Policy)

x **Policy number (e.g. SP2, CRSS or CP8)** CP6

Page/paragraph number(s)

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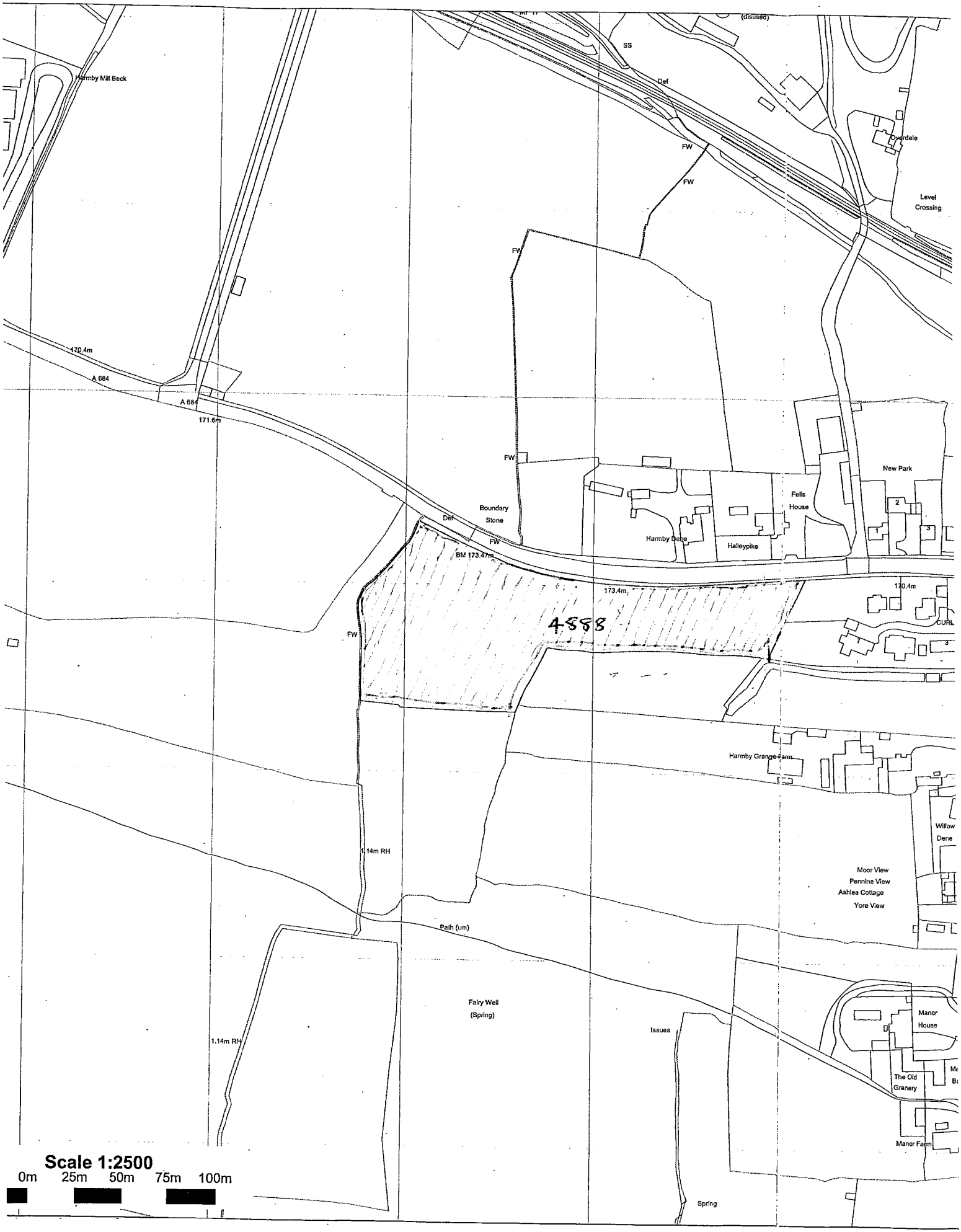
Mr. Don Noble

CP6: Providing affordable housing

Our client supports the approach in Policy CP6 to make provision for affordable housing on rural exceptions sites where there is a proven local affordable housing need.

Our client owns land immediately adjacent to the current Development Limit in Harmby which would be ideally suited for the provision of affordable housing being within walking distance of the Local Service Centre of Leyburn as well as having access to services in the village including a regular bus service.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New Park
Fells House
Boundary Stone
Def
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BM 173.47m
Harmby Dene
Halleypike
173.4m
170.4m
4588
FW
Harmby Grange Farm
Willow Dene
1.14m RH
Moor View
Pennine View
Ashlea Cottage
Yore View
Path (um)
Fairy Well (Spring)
Issues
Manor House
1.14m RH
The Old Granary
Manor Farm
Spring
Scale 1:2500
0m 25m 50m 75m 100m