

From:
To: [Planning](#)
Subject: Re: NYM/2020/0327/FL
Date: 22 April 2021 19:36:47

Wendy - it will be Cllr. David Ford who attends. Jools

--

J Marley (Mrs) CiLCA
Clerk to Cloughton Parish Council
Annan,
41 Scalby Road,
Burniston,
Scarborough

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On 21/04/2021 10:36, Planning wrote:

Dear Jools

Many thanks for your email. As you will appreciate due to the Covid pandemic the Authority has had to review and amend its Code of Practice for Planning Committee Site Visits in order to ensure the safety of all those attending. I have attached a copy of the current Code of Practice which sets out a more restrictive and paired back list of those that can attend and which sets out a cap on numbers.

The Authority welcomes the interest of the Parish Councillors however in order to comply with our current Code of Practice we would ask that 1 representative attends on behalf of the Parish Council.

I look forward to receiving confirmation of the representative no later than Wednesday 28 April 2021.

Kind Regards

Wendy

Mrs Wendy Strangeway
Planning Administration Officer

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

01439 772700

Please note that my working hours are:
Monday 8.30am – 2.30pm
Tuesday 8.30am – 5pm
Wednesday 9.30am – 2.30pm
Thursday and Friday 8.30am – 5pm

From: Mrs J. Marley, Clerk to Cloughton Parish Council

Sent: 20 April 2021 00:04

To: Planning

Subject: Re: NYM/2020/0327/FL

Hello - I have three councillors all of whom have expressed an interest in attending - Cllrs. Duncan Baker, Jim Brace and David Ford. Would this be possible or must we narrow it down? Thanks,
Jools

--

J Marley (Mrs) CiLCA
Clerk to Cloughton Parish Council
Annan,
41 Scalby Road,
Burniston,
Scarborough

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From:
To: [Planning](#)
Cc:
Subject: RE: NYM/2020/0327/FL
Date: 15 April 2021 12:47:46

Good afternoon

Thank you for the request to attend the planning committee

I can confirm that Kay Aitchison will be attending the meeting

Kind regards

Kay Aitchison

Project Engineer

Area 3 Whitby
Whitby Highways Depot
Discovery Way
Whitby
YO22 4PZ

<https://www.northyorks.gov.uk/coronavirus-advice-and-information>





Mrs Hillary Saunders
North York Moors National Park
Development Control
The Old Vicarage Bondgate
Helmsley
York
YO62 5BP

Our ref: RA/2020/141731/02-L01
Your ref: NYM/2020/0327/FL
Date: 12 January 2021

Dear Mrs Saunders

Proposal: APPLICATION FOR ERECTION OF 21 NO. HOLIDAY LODGES WITH EXTERNAL DECKING, ALTERATIONS TO ACCESS, PROPOSED INTERNAL ACCESS ROAD, PARKING AND LINKAGE PATHS TOGETHER WITH RECREATION SPACE AND LANDSCAPING WORKS
Location: LAND AT CLOUGHTON WOODS, CLOUGHTON

Thank you for your consultation regarding the additional information submitted for the above proposal, which was received on 24 December 2020.

We have reviewed the new information and we have no objection to the proposal. We have no further comments.

We trust the above advice is useful.

If I can be of any further assistance, please don't hesitate to contact me.

Yours sincerely

Mrs Frances Edwards
Sustainable Places Planning Advisor

From:
To: [Planning](#)
Subject: Amended application NYM/2020/0327/FL
Date: 10 January 2021 18:12:49

Now amended to erect 15no. holiday lodges with external decking, alterations to access, proposed internal access road, parking and linkage paths together with recreation space and landscaping works at Cloughton Woods, Cloughton

The amended application has been considered by Cloughton Parish Council. We can't see any mention on the amended plan of any of the cabins being suitable for disabled access (it was plots 16, 20 and 21 at the north end of the site) - are there no longer and disabled accessible lodges in the application?

The email from Joel Smith to Hilary Saunders dated 9/11/2020 @1432 in which commentary was provided on the Parish Council's concerns on the original application for 21no. holiday lodges was also noted. In respect of this email it was felt that there were far too many of Joel Smith's responses which attempted to sweep our concerns under the carpet by saying things would be "informed by landscape designers" or "landscape designers would advise on actual implication" or "satisfied by appropriate consultant input" or "not a planning point but specialist support" or - perhaps the best left till last as it supposedly answers our concerns about the sewage treatment system - "specialist info has been provided and will be supplemented prior to implementation". Frankly Council takes a dim view of the responses, which are an attempt to disparage and make light of our concerns.

It is good that the applicant wishes to reduce the number of holiday lodges. However that is as far as it goes. The number of people on the site has hardly changed at all - a decrease of 2. But because of the way the type of accommodation has been changed we consider there will be a considerable change in the demography of use. Originally it was 126 people in 21 x 3 bed cabins. Now there will only be 5 x 6 person cabins. 4 x 8 persons cabins and 6 x 10 person cabins have been added. This means that the accent will no longer be on family units - it will be on large parties (hen and stag parties spring to mind) with the different behaviours usually exhibited by such large parties. Now the applicant may say that the behaviour of people using the site is not a planning consideration - and in one sense they could be right, however we contend it is relevant as the impact of such large parties is likely to cause additional problems which the parish council and the surrounding residents and parishioners will have to deal with and sort out.

As far as the Parish Council is concerned the majority of our earlier concerns are still pertinent. I reproduce them below with additional comments as necessary in respect of Joel Smith's comments of 9/11/20.

