



The countryside charity
North and East Yorkshire

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Branch Chair
Mrs Jan Arger

Authority: Richmondshire District Council

Type of consultation: Planning Consultation

Full details of application/consultation: 22/00565/OUT - Outline Planning Application with all Matters Reserved Except for Access, for Proposed Storage and Distribution Units (Use Class B8) Totaling 107,640sq ft. in Size

At land: Scotch Corner Caravan Park, Barracks Bank, Scotch Corner, Richmond, North Yorkshire, DL10 6NS

Type of response: Comment – with some concern

Date of Submission: 13th October 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
www.kvaplaning.co.uk

Comment

CPRE North and East Yorkshire ('CPRENEY') welcomes the opportunity to comment on this application for outline planning permission for proposed storage and distribution units (Use Class B8) with all matters reserved except for access at land at Scotch Corner, Richmondshire. The site consists of 3.1Ha and is currently in use as a caravan park adjacent to the Holiday Inn. The application was submitted to Richmondshire District Council ('the Council') on behalf of Marshall Leisure Scotch Corner Caravan Park Ltd ('the applicant') by Zerum.

Having had the opportunity to consider the information submitted in support of the proposals. CPRENEY neither support nor object to the proposal, however, do have some comments to make in relation to the proposed site and consider that some information which is important to the determination of the proposal is missing.

The document shows that the proposed development will total 107,640m² and consist of 37 units across the site with circa 149 parking spaces provided aligning with the storage and distribution units. CPRENEY consider that the proposal is located adjacent to a major road network and thus in a location with suitable access (subject to Highway accessibility considerations at junctions) ensuring the need for large vehicles to travel beyond the strategic road network is minimised.

CPRENEY welcomes the retention of existing perimeter trees and acknowledges the need to remove some trees from the central parts of the site for the specific development. Whilst these losses are disappointing it is considered that the applicant has sought to plant additional trees within and to the perimeter of the site to ensure screening from external areas which is a positive. However, given the need to ensure biodiversity net gain across the site and the size of the built footprint, whilst this is an outline permission, CPRENEY are of the opinion that units should incorporate green roofs where possible and any opportunity to increase tree/hedge cover within the site should be encouraged. Should the Council be so minded as to approve the application for development, it is thought that conditions should be attached requiring a specific biodiversity net gain assessment to be undertaken alongside the provision of an energy statement which sets out how the proposal will deliver carbon mitigation and efficiencies and ideally deliver a net zero development.

It is noted within the noise report that a 4m acoustic barrier is required to provide adequate mitigation to the nearby Holiday Inn (and presumably Vintage Inn also, although this is set further away). CPRENEY does not see any information pertaining to opening hours, or the impact of the barrier in the Planning Statement or other documents. Nor has a landscape assessment been undertaken relating to the impact the screening will have on the nearby receptors or the wider landscape setting of the site, neither is it shown on the indicative site plan. It is considered that prior to the determination of the application both the noise assessment will be considered by the relevant department at NYCC or the Council to ensure that noise nuisance is not a disturbing factor to nearby guests so as to impact the existing adjacent business, but also that the proposed mitigation is adequate. Furthermore, a landscape assessment is needed to assess the impact of the proposed solid 4m high acoustic barrier.

CPRENEY reserves the right to comment further should any additional information be submitted in support of the proposal.