

**From:**  
**To:** [Planning](#)  
**Subject:** NYM /2020/0327/FL  
**Date:** 01 April 2021 09:47:14

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Dear Sir/Madam

I would like to register to verbal present my comments on the April 8 th meeting please.

Would you send me the details as how to access the virtual meeting

Regards Pam Bleasdale

Sent from my iPad

**From:**  
**To:** [Planning](#)  
**Subject:** Re: NYM/2020/0327/FL  
**Date:** 12 January 2021 11:15:24

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Further to our previous comments on this application.

We note that the applicants propose working with specialists to achieve ‘minimum possible’ disruption within several areas of concern, including impact on wildlife and light pollution. It seems important that the acceptable levels of disruption to this tranquil national park setting are not set at the minimum level possible to achieve the applicant’s aims. What level of disturbance is acceptable, if any, should be independently determined and may itself impact upon the scale of the proposal.

A critical concern still exists regarding the proposal to hire bicycles and encourage walking in the national park from a site which has no pedestrian access and is situated on a busy A road. Where are the visitors expected to ride the bicycles they are hiring on site? We are very concerned that visitors will be put at risk on a dangerous road or be left with no choice but to cross private land if they wish to enjoy the national park setting or the local facilities without using a vehicle. The original proposal to create new linking pathways across private land was a clear acknowledgment by the applicant of this fundamental problem. Since this unworkable solution has been removed and there is no alternative solution proposed there remains a critical question of feasibility in terms of safety and respect for the surrounding environment. If the applicant accepts that visitors will not be able to engage with the national park setting or the local facilities without driving, then the appeal of this site for the proposed development and any potential for positive impact on the area seems considerably diminished.

With regards

Vanessa Ashall

Browside  
Newlands Road  
Cloughton  
Scarborough  
North Yorkshire  
YO130AR

Sent from my iPhone

On 24 Dec 2020, at 09:58,

Reference: NYM/2020/0327/FL.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

The Authority is following Government advice concerning Covid-19 as such our working arrangements may change. We will ensure our letters and website are updated as and when required in order to provide our customers with the most up to date information.

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0327/FL - Case Officer Mrs H Saunders - Received from Mrs Pamela Bleasdale at Trattles Hall, Newlands Road, Cloughton, Cloughton scarborough, North Yorkshire, United Kingdom, yo130ar  
**Date:** 01 January 2021 14:35:17

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Subject: Comments on NYM/2020/0327/FL - Mrs. Pamela Bleasdale at Trattles hall, Newland road, Cloughton, YO130AR

Date: January 1st 2021

**VERY STRONGLY OBJECT**

This is a misrepresented application not an amendment to NYM/ 2016/0880/FL !

The statement s regarding access on A171 are incorrect it is not a 4 lane but 2 lane and extremely busy road in high season .

The risk of fire in a woodland is huge with dried wood and the buildings made of wood. I do not wish to see our woodland destroyed by irresponsible visitors and there will be some ! approx. 118

The proposed access paths onto Newlands road is across privately owned land and neither of the landowners knew anything about it and will not give approval .

The comment in the application also hints of further expansion at later dates is this correct ?

The light pollution for this area is over the limit, see the guidelines.

The amount of proposed chalets when full with account for more residents that live on Cloughton Newlands Road in total.

This application is totally not in keeping with the North Yorkshire Moors guidelines and policies This must be refused .Also notice the application was dated 23December 2020 a rather odd time near all the public holidays! Has the applicant increased the size of the chalets as I note they now will account for 118 people which is still more that the total of permanent residents in Cloughton Newlands. I am unable to understand why the highways and the environmental agencies have the gall to approve this application. We have just been approved as a outstanding area free of light pollution surely this should be a major consideration .