There are considerable concerns about aspects of the current proposals (as amended) - these include (in no particular order) and referring to Joel Smith's comments of 9/11/20 where needed:-

- Intensification of use with a resulting impact on wildlife and tranquility - regardless of Tilhill's best practice etc the impact is inevitable
- An unacceptable impact on the wildlife (the nature zone was on the original application)
- Light pollution - sorry but there will be light pollution (and sound pollution) - especially from the 8 and 10 person cabins
- 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. If highways thinks what is proposed is acceptable then we have to defer to them, but it doesn't mean we can't express our opinion
- Amendments to the existing highway access are likely to require the use of land which is outwith the control of the applicants. Again if Highways thinks what is proposed is acceptable then we have to defer to them, but it doesn't mean we can't express our opinion
- 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. Again, if highways thinks what is proposed is acceptable then we have to defer to them, but it doesn't mean we can't express our opinion. In our opinion Tom Chadwick, Chairman of the North York Moors Association, summed it up perfectly when he said the application was "A deathtrap, even with changes to the layout".
Implication that new paths will be created - the affected landowners have STILL not been consulted. Creating new paths across farmland to join the existing public footpath to cloughton down Littlemoor Slack or to access Newlands Road or the cinder track seems to be an integral part of the applicant's plans if they are not to put additional pressure on the A171. A new paths means more interference to flora and fauna.
- 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. It may only be indicative according to Joel Smith, but we have expressed our view and so far nothing has been provided by the applicants to convince us otherwise
- No bat survey - and still no survey on the NYMNP planning website.
- 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. Joel Smith says the highway work was carried out under 2016/0880. Presumably therefore the rest of that application could be carried out instead of 2020/0327 as amended?

- 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. If a study has been accepted by NYMNP there is little we can do. That said I cannot see anything to indicate the NYMNP is happy with the study, in fact the Archaeology Officer quite clearly has concerns. However it does not prevent our concerns - the last lot of felling a few years back that was done in the woods to the east of the site damaged or obliterated several Bronze Age things.
- 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? We were worried about fire before and less than impressed with Joel Smith's "this will be further satisfied through the appropriate consultant input". We are even more worried now, especially if there are going to be parties of 10 people - we picture barbecues in all sorts of inappropriate locations with the concomitant risks
- 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). We aren't suggesting a permanent residential unit. But there DOES need to be a warden on site who is responsible for site management when the site is open to visitors.
- Nothing to indicate the public utilities supplied to the site (water, electricity) are adequate. It may not "be a planning point" but as far as the Parish Council is concerned it is a relevant point to raise.
- Each of the 15 cabins appears to have toilet and washing facilities (as do the reception and amenities buildings) and several also have a jacuzzi. 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? The Environment Agency may not have objected but that does not mean we cannot express our concerns.
- Concerns also expressed about lighting - there is nothing to indicate that the NYMNP Dark Night Skies policy (ENV4) will be complied with

In light of the above, Cloughton Parish Council continues to object to the application as submitted on the grounds it does not comply with:-

1. Strategic Policy I point 2 (The Historic Environment) by virtue of the applicant not having provided a Heritage Statement of sufficient detail to allow an informed assessment of the impact of the proposed development on the significance of the heritage assets.
2. Policy ENV10 (Archaeological Heritage) by virtue of the applicant not having provided sufficient information to allow an informed assessment of the significance of the archaeological heritage asset and its setting, and the impact of the proposed development on that significance.
3. Strategic Policy J point 7 (Tourism and Recreation) because it will lead to unacceptable harm in terms of noise and activity to the immediate neighbourhood.
4. Policy UE2 (Camping, Caravans, Glamping and Cabins) because although in Open Countryside there is nothing to indicate the development is not isolated from an existing business or residential unit which will be used to manage the accommodation. Furthermore the application does not provide details outlining the proposed management arrangements for the accommodation.

--

J Marley (Mrs) CiLCA
Clerk to Cloughton Parish Council
Annan,
41 Scalby Road,
Burniston,
 ugh

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From:
To: [Planning](#)
Subject: NYM/2020/0327/FL FAO Mrs Saunders
Date: 29 December 2020 14:43:45

Dear Hillary,

Proposal **Application for erection of 15 no. holiday lodges with external decking, alterations to access, proposed internal access road, parking and linkage paths together with recreation space and landscaping works**

Location **Land at Cloughton Woods, Cloughton**

Thank you for giving North Yorkshire Police the opportunity to comment on this planning application. In relation to designing out crime, having reviewed the documents submitted, the comment I made in my response dated 25 June 2020 is still pertinent. I have no further comments to make regarding the proposal.

If I can be of further assistance, do not hesitate to contact me.

Kind regards

Richard

Mr Richard Ball, MPlan
Designing out Crime Officer
Police Station, Fulford Road, York, North Yorkshire, YO10 4BY

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Thank you for your co-operation.

Chris France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Yorkshire Water Services
Developer Services
Pre Development Team
PO Box 52
Bradford
BD3 7AY

Your Ref: NYM/2020/0327/FL
Our Ref: W007762

24th December 2020

Dear Sir/Madam,

Land at Cloughton Woods, Cloughton - Application for erection of 15 holiday lodges with external decking, alterations to access, proposed internal access road, parking and linkage paths together with recreation space and landscaping works (Revised)

Thank you for your re-consultation letter with regards to revised description and amended details submitted. I can confirm that YW's previous letter dated 17th June 2020 still apply for the development.

