



The countryside charity
North Yorkshire

PO Box 189
York
YO7 9BL
www.cprenorthyorkshire.co.uk
Tel: 07983 088120
Email: info@cprenorthyorkshire.co.uk

Branch President
The Lord Crathorne KCV0
Branch Chair
Mr S White

Authority: North York Moors National Park Authority

Type of consultation: planning application

Full details of application/consultation: NYM/2020/0327/FL - Erection of 21 no. holiday lodges with external decking, alterations to access, proposed internal access road, parking and linkage paths together with recreation space and landscaping works

At land at: Cloughton Woods, Cloughton

Type of response: Support with comments

Date of Submission: 7th July 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

Comment

CPRE North Yorkshire ('CPRENY') welcomes the opportunity to comment on the above application submitted on behalf of Cloughton Wood Lodges Limited to the North York Moors National Park Authority ('NPA'). CPRENY has taken the opportunity to review the documentation submitted in support of the application and do not oppose the carefully designed development proposal, however, do have some comments to offer.

The site is located in Cloughton Woods, the nearest large urban area being Scarborough to the South East of the site (circa 6 miles), and Robin Hoods Bay (circa 10 miles) and Whitby (circa 13.5 miles) to the North of the Site. The proposed site is bounded by the A171 to the western boundary, with open fields to the immediate east, with the village of Cloughton and dispersed settlement of Cloughton Newlands beyond. The land use in this location is predominantly agriculture and forest.

The principle of development at this site was established in 2017 via the grant of planning permission for a previous application (NYM/2016/0880/FL). The wider Cloughton Woods site extends to 83.1 acres. The previous application allowed 9.85 acres to be utilised as a tourist accommodation site for a 15 unit glamping style development including tents, lodges and tree tents with ground pods, alongside the conversion of an existing building for a wet weather and storage building and the construction of a reception building. It also included the change of use of land from a sawmill to tourism use.

The proposed development seeks to increase the developable area to 12.28 acres including a 2.43 acre nature zone and increase the number of units across the site to 21 (an addition of 6) whilst increasing the size of each to 3 bedrooms, all timber lodge style and with decking to allow a small area of outdoor living. The footprint of the built development remains the same as the previous application. CPRENY believe that the timber clad lodge style buildings are more natural in style and sympathetic with the immediate setting of the woodland to that approved by the previous permission. The addition of the woodland theme play area and timber-based equipment is also welcomed as opposed to the introduction of brightly coloured play equipment. It is considered that the proposal is in general conformity with new Local Plan policy UE2 in that the cabins are within proximity to the existing road network and the applicant has sought to provide appropriate parking facilities. Given the scale of the site and the design of the site within the developable area and the fact that the units are self-contained within the woodland with no external views of the development, CPRENY believe that the visual attractiveness of the area will not be detrimentally impacted.

However, it is of importance to note that CPRENY would not support a further extension to this site or an increased number of units within the current developable area as proposed by the applicant. It is thought that any such proposal would be to the detriment of the surrounding woodland environment and carefully designed layout of the current scheme so as to lose the 'natural' aesthetic of the site and risk overdevelopment.

The applicant has sought to compliment the development with the inclusion of a bike hire facility to enable access to tracks, bridleways and existing footpaths in the vicinity including the coastal Cinder Track. CPRENY are supportive of the use of these networks which ensure easy access to the countryside for residents alongside encouraging visitors to the National Park. Access to the countryside provides great social and mental wellbeing benefits alongside the well-known physical benefits of exercise. The NPA should be satisfied that additional recreation numbers in the vicinity because of the proposal will not impact the ability of local residents and communities accessing the existing networks. CPRENY understand there may be an issue regarding land ownership in relation to some of the proposed linkages to footpaths and tracks and prior to determination the NPA should ensure that access is viable or require further information from the applicant to determine alternative arrangements to secure such linkages as necessary.

Similarly, the applicant has proposed to utilise the existing access to the site as approved by the previous application. CPRENY understand the applicant has liaised with the Highways Authority regarding the entrance

to the site which is located adjacent to the 2-lane carriageway when traversing north towards Whitby on the A171. CPRENY would hope that both the NPA and the Highways Authority would be satisfied with the design of the junction and proposed realignments prior to determination in order to ensure that any vehicles moving into the centre of the carriageway to turn right to access the site, or alternatively, egress the site in a northerly direction would be able to do so in a safe way to ensure that the NPPF tests are met in this regard.

It is considered that the applicant should be required to clarify the lighting arrangements for the site in order to ensure health and safety requirements are met but also protect the NPA's bid to become a dark sky reserve and ensure that the tranquillity of the location remains unspoilt.

CPRENY welcomes the applicant's addition of the 'nature zone' with meadow planting and reed beds. It is hoped that this will be a net gain for biodiversity on the site on area of the site which is currently vacant and contains no woodland. It is also considered that it will provide a suitable green buffer to the lodges at the south eastern side edge of the proposed development.

In conclusion, CPRENY do not object in principle to the proposal at this location, however, do hope that the number of issues set out in this letter will be clarified prior to the determination of the application to the satisfaction of the NPA.