



The countryside charity  
North Yorkshire

PO Box 189  
York  
YO7 9BL  
[www.cprenorthyorkshire.co.uk](http://www.cprenorthyorkshire.co.uk)  
Tel: 07983 088120  
Email: [info@cprenorthyorkshire.co.uk](mailto:info@cprenorthyorkshire.co.uk)

Branch President  
The Lord Crathorne KCVO  
Branch Chair  
Mr S White

**Authority:** North Yorkshire County Council

**Type of consultation:** planning consultation

**Full details of application/consultation:** NY/2019/0219/SDL - Submission of a detailed scheme for the restoration and landscaping including a 5 year aftercare scheme under the terms of the S106 Agreement Schedule 1 - Clause 2, dated 9 July 2018 in connection with planning permission C1/17/00470/CM

**At land at:** Kiplin Hall Quarry, Kiplin To District Boundary, Kiplin, DL10 6AT

**Type of response:** Comment

**Date of Submission:** 8<sup>th</sup> April 2020

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy  
Katie Atkinson, BA (Hons), Dip TP, MA  
MRTPI  
[www.kvaplaning.co.uk](http://www.kvaplaning.co.uk)

## **Comment**

CPRE North Yorkshire (CPRENY) welcomes the opportunity to comment on the restoration and 5-year aftercare scheme submitted on behalf of D L Walker Limited in line with the planning condition attached to the original planning permission to use the former quarry as a recycling facility for the treatment of waste wood materials. As the site was not used as a recycling facility the applicant has correctly submitted a restoration scheme as directed.

CPRENY does not object to the proposals for landscaping at the site but would seek clarification as to the retention of the site office, hardstanding and access road for potential community use. Is it intended to open the site to the public and use this as a nature viewing hide or similar? Without a specific end use it is unclear as to why this should be left or the hardstanding access road. CPRENY consider that these elements should be removed and the site, in full, be landscaped and restored.

Furthermore, it is also apparent that the site is located within Floodzone 2 and 3 in which case the applicant is required to provide a Flood Risk Assessment in support of the application to ensure that the proposals do not cause flooding elsewhere, especially given the close proximity of the Grade I Listed Kiplin Hall and estate. The hall and surrounding gardens are designated listed assets of national significance; therefore, the site is located within a sensitive area of landscape and cultural importance.

CPRENY consider that further information should be submitted to the Minerals and Waste Planning Authority with regard to these issues prior to the determination of the application.

CPRENY reserves the right to comment on additional information should it be submitted in support of the proposals.