Yours faithfully

Jim McGlade
Planning Technician



The countryside charity
North Yorkshire

The Trustee's
PO Box 189
York
YO7 9BL

Authority: North York Moors National Park Authority

Type of consultation: planning application

Full details of application/consultation: NYM/2020/0327/FL – Amended information including different description – Erection of 15 no. holiday lodges with external decking, alterations to access, proposed internal access road, parking and linkage paths together with recreation space and landscaping works.
(Previously - erection of 21 no. holiday lodges with external decking, alterations to access, proposed internal access road, parking and linkage paths together with recreation space and landscaping works)

At land at: Cloughton Woods, Cloughton

Type of response: Support with comments

Date of Submission: 6th January 2021

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 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

Comment

CPRE North Yorkshire ('CPRENY') welcomes the opportunity to comment on the amended information (including description) submitted in support of the application made on behalf of Cloughton Wood Lodges Limited to the North York Moors National Park Authority ('NPA'). This statement should be read alongside previous comments.

The principle of development at this site was established in 2017 via the grant of planning permission for a previous application (NYM/2016/0880/FL). The amended plans show a reduction in the number of proposed units from 21 to 15 and offering a range of capacity options (previously all proposed were three bed) sleeping from 6 to 10 people. The developable area has not been reduced to reflect the amendments.

In conclusion, CPRENY, do not object in principle to the proposal at this location and believe that a reduced number of units at this location would be more aesthetically pleasing to the natural surroundings. CPRENY consider that the comments made in their previous response should still be clarified by the developer prior to determination where necessary. It remains the opinion of CPRENY that an extension to the number of units at this location or an increased footprint would not be supported and considered contrary to newly adopted policy.-

From:
To:
Subject: Cloughton Woods - NYM/2020/0327/FL
Date: 05 January 2021 13:57:22

Your ref: NYM/2020/0327/FL
Proposal: Application for erection of 15 no. holiday lodges with external decking, alterations to access, proposed internal access road, parking and linkage paths, together with recreation space and landscaping works
Address: Land at Cloughton Woods, Cloughton

With regards to the above planning application, be advised that we have no objections in principle to the granting of planning consent.

However, the applicant should be made aware of the need to obtain a caravan site licence. An application form can be obtained by contacting me.

In addition, it is not clear whether the site will be connected to the mains water supply. If not, then the site will be subject to the Private Water Supply Regulations, and as such will require annual water sampling by the local authority and a five yearly private water supply risk assessment. For new private water supplies a risk assessment will need to be carried out prior to the use of the supply. The costs of sampling and risk assessment to be borne by the relevant person(s).

Regards,

Stephanie Baines ACIEH
Technical Officer (Residential Regulation Team)
Environmental Health
Scarborough Borough Council

Office: Town Hall, St Nicholas Street, Scarborough, North Yorkshire, YO11 2HG

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**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/0327/FL**

Proposed Development: Application for erection of 15 no. holiday lodges with external decking, alterations to access, proposed internal access road, parking and linkage paths together with recreation space and landscaping works

Location: Land at Cloughton Woods, Cloughton,

Applicant: Cloughton Wood Lodges Ltd

CH Ref: **Case Officer:** Kay Aitchison

Area Ref: 4/24/188C

County Road No:

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

Date: 5 January 2021

FAO: Hilary Saunders

Copies to:

There are **no local highway authority objections** to the proposed reduction in the number of units proposed with this development application provided the highway conditions recommended for the initial development application are still applied to any permission given. To avoid any doubt the recommended conditions are included below.

The applicant has submitted revised drawings for improvements to the site access to introduce a right turn lane and extend the current deceleration lane. The drawings still require some amendments to the lane widths to fully comply with the Highway Authority's requirement before a Section 278 agreement could be entered into, and any design and subsequent construction must be subject to a full safety audit. The visibility requirements for the site have been met under the previously approved consents.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

MHC-07 Delivery of off-site Highway Works

The following schemes of off-site highway mitigation measures must be completed as indicated below:

- **new right turn lane and extended deceleration lane at LAND AT CLOUGHTON WOODS prior to OCCUPATION OF ANY OF THE ON SITE ACCOMMODATION**

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Page 2 of 2

Application No:

NYM20/0327/FL

For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, **until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing** by the Local Planning Authority.

An independent Stage 2 Road Safety Audit carried out in accordance with GG119 - Road Safety Audits or any superseding regulations must be included in the submission and the design proposals must be amended in accordance with the recommendations of the submitted Safety Audit prior to the commencement of works on site.

A programme for the delivery of that scheme and its interaction with delivery of the other identified schemes must be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site.

Each item of the off-site highway works must be completed in accordance with the approved engineering details and programme.

Reason for Condition

To ensure that the design is appropriate in the interests of the safety and convenience of highway users.

MHi-F Delivery of off-site highway works – (MHC07)

Notwithstanding any valid planning permission for works to amend the existing highway, there must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and North Yorkshire County Council as the Local Highway Authority. To carry out works within the highway without a formal Agreement in place is an offence.

Signed:

Kay Aitchison

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

From:
Subject: FW: NYM/2020/0327/FL
Date: 19 October 2020 14:47:51
Attachments: [NYM_2020_0327_FL.pdf](#)
Importance: High

Dear Hilary,

Thank you for notifying me about the submission of a Heritage Statement/DBA for the above site. The statement was very useful in guiding the archaeological mitigation which will be required should the application be successful. Though the development would have no significant impacts on the nearby Scheduled Monuments, the statement does confirm the suspicion that works have a potential to impact on below-ground archaeology, particularly prehistoric or medieval features which may associated with the Hulleys site.

I would therefore like to agree with points 8.3, 8.5 and conclusion 9.5 of the statement, and request that an archaeological brief be made a condition of any planning approval. To be clear, this includes a Watching Brief on vegetation clearance, and groundworks for lodge pads, access roads and drainage. As per normal, this also includes the requirement for a Written Scheme of Investigation to be submitted to the Authority for approval prior to works commencing, and should allow for potential reporting and archiving.

