

Burton in Lonsdale Lodges

Request for Screening Opinion

for Crosby Granger Architects

March 2022

Eden Environment Ltd
www.edenenvironment.com

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1 Introduction

1.1 The purpose of this report

Environmental Impact Assessment (EIA) is required in respect of some proposed development schemes. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017¹ lists development types in Schedules 1 (EIA always required) and 2 (EIA sometimes required). Schedule 3 of the Regulations provides selection criteria against which Schedule 2 proposals are to be screened; these criteria are listed at Appendix 1 of this report.

“Screening” is the process of determining whether an application for a proposed development should be subjected to such EIA. After receiving a valid screening request from a potential applicant, a local planning authority should normally produce a “screening opinion” on whether EIA is required within 21 days of receipt of the request. Where full EIA is not required, the authority may still specify certain environmental studies to accompany a planning application.

The proposal is for a holiday lodge development. “Permanent camp sites and caravan sites” are listed as item 12(e) of Schedule 2, where the area of the development exceeds 1 hectare. The area within the redline boundary for the proposed scheme, including lodges, access roads, soakaways and foul water treatment, is a little over 2.5 hectares. The proposal should therefore be screened against the requirements of Schedule 3 of the Regulations and local and national planning policy.

This report provides information about the proposed development, sufficient for planners and consultees to determine whether EIA would be required for a subsequent planning application.

1.2 The proposed development



Figure 1.1 The site location, with the general application area circled in red.

The proposal is for a development of eight luxury timber holiday lodges in a rural site on the edge of Burton in Lonsdale, North Yorkshire. The site is currently used for grazing sheep, and consists of short grass, scrub and a

¹ <https://www.legislation.gov.uk/ukxi/2017/571/contents>, accessed 9th February 2022.

number of hedges and areas of woodland, of varying quality, on and adjacent to the site. The ground slopes generally down to the south-west, away from the village and towards the River Greta, before rising again on the far side of the river. The lodges would be of bespoke and unique designs, purpose built for this project. They would be widely spaced across the site, overlooking the valley of the River Greta which defines the site's south-western boundary.

1.3 *Maps and plans in this report*

Maps and plans in this report are generally not presented at any particular scale except where stated, but are designed to illustrate as clearly as possible the issue in hand. Plans based on Ordnance Survey data are subject to the following copyright statement: Ordnance Survey © Crown Copyright 2020. All rights reserved.

2 The proposed site: general description

Location

The proposed site is farmland on the immediate south-western outskirts of the village of Burton in Lonsdale, North Yorkshire. The proposed redline and blueline boundaries are shown in Figure 2.1.

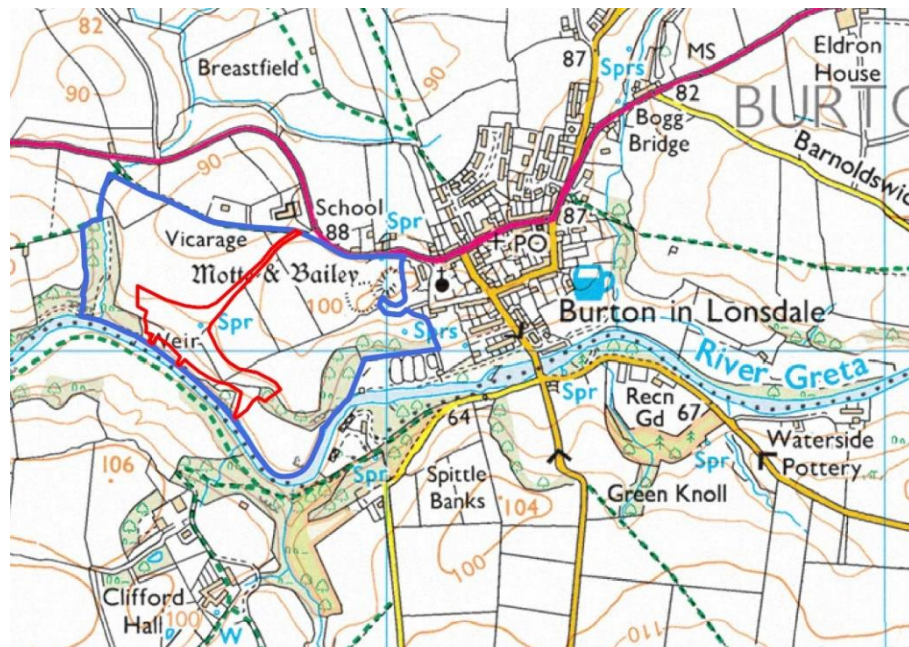


Figure 2.1 Blueline and proposed redline boundaries in relation to Burton in Lonsdale.

