



The countryside charity  
North and East Yorkshire

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Branch Chair  
Mrs Jan Arger

**Authority:** Hambleton District Council

**Type of consultation:** Planning Consultation

**Full details of application/consultation:** 22/2/01474/OUT - Outline application with all matters reserved except access for employment development comprising industrial uses (class B2/E(g)(iii)) and/or storage & distribution uses (class B8), including ancillary office space, with associated infrastructure and landscaping, and demolition of existing structures.

**At land at:** Eldmire Farm, Eldmire Lane, Dalton, Thirsk, North Yorkshire, YO7 3HE

**Type of response:** Support

**Date of Submission:** 31<sup>st</sup> August 2022

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 and East 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 and East Yorkshire ('CPRENEY') welcomes the opportunity to comment on this outline application for employment land with all matters reserved apart from access, at Eldmire Lane, Dalton as detailed above, submitted by Johnson Mowat Planning Ltd. on behalf of Mr Bannister ('the applicant') to Hambleton District Council ('the Council').

CPRENEY recognise that the proposal is in outline form with all detailed matters reserved excluding access and although the applicant has provided drawings within the Design and Access Statement illustrating how the proposed development could sit on the site, this is only indicative and could change during the detailed planning stages, as such, CPRENEY does not give great weight to this in formulating this response and therefore only addresses the principle of the proposal for development at this location.

The 5Ha site consists of an area of redundant poultry sheds and scrubland located in part of a wider site known as the Former Dalton Airfield, north of the existing Dalton Airfield Industrial Estate and south of Dalton Lane, between the villages of Topcliffe and Dalton, and in close proximity to the junction between the A168 primary road and the A167. The site is bound to the north, west and south by land with outline planning permission for strategic employment development ('Dalton 49 Thirsk'). Further, the site is completely enclosed by land allocated for employment development in the recently adopted Local Plan. Dalton Airfield Industrial Estate is an existing employment site occupied by a range of large industrial (class B2) and storage & distribution (class B8) uses.

As such, and subject to appropriate design and scale, CPRENEY are entirely supportive of the change of use of this agricultural site to employment use.

Should the Council be so minded as to approve the outline application, we would expect to see a detailed application promote the use of sustainable building materials and energy efficient technologies to ensure a net-zero development at the site. CPRENEY would hope that any development would incorporate as a minimum such things as green roofs, grey water recycling systems, passive solar gain, solar PV and appropriate life-time insulation properties. Furthermore, it is expected that any new development should aim to deliver a minimum of 10% net gain for biodiversity which is something that the applicant would need to carefully consider because of the loss of trees to form the access.

Specifically in relation to the proposed car parking area, CPRENEY would hope the development would incorporate measures for Electric Vehicle Charging, an appropriate employee travel plan to encourage the use of alternative transport than reliance on the private car for individual journeys, and safe and suitable access for non-vehicular movements. CPRENEY are aware of other such development incorporating solar arrays within car parks – thus both generating power for the development and shade for vehicles to park beneath.

Should any further information be submitted in support of the proposals, CPRENEY reserve the right to comment further.