If there are any further queries about the archaeological requirements of the site from the applicants I am happy to discuss.

Best,

Nick Mason
Archaeology Officer

From: Conservation
Sent: 28 September 2020 14:52
To: Nick Mason
Subject: FW: NYM/2020/0327/FL
Importance: High

Rachel Smith
Conservation Administrator
North York Moors National Park Authority

From: Planning
Sent: 24 September 2020 11:32
To: Conservation
Subject: NYM/2020/0327/FL
Importance: High

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at The Old Vicarage, Bondgate, Helmsley, .

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/0327/FL**

Proposed Development: Application for erection of 21 no. holiday lodges with external decking, alterations to access, proposed internal access road, parking and linkage paths together with recreation space and landscaping works

Location: Land at Cloughton Woods, Cloughton,

Applicant: Cloughton Wood Lodges Ltd

CH Ref: **Case Officer:** Kay Aitchison

Area Ref: 4/24/188C **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 23 October 2020

FAO: Hilary Saunders **Copies to:**

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

The applicant has submitted revised drawings for improvements to the site access to introduce a right turn lane and extend the current deceleration lane. The drawings still require some amendments to the lane widths to fully comply with the Highway Authority's requirement before a Section 278 agreement could be entered into, and any design and subsequent construction must be subject to a full safety audit. The visibility requirements for the site have been met under the previously approved consents.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

MHC-07 Delivery of off-site Highway Works

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM20/0327/FL

The following schemes of off-site highway mitigation measures must be completed as indicated below:

- **new right turn lane and extended deceleration lane at LAND AT CLOUGHTON WOODS prior to OCCUPATION OF ANY OF THE ON SITE ACCOMMODATION**

For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, **until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing** by the Local Planning Authority.

An independent Stage 2 Road Safety Audit carried out in accordance with GG119 - Road Safety Audits or any superseding regulations must be included in the submission and the design proposals must be amended in accordance with the recommendations of the submitted Safety Audit prior to the commencement of works on site.

A programme for the delivery of that scheme and its interaction with delivery of the other identified schemes must be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site.

Each item of the off-site highway works must be completed in accordance with the approved engineering details and programme.

Reason for Condition

To ensure that the design is appropriate in the interests of the safety and convenience of highway users.

MHi-F Delivery of off-site highway works – (MHC07)

Notwithstanding any valid planning permission for works to amend the existing highway, there must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and North Yorkshire County Council as the Local Highway Authority. To carry out works within the highway without a formal Agreement in place is an offence.

Signed:

Kay Aitchison

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail: _____

From: Kay Aitchison
Sent: 17 July 2020 13:25
To: Hilary Saunders
Subject: RE: New application post - NYM/2020/0327/FL - Land at Cloughton Woods, Cloughton - Parish

Hi Hilary

Sorry for the delay in responding

I have concerns that the red line plan provided does not show the area which would be required for the proposed increased deceleration lane. I had discussed with the original applicant that any an expansion at the site would require further highway improvements, such as the increase in the length of the deceleration lane and a possible right turn lane. The highway improvements are necessary to allow for any increased traffic which would be caused by the increased provision at the site and as this is the coastal north south route I need detailed plans to be able to check the design, an overall layout plan is not good enough.

The general layout plans give the impression that this improvement has been done and is not proposed, which is one of the points raised by the parish.

The visibility splay was conditioned with the previous applications and I have checked it on site after the construction of the initial improvement was done. A new design plan would show whether the visibility could be actually be achieved. I think it can with the sightline plotted to the oncoming traffic path.

The design and access statement also gives erroneous information, there is no footway on the A171 from the site to the village.

Regards

Kay Aitchison

Project Engineer

Area 3 Whitby

Whitby Highways Depot

Discovery Way

Whitby

YO22 4PZ

If you intend to reply to this message please respond to:

<https://www.northyorks.gov.uk/coronavirus-advice-and-information>



From: Mrs J. Marley, Clerk to Cloughton Parish Council [**To:** Planning

Subject: Comments on NYM/2020/0327/FL

Erect 21 no. holiday lodges with external decking, alterations to access, proposed internal access road, parking and linkage paths together with recreation space and landscaping works on land at Cloughton Woods.

This application has been considered by Cloughton Parish Council and comments made by parishioners have been taken into account.

The application is more intensive and uses a different type of accommodation to the previous application (NYM/2016/0880/FL) for a change of land use to form camping/glamping site (15 camping pods/tents), construction of reception building, conversion of storage building to wet weather facility & associated access, parking and landscaping

There are considerable concerns about aspects of the current proposals - these

include (in no particular order):-

- Intensification of use with a resulting impact on wildlife and tranquility
- An unacceptable impact on the wildlife
- Light pollution
- 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.
- Amendments to the existing highway access are likely to require the use of land which is outwith the control of the applicants
- 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
- 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
- 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
- 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
- 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.
- 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?
- 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)
- Nothing to indicate the public utilities supplied to the site (water, electricity) are adequate.

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?

In light of the above, Cloughton Parish Council objects to the application as submitted on the grounds it does not comply with:-

1. Strategic Policy I point 2 (The Historic Environment) by virtue of the applicant not having provided a Heritage Statement of sufficient detail to allow an informed assessment of the impact of the proposed development on the significance of the heritage assets.
2. Policy ENV10 (Archaeological Heritage) by virtue of the applicant not having provided sufficient information to allow an informed assessment of the significance of the archaeological heritage asset and its setting, and the impact of the proposed development on that significance.
3. Strategic Policy J point 7 (Tourism and Recreation) because it will lead to unacceptable harm in terms of noise and activity to the immediate neighbourhood.
4. Policy UE2 (Camping, Caravans, Glamping and Cabins) because although in Open Countryside there is nothing to indicate the development is not isolated from an existing business or residential unit which will be used to manage the accommodation.

