



The countryside charity  
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Branch Chair  
Mrs Jan Arger

**Authority: North Yorkshire Council** – Former Richmondshire District

**Type of consultation:** Planning Consultation

**Full details of application/consultation:** ZD23/00449/FULL - Full Planning Permission for Residential Development of 28 Dwellings and Associated Infrastructure - AMENDED PROPOSALS

**At land:** Land To The East Of Bolton Avenue, Richmond, North Yorkshire

**Type of response:** Objection

**Date of Submission:** 5<sup>th</sup> April 2024

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  
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MRTPI  
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## Comment

CPRE North and East Yorkshire ('CPRENEY') welcomes the opportunity to comment on the amended proposals for an application for full planning permission for 28 dwellings at land to the east of Bolton Avenue, Richmond. The application was submitted to North Yorkshire Council ('the Council') on behalf of Langlands Development ('the applicant') by Downes Illingworth Partnership Ltd. CPRENEY previously responded to this proposal in September 2023.

CPRENEY previously objected to the proposed development on the following grounds: The proposal is not in conformity with the Development Plan (adopted and emerging) or the NPPF for the following reasons:

1. The proposal is within the open countryside, outside of the development limits of Richmond in both the adopted and emerging Local Plan;
2. The detrimental impact on the Richmond Conservation Area, Heritage Assets and their important setting;
3. The detrimental impact on existing ecology; and
4. The impact on local infrastructure.

The proposed amendments to the original planning application include a reduction in the number of proposed dwellings from 28 to 27 and a minor amendment to the proposed layout of dwellings from the scheme that was submitted in August 2023.

As such, **CPRENEY maintain their strong objection** to the proposal and consider that none of the grounds listed above and set out in our previous response have been satisfied. As such, our response dated 20<sup>th</sup> September 2023 remains valid and we ask that the Council consider those points in their decision making process.

Fundamentally, the site is out with the development limits of Richmond in the current Local Plan and remained so in the former District Council's preferred options draft Local Plan, having been considered and discounted by the Council's own planning policy team at the appropriate time. CPRENEY thus believe that the Council considered there to be more suitable and sustainable sites to deliver the Council's future housing need over the plan period and as such, CPRENEY believe that the proposal should be refused.

Furthermore, the site is located within the Richmond Conservation Area, the Statement for which expressly states that Richmond's '*outstanding character is derived from the combination of a magnificent natural setting, the remarkably high survival rate of its historic street pattern, buildings and floorscape, and the preservation of important open "green" spaces which add considerably to its overall form and character. These qualities have led to Richmond attaining both national and international recognition as a truly outstanding historic market town.*' With particular regard to the proposed site location, the Statement goes on to state that '*The one area where modern development has impacted upon this natural setting is Bolton Crofts, an area of steeply rising ground which provides an impressive backcloth to the town. The green swathe cut by Bolton Crofts and reaching deep into the heart of the town, including Ronaldshay Park, the Cricket Field and Friary grounds, is still a particularly striking and important characteristic of Richmond.*' (My emphasis).

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