



The countryside charity
North and East Yorkshire

PO Box 189
York
YO7 9BL

www.cpreney.org.uk

Tel: 07983 088120
Email: info@cpreney.org.uk

Branch Chair
Mrs Jan Arger

Authority: Craven District Council

Type of consultation: Planning Consultation

Full details of application/consultation: 2023/24730/FUL - Development of working farmland to include No.8 new holiday accommodation units and associated site entrance, service area, access roads, parking and landscaping.

At land: Land South West Of Burton In Lonsdale, Burton In Lonsdale, LA6 3LH

Type of response: Objection

Date of Submission: 16th March 2023

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 the abovementioned application for 8 new holiday accommodation units, new access road, landscaping and associated works on existing agricultural land to the south west of Burton in Lonsdale. The proposal has been submitted to Craven District Council ('the Council') on behalf of the landowner ('the applicant').

The application site consists of 9941m² of grazing land, bordered by the A687 and dwellings to the North, the River Greta to the South and East, the historical Mote and Bailey to the East and ancient woodland of 'Old Wood' to the West.

The proposed development of 8no. two-storey lodges whilst positioned on the banks of the River Greta, is located immediately adjacent to and within land designated as a Site of Importance for Nature Conservation ('SINC') and also an area of Ancient Woodland, both of which are protected by local and national planning policies.

The site access and part of the Access Track are located within the Burton in Lonsdale Conservation Area and the applicants fields surrounding the proposed site contain ridge and furrow of medieval origin forming part of the medieval landscape setting of the village of Burton In Lonsdale and its Motte and Bailey castle which is a Scheduled Monument.

CPRENEY object to the proposals at this location on the following grounds:

1. The detrimental impact on the historic rural setting of the settlement, including the Burton in Lonsdale Conservation Area and the Castle Hills Scheduled Ancient Monument;
2. The detrimental impact on the SINC and Ancient Woodland;

As such it is considered that the proposal is contrary to both local and national planning policies.

Planning Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application should be determined in accordance with the development plan unless material planning considerations indicate otherwise. The planning system should contribute to achieving sustainable development. The National Planning Policy Framework ('NPPF') (2021) aims to deliver sustainable development through the implementation of its policies. Paragraph 11 states that for decision making this means:

c) 'approving development proposals that accord with an up-to-date development plan without delay'

The Council has an up to date Local Plan ('LP'), adopted 2019 following an independent examination. As such, full weight should be given to the Local Plan in the determination of the application.

The Craven LP (para 2.25) sets out that Craven has a *'unique and outstanding natural and built environment, which is reflected in local, national and international landscape and biodiversity designations together with designated and non-designated heritage assets.'*

Policy EC3 of the LP sets out that the rural economy will be supported so that it may grow and diversify in a sustainable way through a variety of ways including at point C *'helping existing and new rural businesses, including tourism related businesses to succeed, grow and expand...'* The LP goes on to set out that the *'economy which has been built up around tourism is now substantial and important part of the area's overall economy and quality of life'*. There is therefore, policy support for appropriate tourism related development including for new accommodation sites, providing it is considered to be sustainable

development and as such beneficial in economic, environmental and social contexts.

The LP must be read as a whole, and any development proposal must accord with the policies contained within it. Ergo, just because there is policy support for tourism related applications, a proposed development must be appropriately sited so as not to detrimentally impact upon residential amenity, the built or natural environment.

The application site is not located within a nationally designated landscape, however, Burton in Lonsdale is arguably within the setting of the Forest of Bowland AONB. Furthermore, the site is adjacent to 'Old Wood' Ancient Woodland which is protected via LP Policy ENV4 and also paragraph 180 of the NPPF.

Furthermore the site is located partially within and immediately adjacent to the Greta Valley Woodland SINC and adjacent to the Burton in Lonsdale Pasture SINC. CPRE were involved with the evidence gathering and designation of the Great Valley Woodland SINC in the 1990s. As such, the charity is deeply concerned that the proposal will impact on the woodland at this location. The applicant has submitted an Ecological Assessment for the site which focuses on protected species but briefly mentions vegetation and the adjacent SINCS. The information sets out that the site has potentially be over grazed and shows that the landowner has not protected the entirety of the SINC habitat. As such CPRENEY are concerned that the installation of such accommodation coupled with the presence of visitors, vehicles and staff looking after the site, will further disturb these important areas and will prevent the re-establishment of the important features. Furthermore, there is concern that the ancient woodland will deteriorate as a result of increased human presence in the area.

The applicant has submitted Design and Access Statement which briefly discusses heritage. This is not considered to be sufficient in terms of meeting the requirements set out in the NPPF in relation to paragraph 194. Policy ENV2 of the LP sets out that *'Craven's historic environment will be conserved and where appropriate enhanced.'* Point C deals specifically with supporting proposals which would *'preserve or enhance the character or appearance of a Conservation Area, especially those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance'*.

The site where the lodges are proposed is not included within the Conservation Area, however, is immediately within its setting which is an important element in determining the planning proposal and is protected via the NPPF. The Burton in Lonsdale Conservation Area Appraisal ('CAA') was adopted in 2016 and describes the important spatial and urban character of the settlement which includes *'Some woodland exists along the River Greta (Old Wood, Park Wood, Clifford Wood) and a small patch exists to the north-east, off the A687 (Mill Wood). generally the landscape is sparsely wooded.'* This does not appear to have been addressed in the Heritage Assessment.

Similarly, the CAA sets out that the land around Castle Hills Scheduled Ancient Monument ('SAM') Motte and Bailey and to the south of Leeming Lane make a significant contribution to the setting of the Conservation Area. In particular noting that *'the fields make a significant contribution to the setting of the SAM, the setting of the Listed Grade II* All Saint's Church, the Listed Grade II Donkin House and Hill House as well as the setting of the Conservation Area generally.'* It goes on to describe the 'Highly significant fixed view' which makes a significant contribution to the setting of the Conservation Area including the *'View from seating against the south wall of the church nave. Significant public viewpoint from which there are distant views of the Forest of Bowland fells. Middle distance landscape views incorporate the slopes of Spittle Bank and Green Knoll and the mature trees within the River Greta Valley.'*

These aspects have been identified as significant positive features within the Conservation Area yet have not been addressed by the applicant as required to by local and national policy.

It is acknowledged that several of the units are proposed to be positioned within the steep river banks, therefore, may not be readily viewable from the Conservation Area or surrounding viewpoints. However, CPRENEY assert that the entire development needs to be considered in this context, including the new road, landscaping which will be introduced, vehicles and human presence which are all much harder to assimilate into the landscape and therefore will impact the landscape character at this location, alongside the SINC and heritage assets.

Notwithstanding the above, CPRENEY are also concerned about the potential to release waste from the proposed package treatment plants directly into the River Greta, which cannot be considered acceptable in terms of pollution.

Conclusion

In summary, CPRENEY welcome the opportunity to comment on the proposed development for 8 new holiday accommodation units and associated works south west of Burton in Lonsdale.

CPRENEY object to the principle of the development at this location on the grounds that it is considered that the proposals will detrimentally impact on the setting of the settlement, the heritage assets of the Castle Hills SAM and the Burton In Lonsdale Conservation Area, alongside the SINCs and Ancient Woodland. As such the proposals are contrary to both Local and National Planning Policies and greater weight must be placed on the protection of these natural and built environment assets than the support given through tourism related policies in the adopted LP when undertaking the planning balance and determining this proposal.

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