
From:**Sent:** 20 January 2022 10:49**To:** Megan O'Mara <**Subject:** RE: Lawns Farm, Ugthorpe - NYM/2021/0747/FL

Dear Megan

Further to your email of 19 Jan 2022 please accept this email for completeness to supercede the previous correspondence in relation to trees etc and accompany the recent amended plan to re-site the pods, side by side in the southern part of the Orchard. As such we are grateful to provide the following comments:

- This final revision to the position of the pods has been chosen with Officers at the LPA. Any other site(s) away from the village would not be appropriate as they would not align with **Policy UE2** of the NYM Local Plan in that they would not fall within close proximity of a residential dwelling from which the site can be satisfactorily managed and be maintained. To that end, the Orchard presents an ideal opportunity.
- The revised location, takes the 2 no. pods away from the trees, in particular a Horse Chestnut tree which occupies a central part of the Orchard. It is confirmed that the pods would be well screened in the chosen location. The tree has a canopy spread of approx. 16 metres (post pruning – poss. 12 metre canopy spread). The pods are to be approx. 17 metres from the tree (outwith the tree canopy). As previously mentioned the horse chestnut requires pruning as the bottom branches are virtually touching the electric cables. None of the trees/vegetation on the site are 'protected' through legislation although every effort will obviously be made to retain what is in place. The hedge is to be retained at the height it is (possibly higher) and certainly no lower - to add further screening.
- For clarification, the pods are non-permanent fixtures, also a requirement of **Policy UE2**, and require only a simple concrete pad and therefore no excavation is needed for foundation purposes.
- Only a single narrow service trench is required now that the pods are to be positioned side by side, it will not affect the horse chestnut tree. Should it be deemed necessary there is a willingness from the applicant for the trench to be carefully dug out by hand to avoid any far reaching tree roots within the site.

- A SPTP has always formed part of the scheme as the pods are unable to function without a facility. Instead of 2 no. SPTPs the revised scheme means that there is now only a need for a single treatment plant (therefore a reduction) to service the units.
- Should any trees die within a period of 5 years replacement planting will take place. It is not envisaged that such a low key development will impact on the health and safety of the trees or users of the site as the vegetation will be appropriately managed/maintained.
- It is reiterated that the trees are not protected and all efforts are to be made to retain them including all existing vegetation and the existing land form.

Paragraph 84 of the National Planning Policy Framework (NPPF 2021) in tandem with the NYM Local Plan is supportive of a 'Prosperous Rural Economy' whereby:

Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

In addition, Para. 85 of the NPPF states that 'Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

As a 'small scale' development for 2 no. pods in the National Park, where no others exist in Ugthorpe village the development is successful in aligning with the above planning policies together with **Policy UE2** of the Local Plan.

Finally, it is confirmed that all plans used in the application are sourced from Ordnance survey and are correct at the time of printing.

Kind regards

Cheryl Ward

Cheryl Ward Planning

MSc MRTPI (Chartered Member)