



**JohnsonMowat**  
Planning & Development Consultants

22<sup>nd</sup> August 2017

Dear Resident,

**Re: Proposed development of land off Harrogate Road, Ripon**

Johnson Mowat is acting on behalf of Taylor Wimpey UK Ltd. and we would like to inform you of their intention to submit an outline planning application for circa 150 dwellings at land south and west of Bellwood Farm and off Harrogate Road, Ripon.

Whilst the application will be an outline application to establish development here it will also show a mix of market and affordable homes to help meet the current housing shortfall in the District.

An illustrative plan showing the proposed layout is attached.

The main vehicular access and egress point will be from Harrogate Road with additional separate pedestrian footpaths / cycle paths also from the Harrogate Road and on to existing public right of way to the south of the site.

The area to the east of the site (shaded green) is identified as containing underlying gypsum and therefore will not be developed for housing but will form part of a public open space.

All existing mature trees will be retained and the planting of new informally planted trees and wildflower grasslands undertaken.

Further information can be viewed on the Johnson Mowat website in due course.  
[www.johnsonmowat.co.uk/consultations](http://www.johnsonmowat.co.uk/consultations)

Taylor Wimpey are keen to hear your views in order to help shape their final plans in readiness for submission to Harrogate Borough Council. You are invited to complete and return the attached proforma, alternatively you can email [hello@johnsonmowat.co.uk](mailto:hello@johnsonmowat.co.uk) or write to us at the address below by no later than the 5<sup>th</sup> September 2017.

All feedback will be analysed against the draft proposals prior to submission.

We thank you for taking the time to provide your comments and views.

Yours faithfully,

Mark Johnson MRICS, MRTPI  
Managing Partner

Coronet House  
Queen Street  
Leeds  
LS1 2TW

t 0113 887 0120  
e [mark@johnsonmowat.co.uk](mailto:mark@johnsonmowat.co.uk)  
e [richard@johnsonmowat.co.uk](mailto:richard@johnsonmowat.co.uk)  
w [www.johnsonmowat.co.uk](http://www.johnsonmowat.co.uk)