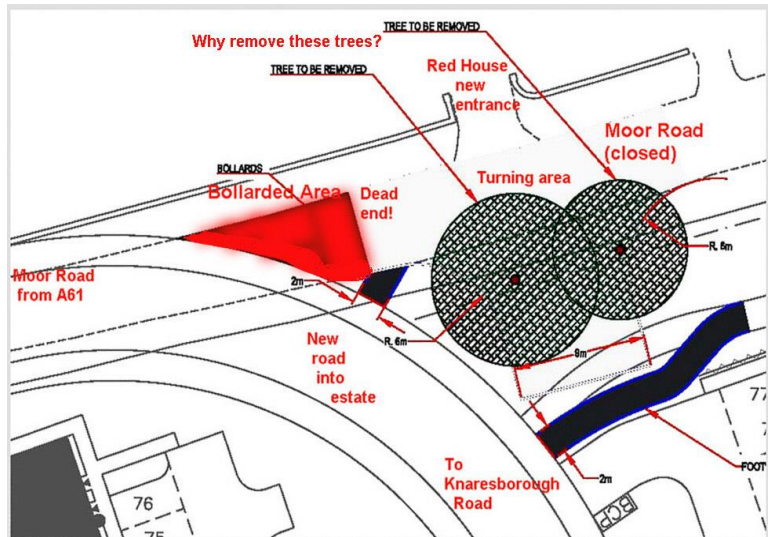


Moor Road entrance to the Village to be CLOSED!

THE REVISED SITE LAYOUT (for BM2/4) JUST SUBMITTED BY AVANT (formerly Alfa) HOMES

SHOCKING REVISED LAYOUT

Enlargement of the bollarded area



The end of Moor Road would be cut off, leaving just a 'stub', only accessed from the X-roads.

All traffic routed through a dense housing estate, with people, children, bikes, dogs, parking – daft!

What about safety and pollution?

An Unimaginative Scheme, limited house designs, few garages (18) or with front gardens (hard standing car parking) and little internal greenery.

88 new houses, totally out of place in our village



The visual impact and character of our Beautiful, Historic and Conservation Village will be changed and lost for ever

Please Help BMAG and Yourselves

WE HAVE TO SPEAK OUT - NOW!

This revised plan from Avant Homes includes a marginal reduction in houses from 98 and some overall movement of buildings away from the Old Vicarage but, on balance, little else. **There is much that is impractical and unacceptable.**

It closes the principal route into the village creating a diversion through a badly designed dense and ugly housing estate with parking areas and the smaller most 'boring' houses being faced first (the larger ones being in the extremities of the site).



Fernlee 2bed(4) Ripon 2bed (12) Saltaire 3 bed(6) Eastburn 2bed(22) Denby 1bed(6)

All of the above are semis or terrace, some are effectively 3 storey, 38 are 'affordable'.

The proposed road layout presents fearsome and extra safety issues - there are much better ways of reducing danger at the X-roads. Unacceptably, the site design contravenes National Planning Policy Framework (NPPF 126) and HBC's own Local Planning Policy by ignoring "At settlement edges, new development should harmonise with the wider landscape to aid transition from the built form to the adjoining countryside." These requirements are re-emphasised in HBC's "Bishop Monkton Conservation Area Character Appraisal" (1.8 and 5.8).

They claim '**there are excellent public transport connections**' – oh yes? What are they and how do you get to them? Car! No pavements or street lighting proposed to the A61 we note!

A **Pedestrian Crossing** is shown on the Knaresborough Road – nothing about what type but clearly it's in the wrong place.

A Cul-de-sac, created by the bollards - it looks ripe for **fly tipping**

A huge Attenuation Tank (to 'collect/buffer' the surface water) and a Pumping Station would occupy part of the SE corner. We have big concerns about the **removal of 'foul water'** from the site and the **'surface water'** (mainly from the Attenuation Tank).

We know and Yorkshire Water has accepted, that the main sewer down Hungate and along Boroughbridge Rd is at capacity. Since the pipe also includes much surface water, it 'overflows' with sewage bubbling out – again last week, sewage on the road and in the Beck. **How can it now handle another 88 houses?**

Avant had some new proposals rejected regarding shifting the surface water. They have been advised to revert back to an earlier Alfa plan – a new pipe down Hungate, discharging into the Beck by the Bus Stop. This is at the heart of flooding in the village - **we continue to strongly object to this plan.**



THE BECK, WHERE IT FLOODS, WILL TAKE NEW EXCESS WATER

We say this overall proposal is an insult to Bishop Monkton so PLEASE HELP US ENSURE IT DOESN'T HAPPEN!

How to object: Case No: 20/05181/FULMAJ
Write to Kate Broadbank, Harrogate Borough Council,
PO Box 787, Harrogate, HG1 9RW or
Email: planningplanningcomments@harrogate.gov.uk
The village website, Bishop Monkton Today, has further details.