Land use and land cover

The site is an outlying unit of agricultural land (that is, it is separated from the steading from which it is managed) currently used for sheep grazing (see Figure 2.2 below). The owner intends to maintain the agricultural land as a viable agricultural unit with the lodges set within it.

The pasture is set within a pattern of woodland and hedgerow. Mature native broadleaved woodland borders the western boundary of the site, in the steep valley of a small stream which runs southward to join the River Greta. A narrow line of mature broadleaves runs along the north-east bank of the River Greta, the southern boundary of the site, widening to the south-east to become Ellershaw Wood. A gap of about 50m of pasture separates Ellershaw Wood from Parks Wood further to the east.

The grazing land is divided into meadows by fences and hedges in varying condition. The hedge which follows the line of the main access track is overgrown but still forms a reasonably effective stockproof barrier (albeit reinforced with post and wire), whereas another hedge which runs through the middle of the site, parallel with the river, is in very poor condition, overgrown and gappy, and defunct as a stock barrier.

Landform

The site slopes generally from the north-east, towards the river in the south-west. Walking into the site from the access off the A687 the ground slopes only gradually, then falls increasingly steeply towards the river, where it terminates at the top of a tree-lined low cliff and falls a further three or four metres to the river. The pasture near the river is steep in places, with distinct steps and terraces. The ground outside the redline boundary to the south-east, enclosed by the meander of the River Greta, is more or less level.

On the south-west side of the river, across the river from the site, there is a level terrace of grazing land which then rises steeply southwards to the ground adjacent to Clifford Hall. Upstream, to the south-east, the river terrace narrows, and on the outside bank of the meander, opposite Parks Wood, the slope rises steeply almost from the riverbank, and is thickly wooded.

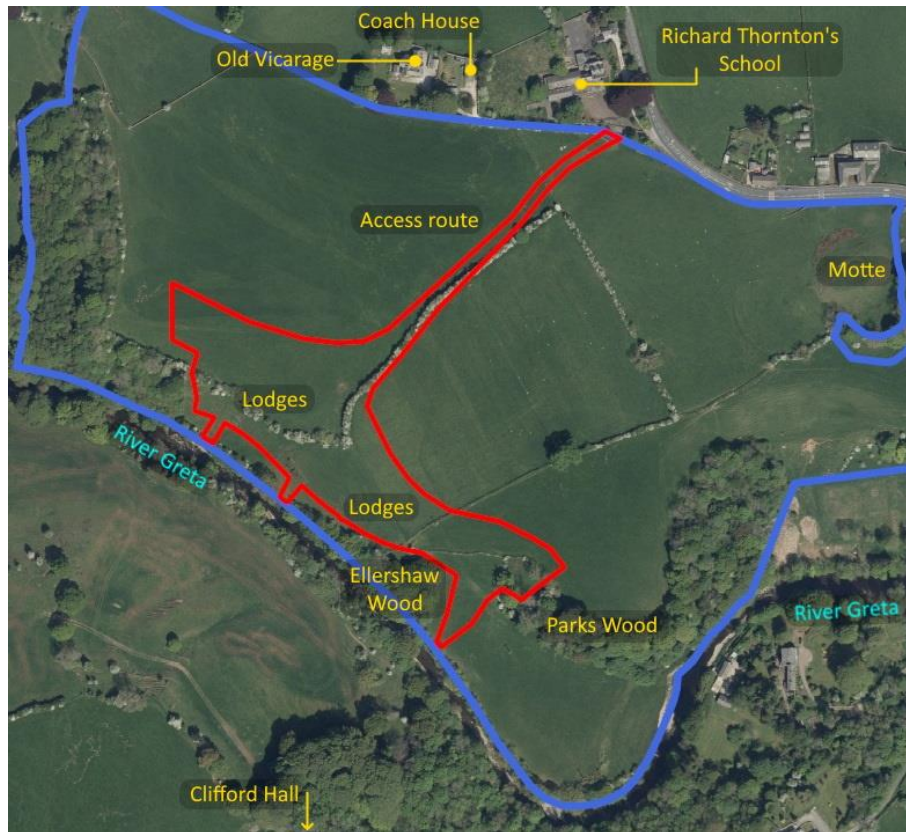


Figure 2.2 The site in more detail.

