
From: Joel Smith [mailto:
Sent: 09 November 2020 14:32
To: Hilary Saunders
Cc: John Purcell; NHC
Subject: Cloughton Lodges

Good afternoon Hilary.

We would be keen to learn of the comments your manager may have in relation to the ongoing application.

Looking back through the commentary from the Local Parish in relation to the ongoing application, we thought it helpful and prudent to provide images of the views from footpath to Cloughton looking towards the woods. There will be very little, if any, visual impact with the lodges within the tress. In addition, Ian Austerhulme at Tillhill has been engaged by and is advising the Client on how to best manage the wood land to ensure it remains a positive element.

In terms of the concerns highlighted through the parish council, I provide commentary below:

- Intensification of use with a resulting impact on wildlife and tranquillity – **The proposal is sympathetic to the existing use, we are working with Tillhill to ensure best practice and enhance the woodland context.**

- An unacceptable impact on the wildlife Please see above reference and the introduction of a “nature zone” which will be informed by Landscape designers
- Light pollution We believe this will be minimal, the proposal is to provide lodges which reconnect to nature, working with the existing topography and flora, we believe any light impact will be minimal. The lodges are set within the existing woodland which will further reduce any light emitted.
- Highway access - pictorial layout of right turn on page 29 of Design & Access Statement is inaccurate and question as to whether NYCC accepting a reduced visibility splay to south on NYM/2016/0880/FL needs re-assessment in the light of some of the splay line possibly being constrained by third party land and wall height. External consultant input has been provided to satisfy concerns and we believe this has been accepted by Highways
- Amendments to the existing highway access are likely to require the use of land which is outwith the control of the applicants Please refer to the above point.
- Potential for additional road collisions due to location of access and proposals to change crawler lane by making a centre standing point for northbound traffic wishing to turn into the site. Across all the applications pertinent to this site the Parish Council has expressed its very strong concerns about the intensification of use of the access and Please refer to above points.
- Implication that new paths will be created - the affected landowners have not been consulted. Access to Cloughton village is via the A171 - there are no pavements on this stretch of road. Acknowledged, the intention is that any future footpath connections will link in with the existing footpath network to the east and not along the A171.
- Creation of wildflower meadows - it's the wrong sort of soil for the plants shown in the pictures on page 23 of the Design and Access Statement. This is indicative and Tillhill / landscape designers will advise on actual implication.
- No bat survey
- The applicant says this application is to compliment the current planning approval for associated reception building and amenities building, parking, access and landscaping (approval ref: NYM/2016/0880/FL). It isn't understood how the current application compliments 2016/0880 since that application was for 15 tent-type units. Furthermore, unless work has already been carried out under 2016/0880 then it ceased to be extant on 17th March 2020. The original application has been implemented through the highway works and subsequent NMA.
- There are prehistoric earthworks and barrows very close to the site and it is reasonable to say there will be archaeology on site relating to the Bronze Age, yet no Heritage Statement to justify the proposals are included with the application. Heritage desktop study subsequently provided by an appropriate specialist and accepted by the LA.
- Increased fire risk - fire points are mentioned but where is the water going to come from? Is it intended to have water storage on site as a reservoir for fire fighting? This will be further satisfied through the appropriate consultant input
- The site has not been used as a sawmill for a good number of years; timber extraction was minimal and timber wagons were not entering the site on a daily basis.
- For safety and security there needs to be a warden on-site when the site is open; "overnight temporary staff sleeping quarters as may be required occasionally" is not adequate (and it is hoped the word 'temporary' applies to the sleeping quarters not the staff) The sleeping quarters are not to be used as permanent residential units.
- Nothing to indicate the public utilities supplied to the site (water, electricity) are adequate. Not a planning point as we understand it, however, we understand there is sufficient supply and again, specialist support.
- Each of the 21 cabins appears to have toilet and washing facilities (as do the reception

and amenities buildings). We are given 52 pages of the Installation Operation and Maintenance Manual for Clenviro Sewage Treatment Systems but nobody could see where this plant is to be located. It is believed the effluent will be discharged to land soakaway - could it also end up in the watercourse which runs into the beck running through Littlemoor Slack which in part is designated as a Critical Ordinary Watercourse? **Specialist input has been provided here and will be supplemented prior to implementation. Any design will, of course, be consulted on prior to implementation.**

We trust this helps, but will endeavour to answer any more queries if necessary.

Joel Smith RIBA
Director



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