--

J Marley (Mrs) CiLCA
Clerk to Cloughton Parish Council
Annan,
41 Scalby Road,
Burniston,
 ugh

- due to the high number of nuisance calls we've been
be asked to leave a message
or give your name before your call is accepted.)

WARNING

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Any opinions expressed are those of the author and not necessarily the view of the Council.



North York Moors
National Park

From: Mark Antcliff
Sent: 20 July 2020 12:51
To: Hilary Saunders
Cc: Elspeth Ingleby
Subject: NYM/2020/0327/FL - Cloughton Woods

NYM/2020/0327/FL - Cloughton Woods

Dear Hilary

I carried out a site visit with Elspeth Ingleby on the 10th July. We were accompanied by Mark Fenwick who is I understand the person who would be developing the site (although not named as agent or applicant on the application form.)

I think this application raises a few wider issues in relation to this type of development and so this response goes a bit further than just this site. I will edit it down for my application specific response but I thought it helpful to raise the points I have first.

This application is a significant variation on the existing consent for the site due to:

1. An increase in the number of units (and probably size of units although I haven't been able to quantify this).
2. More hard surfacing for the access arrangements (stoned tracks for vehicles and paths as opposed to woodchip surfaced access for pedestrians and buggies).
3. The incorporation of a "Nature Zone" in an area of felled woodland with a current restocking obligation under the Forestry Act.
4. Increased intensity of use through greater numbers of visitors and improved facilities.
5. A greater degree of permanence as the camping element is to be replaced with cabins.

I also assume that the application now also needs to be considered against the relevant policies of the new local plan.

From an arboricultural and woodland perspective I think the new proposals are workable providing that the development is undertaken with due consideration and with appropriate safeguards in place.

My first observation is that outside of the existing sawmill and hardstanding areas the woodland is of higher quality than the 2016 ecological survey indicates. Although I wouldn't categorize it as of special ecological interest it is most certainly not of low ecological value. The woodlands are long standing being recorded as conifer and mixed woodland on OS first edition maps.

There is no formal tree survey with the existing or new application. So although it is mainly plantation woodland there are numerous trees both broadleaved and conifer that would be category A (BS 5837) and a greater number that would be category B, both of which should be considered as constraints to development. In addition the ground flora and understorey is in fact quite diverse and abundant for plantation woodland.

Given that woodland comprises of canopy, understorey, ground flora and soils the development as proposed will inevitably lead to some loss of ecological assets. To meet NP policy this loss will need to be minimised and then compensated for by enhancement in other areas either within or outside the development area. I assume there are no areas available to the applicant for extending the woodland so this will have to be through enhancement to the existing woodland.

In order to limit losses through the construction phase I suggest we request that the applicant supplies a tree survey, arboricultural impact assessment, tree protection plan and arboricultural method statement. It would be unreasonable to request this for the whole site so I would suggest that it is limited to areas within 15m of any structures (which would include all new and upgraded surfaced paths and access routes). This plan would also inform the most appropriate precise locations for the units by identifying trees of importance, and trees with defects that can't be retained long term in areas where targets are to be introduced (people and property). I am happy for this information to be provided as a pre-commencement condition if the applicant wishes as I am confident that a reasonable outcome is achievable give appropriate expert input. Given that all the area around the cabins will be root protection area (RPA) they will need to give careful consideration to working methods, including the provision of services which will need to be installed follow NJUG and BS guidelines.

For the woodland area being developed we should also ensure that a woodland vegetation type is maintained. Clearing the site and establishing amenity grasses or other surfacing would be detrimental to trees and ecology in general. I don't think this is the applicants intention but we should make this clear.

The nature zone is an area of previously felled conifer that is regenerating with a mix of conifer and broadleaved trees. The felling licence condition is for restock with native broadleaves. Given that planning consent overrides the Forestry Act we need to ensure that there is a clear commitment to restore this area to native woodland in any consent. Otherwise we would be consenting to deforestation, which without appropriate assessment and compensatory planting would be against national and local policy. I would be content with something like 30% open space within this zone but this would need to be semi-natural vegetation. I think positive management of this area (i.e going beyond their felling licence commitments) could be taken as part of the compensation

for woodland losses elsewhere. Also willing to consider ponds etc but I'll leave that to Elspeth.

My other main concern with these types of proposals is the long term protection of the woodland. The condition relating to this for the existing consent is insufficient. Trees will have to be removed over time for all sorts of reasons and the Forestry Act is wholly ineffective in this regard for a developed site. I have discussed this matter with colleagues in other national parks over the last year or so and the overall picture for developments in woods is very concerning in the long term. The Grinkle Park application has perhaps been our most challenging to date and we put in place some quite complex and long term conditions for that. We still are yet to decide if we need to revert to a Woodland TPO in addition for Grinkle. The development hasn't been initiated as yet and so a decision on whether to make a woodland TPO will be made when the pre commencement arboricultural information is received. A woodland TPO isn't ideal but government guidance states that those regulations are specifically for the long term protection of trees and woods whereas planning conditions are for shorter term benefits.

I'm not sure what the best approach at Cloughton is. Elspeth's suggestion of a management plan for the site and some of the surrounding woodland sounds like a good idea if that's enforceable? It was sort of mooted in the 2016 ecological report but I don't think that has any weight as it's not a specified document. Mr Fenwick said they were very keen to maintain and improve the woodlands for wildlife and amenity so if it could be formalised, that would give a clear overall net biodiversity gain for the application. At 21 units the application is well outside our policy guide of 12 which perhaps gives some further justification for securing environmental gains. At Grinkle we secured 18 ha of PAWS restoration offsite through the S106 agreement.