The surrounding area

The village of Burton in Lonsdale is to the north-west of the site, although only the top of the church steeple is visible from most parts of the site. The landscape beyond the village is mostly out of sight: only the distant summits of Gragareth, Whernside and Ingleborough can be seen from the uppermost parts of the site. The most prominent features in this direction are the church steeple and the motte and bailey, a prominent mound immediately west of the church, and partly within the blue line boundary.

The village descends to the riverbank to the east of the site, but is separated from the site by landform and woodland. To the south views from the site extend only as far as the top of the ridge immediately south of the river. To the west, the woodland bordering the site blocks any views in that direction.

To the north, the Old Vicarage is prominent on the skyline, set amongst mature trees and looking southwards directly over the site to the landscape on the far side of the river. The Coach House, which appears to be a separate dwelling in the north-east part of the Old Vicarage garden, is low-lying and cannot be seen from the site.

Finally, the former Richard Thornton's School, which closed in 2014, is now divided into two plots. The plot adjacent to the road, including most of the old school buildings, has planning consent for conversion to a

residential care and educational facility; while the western part of the site, between the school buildings and The Coach House, has consent for 11 new dwellings.



Figure 2.3 Consented developments at Richard Thornton's School. Source: Adapted from developers' planning application documents.

3 Development Description

3.1 Lodges

The proposed lodges would be of a unique and distinctive design, with faceted plans and elevations, two storeys and a steeply-pitched pointed roof. They would have the higher front elevations facing downhill: on this sloping site, level access would be provided to the rear of the lodges, with four variations on the theme:

- Type A1: One bedroom, with the main entrance at “mid level” (between ground and first floor), for gently sloping locations.
- Type A2: One bedroom, with the main entrance at first floor level, for more steeply sloping locations.
- Type B: Two bedrooms, with mid level entrance.
- Type C: Two bedrooms, one with disabled access, and ground floor entrance.

The lodges would have timber clad walls and roofs, finished in matte black. There would be two-storey glass walls to the front, with timber cladding above and below, and a small balcony at ground floor level.

3.2 Layout

The lodges would be widely spaced along the site from north-west to south-east. There would be a minimum of 15m of open space between adjacent lodges, compared with 6m spacings which are used in most commercial caravan or lodge parks (6m being the minimum for fire safety purposes). The lodges would be placed on the south-west facing hillside, oriented south or south-west, with views over or through the trees, woodlands and river to the far side of the valley. Please see the Proposed Site Plan at Appendix 7.

3.3 Ancillary structures

Each lodge would have a small bin store, consisting of a gated timber enclosure about 2m x 1m in plan and 1.5m high, beside the car parking area allocated to that lodge. A further store, screened in a similar way, would be provided close to the site entrance, where rubbish and recycling would be transferred to commercial waste bins for roadside collection

Apart from bin stores, the proposed development does not include any buildings or structures other than the lodges themselves. For example, there would be no service or reception buildings, toilet blocks, entertainment centres, enclosed store sheds etc. The site would be serviced entirely remotely.

3.4 Access arrangements

Access would be via an existing field gate off the lane to the Old Vicarage, opposite Richard Thornton’s School, 27m from the give way line on the A687. Existing compacted stone agricultural tracks would be used, with short spurs to service the lodges. A single parking space would be included near each Type A lodge, and two spaces near each type B and C lodge.

4 Environmental aspects

4.1 Ecology and nature conservation

4.1.1 Introduction

The site has been surveyed by Andrew Gardner of Envirotech Ltd, a fully qualified ecologist whose brief (pre-screening) report is provided at Appendix 2.

