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Authority: North York Moors National Park Authority

Type of consultation: Planning Application

Full details of application/consultation: NYM/2020/0982/FL – Application for the erection of 3 no. general purpose agricultural storage buildings

At land at: Stilton House, Helmsley

Type of response: Comment

Date of Submission: 5th January 2021

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
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MRTPI
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Comment

CPRE North Yorkshire ('CPRENY') welcomes the opportunity to comment on the above application submitted by Ian Pick Associates on behalf of the applicant.

CPRENY do not object to the principle of this proposal at this location per se, however, do consider that insufficient information has been submitted to fully assess the extent of any impact from the proposed development on the surrounding landscape and National Park.

The Design and Access Statement ('DAS') submitted on behalf of the applicant alludes to the fact that during the pre-application discussions with the National Park Authority ('NPA') it was thought by Officers that the design would be acceptable subject to a suitable landscaping scheme. However, the DAS provides scant information about this scheme and there are no details on any of the plans submitted other than the inclusion of a 'landscape buffer', nor has the agent submitted any photomontages illustrating the proposed development with the proposed mitigating landscape scheme in place to determine whether it is indeed sufficient. The detail is limited to *'Additional native species planting is proposed to the western boundary to limit wider views.'* No detail of proposed species, heights or screening impacts have been submitted. Nor have they been presented on the elevational drawings to gain any perspective. The information submitted does not constitute a planting scheme.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application should be determined in accordance with the development plan unless material planning considerations indicate otherwise. The National Planning Policy Framework ('NPPF') (2019) aims to deliver sustainable development through the implementation of its policies. Paragraph 11 states that for decision making this means:

- c) *'approving development proposals that accord with an up-to-date development plan without delay; or*

The Development Plan relevant to this application is the North York Moors National Park Authority Local Plan and was adopted in July 2020, having recently been through Examination in Public and found sound by an independent Inspector. As such, the policies contained within, can be given full weight in the planning balance when determining this application.

Strategic Policy G sets out the NPA's priorities in relation to landscape, setting out that great weight will be given to the landscape considerations in planning decisions. Supporting text paragraph 4.15 goes on to state that *'large scale developments including agricultural buildings [...] can have a marked effect on the character of the local landscape and care should be taken to ensure that they relate well to existing buildings and features.'*

CPRENY, therefore, believe that the NPA should seek further detailed information regarding the landscaping scheme from the applicant's agent to establish whether sufficient mitigation is proposed order to be assessed by consultees and the Authority alike. Furthermore, CPRENY are disappointed that the applicant has not proposed to include information in support of Strategic Policy F in relation to climate change mitigation. The NPPF is clear that proposals should demonstrate a measurable net gain in biodiversity (paragraph 175d) and the emerging Environment Bill is expected to set out a requirement for all proposals to achieve a net gain of 10% in biodiversity, which is already being rolled out as good practice across the country. Further information from the applicant would establish whether the minimum requirement of 10% had been achieved with this proposal.

The DAS confirms that the buildings are likely to be used for the storage of potatoes, however, the applicant has not provided details of the likely number of vehicle movements associated with the proposal to ascertain whether the current farm track and access point is suitable. Similarly, if a significant increase over current movements is anticipated the special qualities of the National Park may be impacted. It is considered that the NPA should seek clarification on this matter prior to determination.

In conclusion, whilst not objecting to the principle of the proposed development, CPRENY believe further detailed information should be submitted in support of the application to ensure that the landscape is not detrimentally impacted by the proposed development and that the charity's concerns can be addressed.

CPRENY reserve the right to comment should further information be submitted in support of the proposals.