

Rebecca Crabtree

10 August 2020

**RE: PROPOSED RESIDENTIAL DEVELOPMENT AT LAND WEST OF  
KNARESBOROUGH ROAD, BISHOP MONKTON**

I am contacting you on behalf of Alfa Homes, to advise you of an intended proposal to develop a site and submit a full planning application for residential development and public open space at a site known as 'Land West of Knaresborough Road, Bishop Monkton'.

Alfa Homes are a sister company to awarding winning home builder Berkeley Deveer, renowned for its use of the best materials to create contemporary and luxurious living in visually attractive, safe and sustainable environments that reflect the character of existing communities. Alfa Homes are committed to engaging properly with the communities in which they operate and undertaking work in a professional and considerate manner.

**Introduction to the Virtual Exhibition**

Prior to submitting any planning application, Alfa Homes are always keen to hear the views of the local community on the draft development proposals. As you will be aware, given the Coronavirus pandemic, there are public restrictions currently in place on public gatherings and events. Consequently, the planned method of community consultation which would normally involve a 'drop-in community exhibition event' has been amended to safeguard the public.

To ensure that everyone has an opportunity to view, understand and influence the draft development proposals prior to submitting an application to Harrogate Borough Council, Alfa Homes have provided you with a 'virtual exhibition'. Please find enclosed a flyer advertising the event.

The exhibition is made up of several consultation boards providing details of who Alfa Homes are; the site and its constraints; the planning policy context; the emerging site proposals and key benefits and ongoing technical investigation work.

## The Site

Details of the site are outlined on the online consultation boards, but the plan below indicates the location of the site within Bishop Monkton.



## Planning Policy Context

The site is identified and allocated for residential development in the recently adopted Harrogate Local Plan (March, 2020) and is considered by Harrogate Council to be a sustainable, suitable and deliverable location for future housing development.

The site is made up of two housing allocations known as BM2: Land at Moor Road, Bishop Monkton and BM4: Land at Knaresborough Road, Bishop Monkton which are divided by the existing field hedgerow.



## Scheme Overview

The proposed development includes:-

- A wide range of 2, 3, and 4 bedroom terraced, semi-detached and detached homes suitable for young families, first time buyers and older people;
- All homes will be maximum of two and a half storeys in height;
- Provision of 40% genuinely affordable homes to meet identified local housing needs
- A development designed to be sympathetic whilst enhancing the existing character of the surroundings;
- Orientation of the development onto Knaresborough Road will create a traditional village street feel and reinforce the entrance to the village, serving as traffic calming influence along Knaresborough Road;
- The use of high-quality materials to provide a real feeling of quality and a sense of distinctiveness;
- Up to 356 jobs supported during construction;
- Dedicated car parking spaces and cycle storage for each home;
- A permeable layout with areas of new, publicly open space which can be accessed by a network of safe and segregated footways from two entry points into the site;
- Carefully considered landscaping including the retention of existing trees and hedgerows where possible along with the compensatory native hedgerows and trees and ecological enhancements to integrate the new urban edge into the rural surroundings and make a positive contribution to the existing green and landscape infrastructure and wildlife corridors;
- Provision of a suitable and safe access for all users onto Knaresborough Road and a realigned Moor Road / Knaresborough Road / Hungate junction arrangement;
- Enhancement to existing pedestrian facilities through a new 2 metre wide pedestrian footway along Knaresborough Road and part of Moor Road and a safe crossing point on Knaresborough Road;
- The necessary assessments and improvements to foul and surface water drainage and highway infrastructure where necessary to ensure there is no added pressures on existing services; and
- Financial payments through a legal agreement towards enhancement to educational facilities, existing local greenspace and play areas and the Bishop Monkton Village Hall.



## Next Steps

Alfa Homes are committed to engaging with the local community and would like to hear your views on the scheme. Like a face-to-face event, there is an opportunity for you to view, understand and influence the draft proposals and provide your comments and questions. Your views will be carefully considered and where appropriate and practicable, will be incorporated into a final scheme.

The consultation boards and online comments box can be accessed via <http://berkeleydeveer.co.uk/consultation>

Alternatively, you can submit your feedback via post at: Alfa Homes, Thorp Arch Grange, Walton Road, Thorp Arch, Wetherby, LS23 7BA

Please submit any comments or questions you may have by the 28<sup>th</sup> August 2020.

If you would like any further details, please do not hesitate to contact me via the below.

Yours faithfully,

Alastair Cliffe BA(Hons), MRTPI

Head of Planning

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Encs: As Above