4.1.2 Key receptors

Designated sites

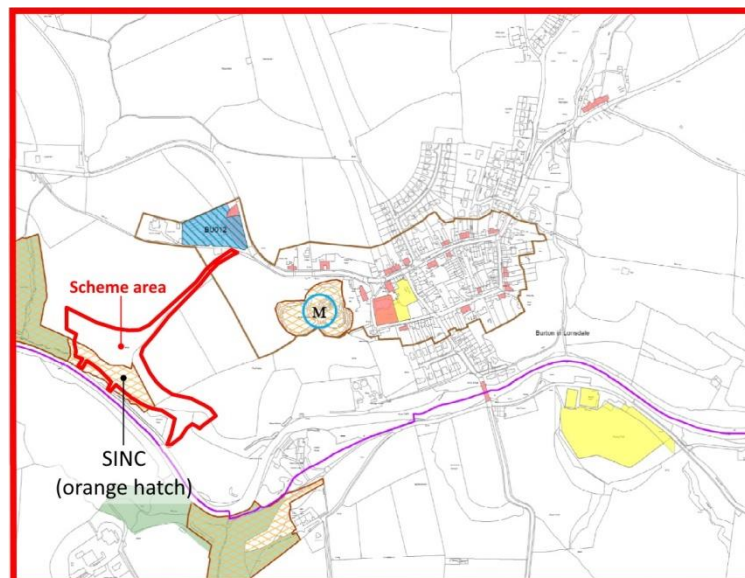


Figure 4.1 The proposed redline boundary superimposed on the map of Sites of Importance for Nature Conservation. Source: Adapted from Craven Local Plan 2012 - 2032

Five of the lodges would be within a designated Site of Importance for Nature Conservation (SINC), which includes the woodland to the west of the scheme and the lower pasture running along the north bank of the River Greta (see Figure 4.1 above). The designation criteria are not available, and the Envirotech survey found that the pasture does not contain a species assemblage that would warrant its designation. Their conclusion is that it is likely that the site has not been surveyed, despite its designation.

Rare and protected species

Small numbers of common bat species were recorded foraging over the site, but none was recorded roosting.

Bird species are likely to use scrub on site for nesting between March and September.

Habitats

Apart from the SINC, other habitats on site include hedgerows, broadleaved woodland (see 4.2 below) and poor semi-improved grassland.

4.1.3 Mitigation

A full habitat survey report will be provided with any future planning application.

Proposed screen planting, landscape planting and habitat improvement planting would (if the scheme is consented) consist of native, locally appropriate species which would be discussed with and approved by the project ecologist.

Derelict hedgerows would be reinstated with native species.

Bat roosting boxes would be proposed, to provide enhanced habitat for bat species.

Scrub clearance would be carried out between October and February, to avoid disturbance of breeding birds.

No proposed lodge sites would be on existing scrubland.

4.1.4 Summary

The plant species and assemblages recorded on site are all locally common and of low ecological value. Apart from foraging bats, no notable or protected species were recorded on the site. Envirotech considers that the mitigation listed above, all of which is agreed by the landowner and will be incorporated into any future planning application, is expected to result in beneficial impacts on nature conservation interests, and biodiversity net gain.

4.2 *Trees and woodlands*

4.2.1 Introduction

The site has been surveyed by Alistair Hearn of Treescapes Consultancy Ltd, a fully qualified arboricultural consultant whose brief (pre-screening) summary report is provided at Appendix 3.

4.2.2 Key receptors

Ancient Semi-natural Woodland

Woodland to the west of the site is classed as ancient semi-natural woodland (ASNW).

Tree Preservation Orders

There are three Tree Preservation Orders in the area, all of them first designated in 1966:

- TPO Area A1, comprising the riparian strip of trees on the north-east bank of the river, between the proposed lodges and the river;
- TPO Woodland W1, the riparian woodland on the south-west bank of the river, across the river from the proposed site;
- TPO Woodland W2, consisting of Parks Wood which extends beyond the site to the east.

Hedgerows

Hedges within the site are in varying condition, having been neglected over the course of the recent past. As explained above, some are in good condition and form viable stockproof barriers, while others are grown-out, gappy or entirely defunct.

4.2.3 Mitigation

Mitigation is mainly by layout design. A 15m buffer zone has been applied to the Ancient Semi-natural Woodland in accordance with government guidance², and the proposed lodges placed outside the buffer. There would be no effect on the ancient woodland, ancient or veteran trees. (Note that during pre-application discussions it was suggested that a lodge would be positioned in the woodland at the western end of the site, inside the Ancient Semi-natural Woodland. This is no longer proposed.)

A 7m buffer has been applied by Treescapes Consultancy outside the TPO Area A1 boundary, and all proposed lodges have been placed outside the buffer. There would therefore be no effect on this TPO Area.

There would be no effect on TPO Woodland W1 since it is on the opposite bank of the River Greta, and no mitigation is proposed.