Comments made by Mrs Pamela Bleasdale of Trattles Hall, Newlands Road, Cloughton, Cloughton scarborough, North Yorkshire, United Kingdom, yo130ar

Comment Type is Comment

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0327/FL - Case Officer Mrs H Saunders - Received from Dr Paul Elsam at 3 DALE CLOSE, BURNISTON, SCARBOROUGH, United Kingdom, YO13 0ED  
**Date:** 08 January 2021 10:43:31

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I live locally (in Burniston) and regularly travel on the A171, passing what would seem to be the intended entrance for this proposed development.

Aside from the visual and aural impact on the beauty of the local environment, which is a concern, I am genuinely shocked that a busy dead-stop entrance and exit might be created at what is currently a virtual drag racing track for traffic coming from a Whitby direction. The hill here is steep and long, and drivers who use the route regularly know that you can easily exceed the speed limit simply by taking your foot off the accelerator. (The police know this too, judging by their recent use of mobile speed cameras.) There is heavy bus and HGV traffic on this road, along with extremely heavy tourism traffic during the periods when the lodges are likely to be at their busiest.

I would add that as a long-time user of the A171, I am not untypical in looking at the current entrance as in effect a 'false' entrance: I cannot recall ever having seen traffic enter or leave from there. As such, regular travellers can and do expect to be able to speed down the hill into Cloughton with no anticipation of interruption to the flow of traffic. As explained above, even a reduction in speed limit would not prevent some vehicles from passing this point at very dangerous speeds.

In short, I believe that if you approve this, you will be approving, not just the possibility, but the likelihood of fatal accidents - including multiple pile-ups - at or near the entrance location.

Comments made by Dr Paul Elsam of 3 DALE CLOSE, BURNISTON, SCARBOROUGH, United Kingdom, YO13 0ED

Comment Type is Adverse Comments

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**From:** Hilary Saunders  
**Sent:** 02 October 2020 09:56  
**To:** Planning  
**Subject:** FW: NYM/2020/0327/FL

*H. Saunders*

Mrs Hilary Saunders MRTPI  
Planning Team Leader  
Development Management  
Tel.no. 01439 772700

**Following recent Government advice on working (Aug 1st) which allows employers to decide on reopening work places the National Park Authority is introducing a phased return to office working as from September 1st .The offices in Helmsley will therefore be occupied by some staff and reception will be available to answer telephone queries and receive mail during normal office hours. The offices will however still be closed for unarranged public access, though pre-arranged meetings with Officers can take place.**

*The Authority charges for providing planning and administration advice. A copy of the charging schedule is available to view on the Authority's website.*

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**From:** David Boulton  
**Sent:** 02 October 2020 09:55  
**To:** Hilary Saunders  
**Subject:** RE: NYM/2020/0327/FL

Thanks Hilary,

On the basis of the plan and detail being achieved there are no comments.

That issue seems to be resolved.

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2020/0327/FL - Case Officer Mrs H Saunders - Received from Mr Adrian Legg at 9, Mulgrave Crescent, Whitby, North Yorkshire, YO21 3JU  
**Date:** 17 September 2020 10:51:02

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We are the owners of Cloughton Woods, an area of 98 acres of commercial woodland to the north of the applicants site.

We note that in the applicants submission they advertise access to their potential guests on to our property. As there are seasonal timber operations carried out involving felling and the use of plant & equipment there are potential dangers in this area.

Also, the area is used for sporting activities (shooting) involving the regular use of firearms. I am aware that there are public rights of way across both the applicants property and our own but I envisage that as there will be a larger number of people using this area it will encourage guests to stray from the designated routes and therefore put themselves, and us as owners, at risk.

I do not object to the development as such, but would like to see a condition applied requiring a physical barrier (fence) installing to ensure that guests cannot enter our property from the applicants and thus put themselves unknowingly at serious risk.

