



**JohnsonMowat**  
Planning & Development Consultants

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**Our ref.**  
**Your ref.**

5<sup>th</sup> July 2018

Dear Resident(s),

**RE: PROPOSED RESIDENTIAL DEVELOPMENT ON LAND AT HIGHFIELD FARM, KNARESBOROUGH**

We have been appointed by Taylor Wimpey UK Ltd to act as their Planning Consultant for the submission of an Outline Planning Application for Land at Highfield Farm, Knaresborough.

The outline application is for the residential development of land to the immediate north of the A59 York Road in Knaresborough abutting the recently approved Manse Farm site for 600 dwellings, primary school, employment, landscaping and access roads. The application site is allocated for housing within the emerging Harrogate Local Plan, with a Site Reference of K25, and a proposed capacity for 402 dwellings (see attached extract from the Harrogate Draft Local Plan).

The adjacent approved Manse Farm application is due to start building in late 2018.

Attached to this letter is an illustrative Masterplan which identifies three residential development parcels, capable of delivering 402 dwellings. There are two proposed vehicular access points, one from A59 York Road and a second via the approved Manse Farm scheme to the immediate west of the site. Existing boundary landscaping will be retained where possible, as well as incorporating existing watercourses that run through the site, with associated green corridors and public open space.

You are invited to provide any comments or observations you may have on these proposals and this can be done in a number of ways:

Completing and returning the attached proforma,  
Completing the on-line proforma at [www.johnsonmowat.co.uk/consultations](http://www.johnsonmowat.co.uk/consultations);  
Emailing [hello@johnsonmowat.co.uk](mailto:hello@johnsonmowat.co.uk)  
Or in writing to the address below.

The consultation will run until the 20<sup>th</sup> July 2018 therefore we would appreciate your comments by this date.

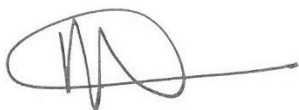
Electronic copies of the plans are available to view on our website at the following address [www.johnsonmowat.co.uk/consultations](http://www.johnsonmowat.co.uk/consultations).

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All feedback will be considered in advance of the formal planning application being submitted to the Council.

Yours faithfully

A handwritten signature in black ink, consisting of a large, stylized 'M' followed by a horizontal line extending to the right.

**Mark Johnson**  
Managing Director

Enc.