



The countryside charity  
North Yorkshire

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Branch Chair  
Jan Arger

**Authority:** Ryedale District Council

**Type of consultation:** Planning Application

**Full details of application/consultation:** 20/00695/FUL - Change of use and alteration of farm buildings to form a mixed-use events and venue barn (wedding ceremonies and reception and small conferences etc.) with associated facilities, landscaping and parking – ADDITIONAL INFORMATION

**At land at:** Sproxton Hall Farm, Main Street, Sproxton, Helmsley, YO62 5EQ

**Type of response:** Objection

**Date of Submission:** 23<sup>rd</sup> June 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.kvaplaning.co.uk](http://www.kvaplaning.co.uk)

## **Comment**

CPRE North Yorkshire - The Countryside Charity ('CPRENY') welcomes the opportunity to comment on additional information submitted in support of this planning application for change of use and alterations to existing farm buildings to a mixed-use events and venue barn with associated facilities, landscaping, and parking at Sproxton.

CPRENY previously objected to the proposal in April 2021 on the grounds that the proposal will detrimentally impact this location of the Howardian Hills Area of Outstanding Natural Beauty ('AONB') and the residents that live in the small settlement of Sproxton particularly in terms of noise disturbance and impact on tranquillity. The charity also considered the proposals would impact users of the Public Rights of Way and bridleways in the vicinity and furthermore, the proposals are not appropriate for the typically narrow and winding rural lane that serves the site through the settlement and thus impact on highway safety.

CPRENY have had the opportunity to consider the additional noise impact report undertaken by Ryedale Testing on behalf of the applicant. The additions to the Noise Management Plan suggested by the Ryedale Testing are welcomed. However, many are based on 'encouraging' and 'discouraging' guests to behave in a certain manner and equally an assumption earlier in the document that guests will adhere to the speed limit to ensure noise levels remain low when departing the venue. None of these matters can be relied upon or equally enforced by planning condition therefore it is quite legitimate that a resident of a dwelling whose bedroom faces on to the main street may suffer sleep disturbance when 220 guests (and staff) depart the venue during usual night-time hours, especially should their window be open in summer months.

CPRENY believe that information submitted by the applicant post their initial response have not dealt with their concerns, particularly relating to highway safety implications, the impact of noise and tranquillity within the AONB, the weight to be given to the landscape of the AONB in its own right, and the impact on the neighbouring PROW and bridleway alongside other road users.

Whilst CPRENY do wish to support suitable farm diversification projects to ensure a thriving countryside and those communities within it, due to the scale of the development proposal and the elevated location in this small rural village, CPRENY must maintain their objection for the reasons set out above and in detail in our previous response.

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