Council urged to pause 210-home Wetherby decision after report contradictions

Wednesday 5 August, 2026

Wetherby Civic Society is urging North Yorkshire councillors to defer a decision on Tuesday, 11 August, on up to 210 homes beside Wetherby, after identifying contradictions and omissions in the officer report recommending approval.

Application 25/02006/OUTMAJ concerns land at Harrogate Road, immediately beside the 325-home Spofforth Park estate. The site lies in North Yorkshire, but the Society says residents would rely heavily on roads, schools, GP surgeries and other services in Wetherby, within Leeds.

The Society has submitted a 15-point request for deferral. It says the report reaches opposing conclusions on the loss of high-quality agricultural land: paragraph 10.28 says the scheme accords with Policy NE8, while paragraph 11.4 says it conflicts with the same policy.

It also questions why the report states a 2.2-year housing land supply when the figures printed in it appear to produce 2.8 years. Other concerns include a “speed camera” listed among the benefits although one is not secured by the proposed conditions, and the absence of an NHS capacity assessment or healthcare contribution.

Peter Catton, Chair of Wetherby Civic Society, said:

“The contradictions and omissions within the officers’ report and the planning application, such as Yorkshire Water’s refusal to allow surface water to enter the sewers but there being no details of where and how it is to be drained, are breathtaking. The Committee has no choice other than to remit the application for these to be corrected or to refuse the application.”

Malcolm Gardner, Vice-Chair of Wetherby Civic Society, said:

“We are not asking councillors to reject new homes. We are asking them not to make a decision this important on a report that contradicts itself. North Yorkshire would count the houses, while Wetherby would absorb much of the pressure on roads, schools and doctors.”

The Strategic Planning Committee meets at 10.00am on Tuesday, 11 August, at County Hall, Northallerton. Officers recommend approval, subject to conditions and a Section 106 agreement.

ENDS

Notes to editors

The previous appeal for development on this site was dismissed in February 2020 because of landscape harm, particularly its effect on nearby bridleways.

North Yorkshire Council agenda and officer report

Cross-Boundary Developments v12MG.pdf

25-02006-OUTMAJ-deferral-submission.pdf

High-resolution landscape photograph:

File:Aerial photographs of Wetherby (8th May 2021) 035.jpg - Wikimedia Commons

File: Wetherby from the air

Media contact: Malcolm Gardner, 07946 800171, malcolm.gardner@spofforthpark.co.uk

Media:







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Scan Me:

Company Contact:

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Wetherby Civic Society Ltd

T. https://www.wetherbycivicsociety.org.uk
E. p.g.catton@gmail.com

Additional Contact(s):
malcolm.gardner@spofforthpark.co.uk

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