

Responding to Proposed Development in Wetherby

Wetherby Civic Society (WCS) alongside other organisations, as part of the Better Wetherby partnership, are working together to draw attention to the significant housing development that is already underway and proposed in the Wetherby area.

This has long-term and lasting consequences both in terms of the loss of green field areas surrounding the town and upon the pressure on the town's facilities by a greatly increased population.

Whilst WCS and Better Wetherby will continue to monitor and raise objection where and when appropriate, **there is always a need for individual residents to add their voice.**

The broader the representation, the more likely planners & developers are to take note. **Your words may not stop a development, but they may influence what is permitted and where.**

Individual Action That Residents Might Take...

1. Keep up to date with the latest proposals and action

Better Wetherby have a Facebook page and website that give updates on progress and ways you may be involved in supporting action. You can find them here:

<https://www.facebook.com/BetterWetherbyPartnership/>
www.betterwetherby.com

2. Write to your Member of Parliament

A simple letter or email can count for a lot as this indicates the extent of concern and draws an MP's attention to the feelings of constituents that they are duty bound to represent.

You can address your letter or email to:

Alec Shelbrook MP
House of Commons, London, SW1A 0AA
Tel: 020 7219 3000
Email: alec.shelbrooke.mp@parliament.uk

For best effect please do use your own words and include your personal connection with the town and the effect changes might have on you and your family. This is the kind of letter you might write:

Dear Mr. Shelbrook,

I am very concerned about the amount of development that is being proposed on Green Field sites around Wetherby and the inevitable effect this will have on the character of the area and available facilities within a small and distinct market town.

I fully understand that there is a need for more housing nationally. This seems however to have given license to developers to build large expensive houses on green field sites with little regard to actual housing needs or what is lost as a result.

Please let me know how this issue might be tackled and what support you can offer.

*Best Regards,
Name and address*

2. Keep up with individual Developments and make your own Objections

This can be a bit more difficult as it entails navigating Local Authority websites and if you plan to register an objection online you will need to register before submitting your objection. However, having registered, it is quicker and cheaper and just as effective as writing a letter.

You should be aware that there are limits by law as to what objections will be considered grounds for rejecting an application so it is worth reading the next section to understand what will and will not be considered a valid point before submitting an objection.

Leeds City Council Planning Website:

<https://publicaccess.leeds.gov.uk/online-applications/search.do?action=advanced&searchType=Application>

Harrogate Borough Council Planning Website:

https://www.harrogate.gov.uk/downloads/download/133/weekly_list_of_planning_applications

3. Understanding what *is* and *is not* considered a reasonable objection.

The following are the legal grounds on which planning permission is most likely to be refused by a local Authority, although this list is not intended to be definitive:

- Adverse effect on the residential amenity of neighbours, by reason of (among other factors) noise*, disturbance*, overlooking, loss of privacy, overshadowing, etc. [*but note that this does not include noise or disturbance arising from the actual execution of the works, which will not be taken into account, except possibly in relation to conditions that may be imposed on the planning permission, dealing with hours and methods of working, etc. during the development]
- Unacceptably high density / over-development of the site, especially if it involves loss of garden land or the open aspect of the neighbourhood (so-called 'garden grabbing')
- Visual impact of the development
- Effect of the development on the character of the neighbourhood
- Design (including bulk and massing, detailing and materials, if these form part of the application)
- The proposed development is over-bearing, out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity
- The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners
- If in a Conservation Area, adverse effect of the development on the character and appearance of the Conservation Area
- If near a Listed Building, adverse effect of the development on the setting of the Listed Building.
- The development would adversely affect highway safety or the convenience of road users [but only if there is technical evidence to back up such a claim].

The following points, on the other hand **will not** be taken into account in deciding on the acceptability of the development in planning terms:

- The precise identity of the applicant
- The racial or ethnic origin of the applicant, their sexual orientation, religious beliefs, political views or affiliations or any other personal attributes
- The reasons or motives of the applicant in applying for planning permission (for example if the development is thought to be purely speculative,
- Any profit likely to be made by the applicant

- The behaviour of the applicant
- Nuisance or annoyance previously caused by the applicant [unless this relates to an existing development for which retrospective permission is being sought]
- Concerns about possible future development of the site (as distinct from the actual development which is currently being proposed)
- Any effect on the value of neighbouring properties

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