My view is that where there is a clear requirement to maintain an area as woodland in the long term then a woodland TPO is warranted. It needn't be unreasonably restricting on the developer as consents for works to trees can be covered by a management plan and there are of course exceptions for work needed in the interests of safety. We did TPO a woodland at Stainsacre in response to a potential cabin development and that turned out to be the right thing to do. I was intending to make the Grinkle site a sort of test case for this approach but of course that somewhat surprisingly hasn't happened as yet. I think it may be something that we need to get a steer from members on? But discussion with officers first?

Mark



The countryside charity
North Yorkshire

PO Box 189
York
YO7 9BL

Branch President
The Lord Crathorne KCV0
Branch Chair
Mr S White

Authority: North York Moors National Park Authority

Type of consultation: planning application

Full details of application/consultation: NYM/2020/0327/FL - Erection of 21 no. holiday lodges with external decking, alterations to access, proposed internal access road, parking and linkage paths together with recreation space and landscaping works

At land at: Cloughton Woods, Cloughton

Type of response: Support with comments

Date of Submission: 7th July 2020

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 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 Yorkshire ('CPRENY') welcomes the opportunity to comment on the above application submitted on behalf of Cloughton Wood Lodges Limited to the North York Moors National Park Authority ('NPA'). CPRENY has taken the opportunity to review the documentation submitted in support of the application and do not oppose the carefully designed development proposal, however, do have some comments to offer.

The site is located in Cloughton Woods, the nearest large urban area being Scarborough to the South East of the site (circa 6 miles), and Robin Hoods Bay (circa 10 miles) and Whitby (circa 13.5 miles) to the North of the Site. The proposed site is bounded by the A171 to the western boundary, with open fields to the immediate east, with the village of Cloughton and dispersed settlement of Cloughton Newlands beyond. The land use in this location is predominantly agriculture and forest.

The principle of development at this site was established in 2017 via the grant of planning permission for a previous application (NYM/2016/0880/FL). The wider Cloughton Woods site extends to 83.1 acres. The previous application allowed 9.85 acres to be utilised as a tourist accommodation site for a 15 unit glamping style development including tents, lodges and tree tents with ground pods, alongside the conversion of an existing building for a wet weather and storage building and the construction of a reception building. It also included the change of use of land from a sawmill to tourism use.

The proposed development seeks to increase the developable area to 12.28 acres including a 2.43 acre nature zone and increase the number of units across the site to 21 (an addition of 6) whilst increasing the size of each to 3 bedrooms, all timber lodge style and with decking to allow a small area of outdoor living. The footprint of the built development remains the same as the previous application. CPRENY believe that the timber clad lodge style buildings are more natural in style and sympathetic with the immediate setting of the woodland to that approved by the previous permission. The addition of the woodland theme play area and timber-based equipment is also welcomed as opposed to the introduction of brightly coloured play equipment. It is considered that the proposal is in general conformity with new Local Plan policy UE2 in that the cabins are within proximity to the existing road network and the applicant has sought to provide appropriate parking facilities. Given the scale of the site and the design of the site within the developable area and the fact that the units are self-contained within the woodland with no external views of the development, CPRENY believe that the visual attractiveness of the area will not be detrimentally impacted.

However, it is of importance to note that CPRENY would not support a further extension to this site or an increased number of units within the current developable area as proposed by the applicant. It is thought that any such proposal would be to the detriment of the surrounding woodland environment and carefully designed layout of the current scheme so as to lose the 'natural' aesthetic of the site and risk overdevelopment.

The applicant has sought to compliment the development with the inclusion of a bike hire facility to enable access to tracks, bridleways and existing footpaths in the vicinity including the coastal Cinder Track. CPRENY are supportive of the use of these networks which ensure easy access to the countryside for residents alongside encouraging visitors to the National Park. Access to the countryside provides great social and mental wellbeing benefits alongside the well-known physical benefits of exercise. The NPA should be satisfied that additional recreation numbers in the vicinity because of the proposal will not impact the ability of local residents and communities accessing the existing networks. CPRENY understand there may be an issue regarding land ownership in relation to some of the proposed linkages to footpaths and tracks and prior to determination the NPA should ensure that access is viable or require further information from the applicant to determine alternative arrangements to secure such linkages as necessary.

Similarly, the applicant has proposed to utilise the existing access to the site as approved by the previous application. CPRENY understand the applicant has liaised with the Highways Authority regarding the entrance

to the site which is located adjacent to the 2-lane carriageway when traversing north towards Whitby on the A171. CPRENY would hope that both the NPA and the Highways Authority would be satisfied with the design of the junction and proposed realignments prior to determination in order to ensure that any vehicles moving into the centre of the carriageway to turn right to access the site, or alternatively, egress the site in a northerly direction would be able to do so in a safe way to ensure that the NPPF tests are met in this regard.

It is considered that the applicant should be required to clarify the lighting arrangements for the site in order to ensure health and safety requirements are met but also protect the NPA's bid to become a dark sky reserve and ensure that the tranquillity of the location remains unspoilt.

CPRENY welcomes the applicant's addition of the 'nature zone' with meadow planting and reed beds. It is hoped that this will be a net gain for biodiversity on the site on area of the site which is currently vacant and contains no woodland. It is also considered that it will provide a suitable green buffer to the lodges at the south eastern side edge of the proposed development.

In conclusion, CPRENY do not object in principle to the proposal at this location, however, do hope that the number of issues set out in this letter will be clarified prior to the determination of the application to the satisfaction of the NPA.