Comments made by Mr Adrian Legg of 9, Mulgrave Crescent, Whitby, North Yorkshire, YO21 3JU

Preferred Method of Contact is Email

Comment Type is No objections but comments

**From:**  
**To:**  
**Subject:** Comments on NYM/2020/0327/FL - Case Officer Mrs H Saunders - Received from Mr Stuart Ashall at  
Browside, Newlands Road, Cloughton, Scarborough, N Yorks, YO130AR  
**Date:** 20 July 2020 19:39:40

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It appears that the Application may not be an amendment to an earlier application. Given the extent and purpose now proposed I would seek clarity as to whether this is now an entirely new Application.

I strongly object to the development as a whole on the basis that:

The area of Cloughton Newlands will suffer from significant light pollution at night. The western horizon from Cloughton Newlands is completely free of artificial light currently.

The use of wooden buildings occupied by families with children represents a fire risk in a forest setting.

The site is completely unsuitable next to A171. On the application access is incorrectly illustrated as being via a dual carriageway when in reality the road is single carriageway at that point. Access will be very difficult to make safe in any event given the volume of high speed traffic along the A171. The only pedestrian access or access by bicycles to and from the site will be via a very busy main road which is highly unsuitable and unsafe for families.

I also specifically object to the proposed access paths linking with Newlands Road. There is currently no public access across this land although there are existing footpaths which would provide access to Cloughton village, which might better cope with increased pedestrian volumes.

This linkage paths would change the character of the Cloughton Newlands area. It is a small community in a rural area within a national park which will be impacted by the influx of potentially up to 100 new residents daily. Their use of these proposed paths would also have a detrimental effect on the wildlife and unspoilt beauty of the national park farmland they cross. Their use will also create an issue with noise given this is a quiet rural area.

The proposed paths would have a detrimental effect upon our property's privacy as they descend across farmland from which our entire garden and the front of our property would become visible and emerge immediately opposite our driveway.

The landowners themselves are unaware of and do not support the proposed use of their land. In any event, the paths are not suitable for their intended use, being steep and uneven farm tracks. Levelling and resurfacing would further change the rural outlook of this area.

Roadside pavements along Newlands Road are also not suitable for increased pedestrian traffic. They are very narrow and peter out quickly. Pedestrians and cyclists would emerge onto a country road with fast moving traffic.

All of these points would be exacerbated if the site is further expanded in future.

Comments made by Mr Stuart Ashall of Browside, Newlands Road, Cloughton, Scarborough, N Yorks,  
YO130AR

Comment Type is Strongly Object

**From:**  
**To:**  
**Subject:** Comments on NYM/2020/0327/FL - Case Officer Mrs H Saunders - Received from Mr Stephen Gandolfi at Stoney Garth, Newlands Road, Cloughton Newlands, Cloughton, Scarborough, YO130AR  
**Date:** 20 July 2020 19:15:55

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## Introduction

Strategic Policy A of the Draft Local Plan seeks to ensure new development is consistent with the National Park statutory purposes, being 1) to conserve and enhance the natural beauty, wildlife and cultural heritage, and 2) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

In considering the submitted details and having a good knowledge of the proposal site and wider natural and historic landscape, I hereby object to the above planning application. I consider that the development proposal fails to meet the aforementioned principles of the National Park in addition to many other Draft Local Plan policies. I provide further details of my concerns below:

The principle of large scale holiday accommodation

The commentary of Policy UE2 of the Draft Local Plan (Camping, Glamping, Caravans and Cabins) informs that small scale holiday accommodation is 'no more than 12 units', and therefore the proposed development is to be a large scale holiday accommodation use, meaning the requirements of Policy UE2 are not relevant.

However, of relevance to this application are the 7.No requirements of Strategic Policy J (Tourism and Recreation) and in considering each of these, I would like to offer the following observations:

Adverse impact on the environment

Policy ENV1 of the Draft Local Plan sets out a presumption in favour of the retention and enhancement of existing trees and woodland of value, and informs that for proposals resulting in the unavoidable loss of trees/woodland, it will be expected to minimise harm and provide a net biodiversity and amenity gain, with appropriate replacement of lost trees or hedgerows. Policy ENV1 also informs that 'Development will not be permitted that would lead to loss of or damage to ancient woodland and aged or veteran trees found outside ancient woodland unless there are wholly exceptional reasons and the need for, and benefits of the development in that location clearly outweigh the loss'.

