



The countryside charity
North Yorkshire

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Branch Chair
Mrs Jan Arger

Authority: Harrogate Borough Council

Type of consultation: Planning Application

Full details of application/consultation 21/01918/FULMAJ - Erection of 1 dwelling with associated access, parking and landscape and biodiversity enhancements (Revised Scheme).

At land at: Woodland Known as Loftus Hill, Fox Covert, Farnham Lane, Ferrensby, North Yorkshire

Type of response: Objection

Date of Submission: 9th July 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
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Comment

CPRE North Yorkshire (CPRENY) welcomes the opportunity to comment on the resubmitted application (19/03460/FULMAJ) at Loftus Hill, Ferrensby which was refused in May 2020. The Council refused the application, in line with the Officer recommendation, as conflicting with both the Local Plan and the NPPF on two grounds as set out below in part:

1. [...] It is not considered that the proposal is sustainable development due to the significant environmental harm to the site and wider setting. The proposal would be significantly detrimental to the landscape character and appearance of the site and locality. The design would not help to raise standards of design more generally in rural areas. It would not significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area. The proposal would have a substantial and detrimental impact on local ecology and biodiversity including disruption of a major badger sett, likely increased disturbance to a pond which supports great crested newts, loss of woodland edge/scrub habitats and likely increased disturbance to the woodland. There is a lack of information associated with the immediate and future ecological impacts arising from the proposal. The proposal would affect the recreational and amenity value of the two public rights of way and would not protect or enhance them. The harm would materially outweigh the benefits of a single dwelling in this location...
2. Insufficient information has been provided to address the impact of the proposal on the designated heritage asset and setting of Loftus Hill, a Grade II Listed Building. The application lacks a heritage statement [...]

CPRENY concur with the officer and Council's conclusion to that application.

The resubmitted application is the same proposal albeit with a justification as to why the Council effectively got this decision wrong in 2020 and various other supplementary documents (including Heritage Assessment) to satisfy the Council's concerns.

As such, CPRENY's objection, dated 10th October 2019 remains outstanding and should be considered in the determination of the application.

CPRENY reserve the right to comment on any further information that might be submitted in support of these proposals.