From:

Cc: [Planning; Mark Antcliff](#)

Subject: NYM/2020/0327/FL - Cloughton Woods

Date: 13 July 2020 13:39:30

Dear Hilary

Consideration of this application is complicated by the consented and activated planning permission for the site under reference NYM/2016/0880/FL for which the principal of holiday use within a number of units spread throughout the site has been established. As part of that application an ecological report was submitted (carried out by INCA and dated 2016) identifying evidence of the presence of badger activity and potential for bat use of the extant buildings on site and for general foraging in the area, although it does not appear that any assessment of potential for presence of Schedule 1 birds was considered as part of this report.

Whilst the 2016 report identified that common woodland birds would not be detrimentally affected by the development, potential for the disturbance of raptors, including Schedule 1 birds, which are much more sensitive to potential disturbance by regular human presence is not discussed or ruled out. As the proposed development curtilage is broadly the same as the 2016 application, which established and authorised the change of use, I believe I cannot require more information on this matter prior to determination on this application, however I would take this opportunity to emphasise the land owners / land managers responsibility under law to ensure that Schedule 1 species are protected from disturbance as a result of their activities and to strongly recommend that a survey is conducted before the end of the breeding season so as to ensure that any information arising can be included within plans for the site.

All breeding birds are protected by law under the Wildlife and Countryside Act 1981. Some trees and small shrubs will need to be removed to enable the proposed lodges to be built which have the potential to host nesting birds. On this basis, I believe it would be necessary to utilise a condition to restrict the clearance of any vegetation on the application site to outside the bird breeding season (March – August inclusive), unless the felling/removal is carried out under an ecological watching brief to ensure no nesting birds are impacted by the works.

The presence of badger on the site was established in the previous application and I would request that a revised survey of badger activity is conditioned should the application be approved in order to ensure that use has not changed since the previous survey and to ensure that appropriate mitigation for any impact on badger activity if required is identified and subsequently delivered.

This application includes proposals for a 'Nature Zone' which lie outside of the red line planning boundary. Whilst I applaud the intention to manage this area principally for biodiversity, I would like to see more detailed proposals regarding this to ensure that this is of true benefit to the locally biodiversity. Regarding the plans as presented, I would note that the site depicted, rather than being managed as principally open space, must be restored to native woodland (a condition of the felling licence for this parcel) although this can include areas of open space, and that the number of trails through the area appear excessive for the stated purpose. Whilst important to enable people to connect with nature, the presence of people does in and of itself reduce the likelihood of certain sensitive species being present and increases disturbance of habitats. I would therefore hope to see a more balanced proposal including fewer paths and more

woodland planting, along with sensitive management of wetland areas which could include some broadening of the present watercourse through water flow restriction with the addition of 'off line' ponds or scrapes separate from the watercourse which have the potential to significantly enhance the local biodiversity.

In order to secure the long term biodiversity potential of the site and ongoing sensitive management of the woodlands and other habitats to encourage biodiversity, as is a stated ambition of the application, I think that a condition to secure a Habitat Management Plan for areas of the applicants land affected by this development (including but not limited to; the development site boundary, the 'nature zone' and any other land within 100m of a proposed promoted path or other route) would be extremely valuable.

Several enhancements for the area, including the erection of a selection of bat and bird boxes, were proposed within the ecological report submitted to discharge condition 12 of the 2016 application (under ref NYM/2017/0693/CVC) and so remain relevant to this application and the works proposed.

Many thanks

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

From:
To: [Planning](#)
Subject: Comments on NYM/2020/0327/FL
Date: 13 July 2020 16:56:00

Erect 21 no. holiday lodges with external decking, alterations to access, proposed internal access road, parking and linkage paths together with recreation space and landscaping works on land at Cloughton Woods.

This application has been considered by Cloughton Parish Council and comments made by parishioners have been taken into account.

The application is more intensive and uses a different type of accommodation to the previous application (NYM/2016/0880/FL) for a change of land use to form camping/glamping site (15 camping pods/tents), construction of reception building, conversion of storage building to wet weather facility & associated access, parking and landscaping

There are considerable concerns about aspects of the current proposals - these include (in no particular order):-

- Intensification of use with a resulting impact on wildlife and tranquility
- An unacceptable impact on the wildlife
- Light pollution
- 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.
- Amendments to the existing highway access are likely to require the use of land which is outwith the control of the applicants
- 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
- 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
- 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
- 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

- 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.
- 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?
- 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)
- Nothing to indicate the public utilities supplied to the site (water, electricity) are adequate.
- 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?

In light of the above, Cloughton Parish Council **objects** to the application as submitted on the grounds it does not comply with:-

1. Strategic Policy I point 2 (The Historic Environment) by virtue of the applicant not having provided a Heritage Statement of sufficient detail to allow an informed assessment of the impact of the proposed development on the significance of the heritage assets.
2. Policy ENV10 (Archaeological Heritage) by virtue of the applicant not having provided sufficient information to allow an informed assessment of the significance of the archaeological heritage asset and its setting, and the impact of the proposed development on that significance.
3. Strategic Policy J point 7 (Tourism and Recreation) because it will lead to unacceptable harm in terms of noise and activity to the immediate neighbourhood.
4. Policy UE2 (Camping, Caravans, Glamping and Cabins) because although in Open Countryside there is nothing to indicate the development is not isolated from an existing business or residential unit which will be used to manage the accommodation.