Whilst I acknowledge that the woodland in question is not formally designated as Ancient Woodland, upon observing the First Edition Ordnance Survey map, surveyed in 1848/49, the development site was occupied by woodland at that time and has continued to be occupied by woodland ever since. This suggests that not only is there a chance that veteran trees exist, but veteran flora is also likely to be present; the latter offers substantial ecological benefit and can be difficult to artificially recreate.

In addition to this, both the documented and undocumented archaeological features present throughout the wooded area suggests that even if a net biodiversity gain could be achieved (as required by Policy ENV1), the potential loss in the understanding of the historic environment would cause harm to the rich and vibrant cultural benefits achieved by heritage, meaning that a loss of public amenity would occur (amenity being another requirement of Policy ENV1).

Furthermore, Policy ENV2 of the Draft Local Plan seeks to ensure that the tranquillity of the National Park is maintained and enhanced; and development proposals will only be permitted where there is no unacceptable impact on the tranquillity of the surrounding area. Material considerations relating to this policy are, visual intrusion, noise, activity levels, and traffic generation. In my opinion, the use of the development site for the proposed large scale holiday accommodation (which is a significant intensification of a use previously approved prior to the submission of the current Draft Local Plan policies) cannot be supported by Policy ENV2, with the proposed development inevitably causing a visual intrusion to the unspoilt natural and historic landscape. When viewed from the immediately adjacent Public Right of Way to the East, and further from a large stretch of footpath along Newlands Road, the submission fails to suggest how the pedestrian visual experience of Cloughton Woods would be viewed from these public walkways. This is of particular importance given the applicant has informed that it is proposed that some of the lodges would be sited so that they can take advantage of the wider views of the countryside, meaning the lodges would not be out of view, but would sit elevated in the landscape. In my opinion it is impossible for the Local Planning Authority to make a judgement on whether or not there would be any visual intrusion in line with the requirements of ENV2.

With regard to noise, activity levels and traffic generation, the proposed intensified use would inevitably cause a significant change in the tranquillity of the host woodland and surrounding countryside, with groups of visitors congregating, listening to music, and using motor vehicles to access the site. These incompatible uses would be distinctly alien in this part of the natural environment and the harm to the current tranquillity would be irreversible, if allowed.

Adverse impact on the historic environment

In considering the comments of the North York Moors Archaeologist, it is extremely concerning that the impact



on nationally important (albeit undesignated) archaeological remains and their setting has not been considered by the applicant, by way of a comprehensive Heritage Impact Assessment. I also have severe concerns that other currently unknown archaeological features would be lost as a result of the development proposals. The historic environment in this location is extremely rich and it would be at odds with the overarching principles of the National Park Authority to allow any form of development without fully understanding the extent of the heritage in the area, and what mitigation measures (if any) are suitable. With this in mind I consider the development to be in contradiction to Strategic Policy I, and Policies ENV9 and ENV10 of the Draft Local Plan.

#### Conclusion

In my opinion the submitted planning application lacks sufficient detail for the Local Planning Authority to make the required comprehensive assessment of all of the material planning considerations. However, in my opinion, based on the submitted details the application should be refused due to being in direct conflict with Strategic Policies A, I, and J, Policies ENV1, 2, 3, 9 and 10, and all the associated policies of the National Planning Policy Framework.

