



Application Number: 2022/23828/EIASCR

Proposal: Request for screening opinion for proposed development of accommodation / camping pods

Site Address: Land South West Of Burton In Lonsdale, LA6 3LH, SD 64633 71960, ,

On behalf of: Crosby Granger Architects

Date Valid: 1st March 2022

Expiry Date: 29th March 2022

EOT Date, if applicable: 8th April 2022

Case Officer: Mr Mark Moore

#### **SUMMARY**

**It is determined that the sensitivity of the site and potential impacts of the proposed development are such that a full EIA will be required.**

**Application No: 2022/23828/EIASCR Target Decision (EOT) Date: 8<sup>th</sup> April 2022**

1. Site Description
  - 1.1 The screening request relates to a 2.5ha site located on the south-western outskirts of Burton in Lonsdale. The site comprises part of an enclosed agricultural field and lies close to Ellershaw and Parks Woods and the northern banks of the River Greta. Included within the site is an extended access that would run northwards where it would connect with an existing track/access opening onto the main A687 road. The landform within which the site is located falls in level from north to south with the site situated at the lowest point of the agricultural field. The site is located within open countryside.
2. Proposal
  - 2.1 The application seeks screening under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. This is specifically to determine whether or not a particular project will be likely to have significant effects on the environment which might trigger the need for a full Environmental Impact Assessment (EIA) to be undertaken.
  - 2.2 In this case the proposal is for a development of eight timber holiday lodges and site access.
3. Analysis
  - 3.1 The scheme does not fall into Schedule 1 of the Town and Country Planning Act Environmental Impact Assessment Regulations 2017 and therefore does not come into a category which would automatically require an EIA.



- 3.2 The proposal falls within Schedule 2, Part 12, Tourism and Leisure category (e) Permanent Camp Sites and Caravan Sites of the Town and Country Planning Environmental Impact Assessment Regulations 2017.
- 3.3 The scheme does not fall within a Sensitive Area as defined in the Regulations (i.e. SSSI's and European Sites, a National Park or AONB, a World Heritage Site or Scheduled Monument).
- 3.4 The proposed site area is 2.5ha. This is above the threshold stated in Schedule 2 (1ha) and therefore the following (Schedule 3) must be considered:
- Characteristics of the development
  - Location of the development
  - Characteristics of the potential impact.
- 3.5 The following constraints associated with the proposed development site have been identified:

Burton in Lonsdale Conservation Area

Conservation Area Buffer

Grade II listed building adjacent to Highway Access

Scheduled Ancient Monument in proximity to north west of site

Designated Rural Areas

Flood constraints:

- Flood Zone 2, Flood Zone 3 and Flood Zone 3a encroach on west of site, including site of 3rd pod from the west.
- within 20 metres of River Greta, a main river.

Landscape Appraisal: Lowland – Rolling Drumlin Field Pasture

Landscape Appraisal River Valley – Small Scale Drumlin Valley

NATS Safeguarding Area

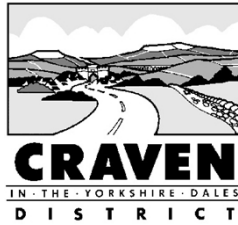
Public Rights of Way:

- Public footpath reference 05.9/8/1 at site entrance, then heads west.
- Public footpath reference 05.5/79/1 runs along opposite river bank.
- No other PROWs on site.

SSSI's Impact Risk Zones – covers whole area, relates to Robert Hall Moor SSSI approximately 2 miles to the south-west.