Mrs Hillary Saunders
North York Moors National Park
Development Control
The Old Vicarage Bondgate
Helmsley
York
YO62 5BP

Our ref: RA/2020/141731/01-L01
Your ref: NYM/2020/0327/FL
Date: 06 July 2020

Dear Mrs Saunders

Proposal APPLICATION FOR ERECTION OF 21 NO. HOLIDAY LODGES WITH EXTERNAL DECKING, ALTERATIONS TO ACCESS, PROPOSED INTERNAL ACCESS ROAD, PARKING AND LINKAGE PATHS TOGETHER WITH RECREATION SPACE AND LANDSCAPING WORKS

Location LAND AT CLOUGHTON WOODS, CLOUGHTON

Thank you for your consultation regarding the above proposal which was received on 17 June 2020.

We have reviewed the information submitted with the application and we have no objection to the proposal.

We trust the above advice is useful.

If I can be of any further assistance, please don't hesitate to contact me.

Yours sincerely

Mrs Frances Edwards
Sustainable Places Planning Advisor

From:
To: [Planning](#)
Subject: NYM/2020/0327/FL
Date: 08 July 2020 10:56:24

Attention of Mrs. H. Saunders

Dear Hillary,

We have some concerns about this proposed development at Cloughton Woods for 21 Holiday Lodges. The site has been visited by two of our Council members who have raised questions about the access from the main road the A171. and have made the following comment.

The A171 crawler lane is directly opposite the current entrance making right turns into the site from the south a hazard. Even worse is the access from the north which is a turn-back from a single lane on a downward hill in a 60 mph zone. A deathtrap, even with changes to the layout.

Could you let us know if there is a recommendation for this application and whether access has been considered.

Kind regards

Tom Chadwick
Chairman NYMA

From:

Subject: NYM/2020/0327/FL Cloughton Wood Lodges archaeology
Date: 24 June 2020 11:49:20

Hi Hilary,

Could I request some clarification about the above application please. The northern boundary of the site as defined on the planning explorer and in Drawing P03 overlaps slightly with HER 6692, a Bronze Age settlement in the open ground to the northeast of the site. This settlement includes a stone circle, cairns, tumuli, various boundaries and even some surviving hut circles. It is worth noting that we applied for the site to become a Scheduled Monument in 2016, and it was only denied due to HE being unable to determine the land ownership. Some limited fieldwork and geophysical survey has been completed on the site, but it remains a highly significant and probably under-appreciated resource, and should be treated as though designated.

The woodland surrounding the archaeologically sensitive area has never been investigated, so significant remains may be present in the woodland border around the site. The overlap at the northern extent of the application site is unlikely to have any effect on the possible archaeology of the area. Little or no work is shown on the plans, but a survey of the woodland would be useful to confirm this. However Drawing P04 makes it clear that two new footpaths are planned to the east, linking the site with existing footpaths around Cloughton. These footpaths are only mentioned in passing in the supporting information. I think that they should be entirely possible, but I would like more information about how the applicants plan to create them. Width, depth, materials, exact route etc please.

As above, the woodland has never been investigated and the paths run close to an area of known hut circles, so an in-depth survey or watching brief will probably be required. The former would be preferred, so the paths could simply avoid any archaeology that turn up in the woodland. It might even be possible to position the paths around it and make a feature of it. This survey could also cover the rest of the woodland edge of the site to confirm no other remains will be disturbed by the plans.

As ever if the applicants would like to discuss the situation here I am more than happy to be contacted again. I think the best course of action for now is to see the detailed plans for the footpaths, and we can discuss the sort of survey likely to be required should the application be successful. The sooner it is carried out the better, in case it needs to inform any changes to the plans. Hilary, do you think this would be suitable for a pre-commencement condition?

Best,

Nick Mason
Archaeology Officer

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP
U.K.

Our Ref: 250-2-2020
Your Ref: NYM/2020/0327/FL
Date: 25 June 2020



Mrs Hillary Saunders
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
North Yorkshire
YO62 5BP

Dear Hillary,

Proposal **Application for erection of 21 no. holiday lodges with external decking, alterations to access, proposed internal access road, parking and linkage paths together with recreation space and landscaping works**

Location **Land at Cloughton Woods, Cloughton**

Thank you for giving North Yorkshire Police the opportunity to comment on this planning application. Having reviewed the documents submitted, in relation to designing out crime, it is noted that cycle storage is to be provided. It is recommended that this be in the form of a cycle locker for each lodge. An example is shown below.



In respect of crime and disorder, we experience very few problems with small holiday lodge sites in North Yorkshire. I have no other comments to make regarding the proposal.

If I can be of further assistance, do not hesitate to contact me.

Yours sincerely,

Mr Richard Ball, MPlan
Designing out Crime Officer

National Park Officer
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Yorkshire Water Services
Developer Services
Pre Development Team
PO Box 52
Bradford
BD3 7AY

Tel:
Fax:

Your Ref: NYM/2020/0327/FL
Our Ref: W007762

17th June 2020

Dear Sir/Madam,

Land at Cloughton Woods, Cloughton - Application for erection of 21 holiday lodges with external decking, alterations to access, proposed internal access road, parking and linkage paths together with recreation space and landscaping works

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Waste Water

This proposal is in an area not served by the public sewerage network. In this instance, the application should be referred to the Environment Agency and the Local Authority's Environmental Health Section for comment on private treatment facilities.

Yours faithfully

Jim McGlade
Planning Technician



North York Moors National Park

Your Ref

Our Ref 20/01172/OA

22 June 2020

Dear Sir or Madam

Proposal NYM/2020/0327/FL - Application for erection of 21 no. holiday lodges with external decking, alterations to access, proposed internal access road, parking and linkage paths together with recreation space and landscaping works

Site Address Land At Cloughton Woods Cloughton

I refer to the above consultation which was received at this office on 17 June 2020.

No comments to make regarding the proposal.

If you require any further assistance please contact me at the above address.

Yours faithfully

D Walker

Mr D Walker
Planning Services Manager