Comments made by Mr Stephen Gandolfi of Stoney Garth, Newlands Road, Cloughton Newlands, Cloughton, Scarborough, YO130AR

Preferred Method of Contact is Email

Comment Type is Object with comments

**From:**  
**To:**  
**Subject:** Comments on NYM/2020/0327/FL - Case Officer Mrs H Saunders - Received from Mr John Oxley at 146 LONGWESTGATE, SCARBOROUGH, YO11 1RG  
**Date:** 09 July 2020 12:37:55

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Dear Mrs Saunders

Planning Application NYM/2020/0327/FL erection of 21 no. holiday lodges, etc, Cloughton Woods, Cloughton

The above application for development at Cloughton Woods raises a number of archaeological issues that are not addressed in the information available on the NYMNP Planning Portal (accessed 09/07/2020).

In March 2012, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by the North York Moors National Park Authority (NYMNP) to undertake a programme of non-intrusive archaeological survey at The Hulleys, Cloughton, North Yorkshire (NGR TA 0030 9625 centred). This report is available at <https://doi.org/10.5284/1055575> .

The EDAS report clearly demonstrates that the development site lies within a complex and important prehistoric, Romano-British and medieval landscape and that the development site has the potential to include heritage assets with archaeological interest.

Applications that have the potential to affect a designated or undesignated heritage asset should be supported by a clear assessment of the significances of these assets. (a Heritage Statement). This requirement is clearly set out in the NPPF and the NYMNP Local Plan.

A proportionate and reasonable Heritage Statement for this development site will include a thorough desk-based assessment and a report on a field evaluation of the site that will provide an evidence base; an assessment of the significances of the heritage assets identified in the evidence base; and an assessment of the impact the development will have on these significances.

No Heritage Statement has been submitted to support this application. No DBA or field evaluation has been carried out. There is therefore insufficient evidence to allow the local planning authority to assess the particular significance of any heritage asset that may be located within this development site or on the setting of relevant heritage assets located outside this development site.

I request therefore that this application be WITHDRAWN until this information is submitted. If this information is not submitted and the application is not withdrawn, then I request that this application is REFUSED consent on the grounds that it does not meet the requirements of NYMNP Local Plan Strategic Policy I Historic Environment and is not in accordance with paras 189 and 190 of the NPPF.

Comments made by Mr John Oxley of 146 LONGWESTGATE, SCARBOROUGH, YO11 1RG

Preferred Method of Contact is Email

Comment Type is Object with comments

----- Original message -----

From: David Boulton

Date: 06/07/2020 18:12 (GMT+00:00)

To: Hilary Saunders

Subject: NYM/2020/0327/FL - CLOUGHTON WOODS - OBJECTION >

Dear Hilary,

I hope you are well.

I write with reference to the above application and would state that the owner of the land over which the *'route of new linking pathway in conjunction with adjoining landowner'* is not a matter that has been discussed or raised with my clients - Mr and Mrs Morley (of Newlands Holiday Cottages).

They wish to object to this inference as no right of access has been granted nor is there any intention to undertake/agree to such.