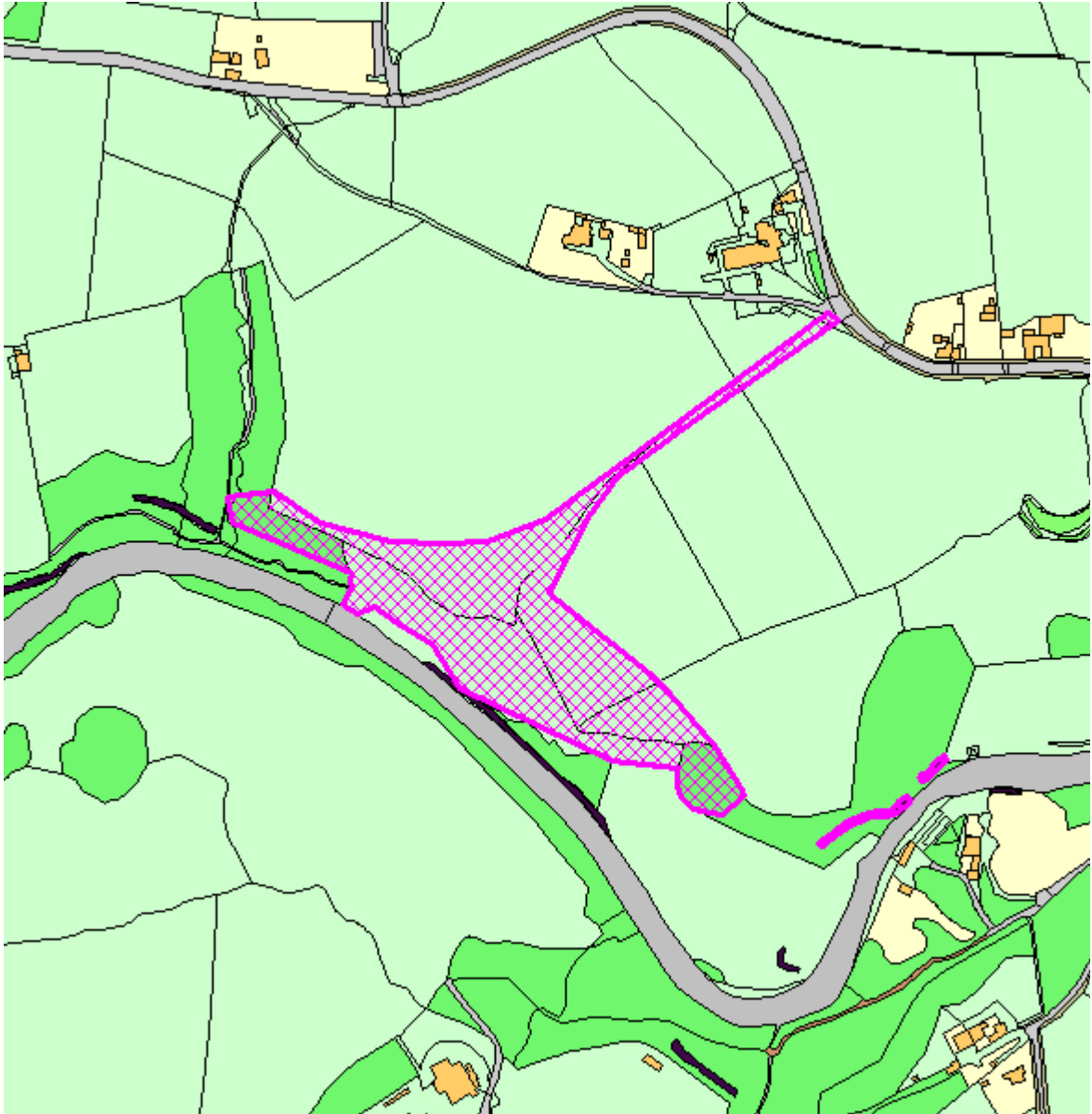
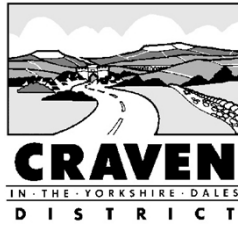
Woodland and trees:

- Old Wood – Ancient Woodland and Priority Habitat (deciduous woodland) (NE and Forestry Standing Advice applies.
- Ellershaw Wood – Tree Preservation Order ref. 270-1 1966
- Parks Wood – Tree Preservation Order ref. 278-1 1966



The site area between Old Wood and Ellershaw Wood is also a Priority Habitat (lowland fens), and a SINC (Site of Importance for Nature Conservation), as designated in the Craven Local Plan.

- 3.6 Having regard to the above constraints and the assessment requirements set out under Schedule 3 of the EIA Regs it is considered that the characteristics, location and potential impact of the proposed development are such that an Environmental Impact Assessment will be needed in this case.
- 10. Recommendation
- 10.1 Env. Assessment Required



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