



The countryside charity
North Yorkshire

PO Box 189
York
YO7 9BL

www.cprenorthyorkshire.co.uk

Tel: 07983 088120
Email: info@cprenorthyorkshire.co.uk

Branch Chair
Jan Arger

Authority: Richmond District Council

Type of consultation: Planning Application

Full details of application/consultation: 20/00322/FULL - Full planning permission for residential development (135 dwellings) including access, parking, open space and associated infrastructure (as revised 03.11.2020, 20.01.2021 and 22.03.21)

At land at: East of Cookson Way, Brough with St Giles, North Yorkshire

Type of response: Comment

Date of Submission: 29th March 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
Katie Atkinson, BA (Hons), Dip TP, MA
MRTPI
www.kvapanning.co.uk

Comment

The North Yorkshire branch of Campaign to Protect Rural England
Registered charity number: 1174989
Registered address: PO BOX 189, York, YO7 9BL

CPRE North Yorkshire (CPRENY) welcomes the opportunity to comment further on this revised application at land to the east of Brough With St. Giles.

CPRENY do not object to the principle of development at this location given the direction of policy and the extant permission, however, note that it remains contrary to adopted Local Policy.

It is noted that the applicant has revised downwards the number of proposed units on this site from 150 to 135 and amended the layout accordingly. However, CPRENY remain concerned that the scale of the proposal is not appropriate at this location. The uplift in the number of units over and above the 107 approved at outline stage will overdevelop the site and CPRENY still believe the design is uninspiring. Whilst it is acknowledged more screening and greenspace has been added to the proposals, this is very much to the perimeter of the site and CPRENY are disappointed that the applicant has not taken the opportunity to develop a landscape-led approach and propose more tree planting and green space throughout the site to encourage biodiversity throughout the estate and aid climate mitigation going forward. Whilst it is encouraging that the developer has proposed the delivery of two LEAP/LAP on the site, it is thought that at least one could have been more centrally located (village green style) rather than located towards the edge of the residential areas. It is thought that a development of 107 dwellings could deliver the required number of new dwellings in the vicinity alongside a measurable net gain for biodiversity across the whole site in line with the requirements of the NPPF and the future Environment Bill.

Furthermore, while a preliminary energy statement is welcomed, CPRENY would encourage the Council to be more ambitious with future developments and require developers to deliver greater than 25% energy efficient housing across such a large site. To meet legal agreements by 2050 the UK is going to have to require net zero buildings across all developments and incorporate green building materials and measures to ensure a net gain in biodiversity as standard.

Finally, CPRENY cannot find information pertaining to affordable housing provision in the revised documents. The Council should clarify that the developer intends to deliver the correct amount of on-site provision given that he intends to develop over and above the amount originally agreed at outline which should enable viability.

CPRENY reserve the right to comment further should additional information be submitted in support of this application.