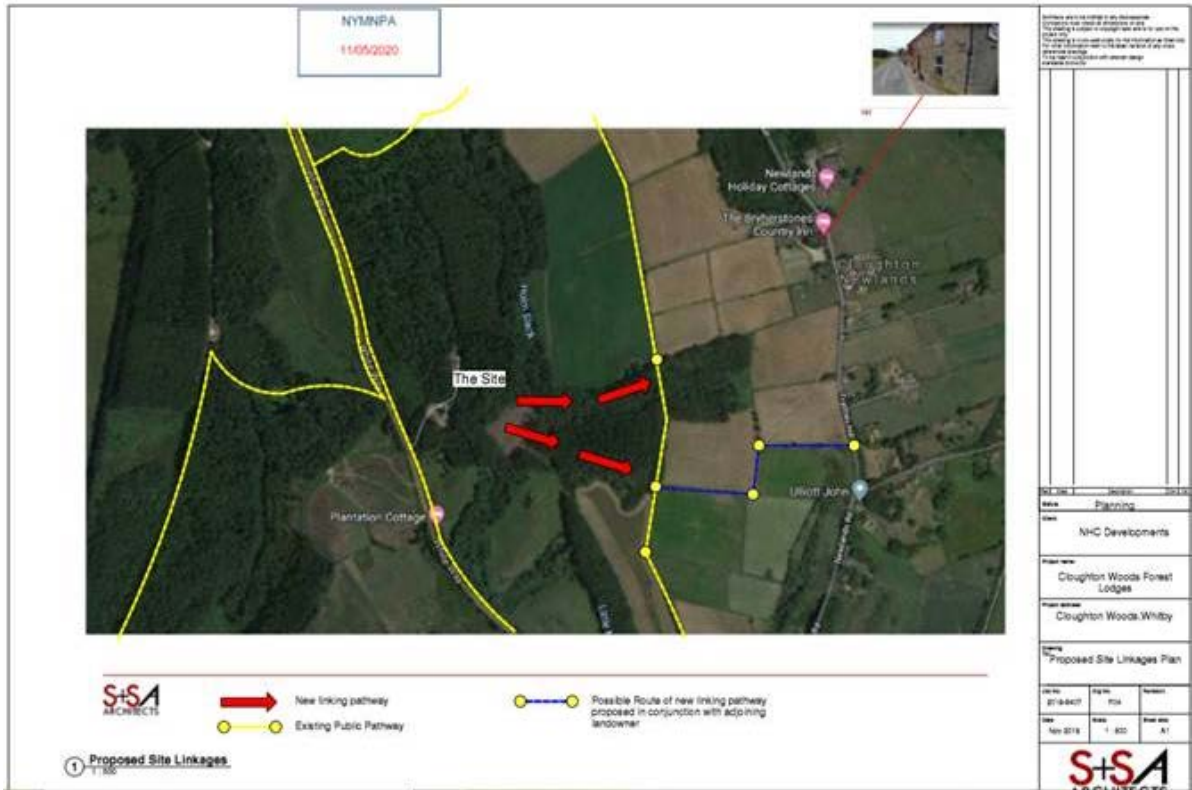
Also, my client owns Plantation Cottage and the land to the south of the proposed/approved access onto the main Scarborough road. The required visibility to the south (condition 10 under approval ref NYM/2016/0880/FL) will cross over and encompass land in my clients ownership.

The application does not include this land for such visibility splays. And if had done so, would require notice to be served on my client. There are doubts that such may be achieved and retained clear of obstruction as a consequence; within the ability of the applicant.

Trust this may be considered as part of your deliberations and concerns addressed with the applicant.

Happy to discuss further.

Kind Regards



David Boulton, MRTPI  
Director



Princes House, 8 Princes Street, Harrogate, HG1 1HN  
uk



**From:**

**Subject:** Comments on NYM/2020/0327/FL - Case Officer Mrs H Saunders - Received from Mrs Pamela Bleasdale at  
trattles hall, newland road, cloughton, YO130AR

**Date:** 07 July 2020 15:07:47

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**STRONGLY OBJECT**

This is a misrepresented application not an amendment to NYM/ 2016/0880/FL !

the statements regarding access on A171 are incorrect it is not a 4 lane but 2 lane and extremely busy road in high season .

The risk of fire in a woodland is huge with dried wood and the buildings made of wood. I do not wish to see our woodland destroyed by irresponsible visitors and there will be some !

The proposed access paths onto Newlands road is across privately owned land and neither of the landowners knew anything about it and will not give approval .

The comment in the application also hints of further expansion at later dates is this correct ?

The light pollution for this area is over the limit, see the guidelines.

The amount of proposed chalets when full with account for more residents that live on Cloughton Newlands Road in total.

This application is totally not in keeping with the North Yorkshire Moors guidelines and policies This must be refused .

Comments made by Mrs Pamela Bleasdale of trattles hall, newland road, cloughton, YO130AR

Preferred Method of Contact is Email

Comment Type is Refuse