One lodge would be placed within TPO Woodland W2. The site chosen is a clear area, the nearest tree being a mature ash which is exhibiting signs of die-back, in common with several other ash trees in the site.

Hedgerows are to be strengthened as part of the proposed scheme. One hedge which is completely defunct - running south-eastwards along the north-eastern boundary of the site - is to be replanted. Replanted and restored hedgerows would incorporate hedgerow trees which would be allowed to develop to maturity.

Apart from the hedgerows, additional tree and shrub planting is proposed, comprising native and locally-appropriate species, mainly for screening purposes (see the landscape section below).

The mitigation measures described above have been designed into the scheme and will be included in any planning application which follows.

4.2.4 Summary

The proposed scheme would have no adverse effect on Ancient Semi-natural Woodland, Tree Preservation Order woodlands or areas, or hedges. Treescapes Consultancy Ltd considers that the overall effect of the proposals would be to enhance existing hedgerows, increase woodland cover and improve biodiversity. These measures will all be detailed and committed to as part of any future planning application.

4.3 *Landscape character and visual amenity*

4.3.1 Introduction

The project landscape architect is Alison Moffatt CMLI, of Eden Environment Ltd, a chartered landscape architect with over 30 years experience in landscape design and assessment. Surveys and assessments were carried out in two site visits in November and December 2021.

4.3.2 Key receptors

Landscape Character

The proposed scheme would be set on the outskirts of the village of Burton in Lonsdale, within the “drumlin valleys” landscape character type, according to the North Yorkshire Landscape Characterisation Project in

² <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>, accessed 23rd February 2022.

2011³. This character type separates the Yorkshire Dales National Park to the north-east from the Forest of Bowland Area of Outstanding Natural Beauty (AONB) to the south-west.

Nine years previously, in 2002, Landscape Design Associates (LDA) produced a similar report for Craven District Council, covering only the Craven area outside the AONB. According to this somewhat more detailed, but older, assessment the development would be within the “small scale drumlin valley” subtype of the “valley pasture landscapes” type.

Designated landscapes

The local area, including the site, is not designated for its landscape character qualities. The site cannot be seen from the AONB to the south. The summits of Gragareth and Ingleborough, in the National Park 8.5km and 10km respectively to the north-east, can be seen only from the parts of the site near the road entrance. None of the lodges is likely to be visible from either the AONB or the National Park.

Sixty metres of the existing agricultural track, which would be used for access to the lodges, is within the Burton in Lonsdale Conservation Area, as discussed in section 4.4 below, and shown on Figure 4.2. Conservation Areas are not landscape designations, but often have elements of landscape importance attached to them.

People in the area, and their views

Apart from effects on landscape character, developments can also affect people’s views. People who could be affected include:

- People in upstairs windows of the Old Vicarage. Looking down the hill towards the river, they may be able to see the tops of the four westernmost lodges at about 240m distance, backdropped by the riverside trees and the hillside on the far side of the river. Some of these views would be blocked or filtered by existing trees in the Old Vicarage garden.

People in the neighbouring Coach House, which is a single storey building oriented to the west, would not be able to see the development, due to the positions of their windows, their low setting in the landscape, and garden shrubs.

- People in two or three of the consented houses at Thornton Lodge (see map on page 5). They may be able to see the tops of the four westernmost lodges, depending on the detailed layout and elevations of the Thornton Lodge development and any proposed tree planting associated with it. According to the most recent available plans, the elevations closest to the proposed lodge scheme are blank walls with no windows.

People in the consented residential and educational facility at Thornton House would not be able to see the proposed lodges due to intervening landform and trees.

The site would not be visible from any other residential location, including places in Burton in Lonsdale, or on the riverbank to the east of the site (for example Greeta House), or in any dwelling to the south of the river (for example Clifford Hall).

Lodges would be visible from the public footpath along the south-west bank of the River Greta. This is a dead-end public right of way which runs from the River Greta bridge, south of Burton in Lonsdale, to a field boundary about 285m west of the proposed scheme. It is well used at its eastern end (near the bridge), we

³ Chris Blandford Associates (2011) North Yorkshire and York Landscape Characterisation Project.
<https://www.northyorks.gov.uk/describing-and-understanding-our-landscape>, accessed 24th February 2022.

understand mainly by fishermen who fish this reach of the river, but it peters out as it approaches its western terminus. There is a stile and two prominent “private” signs where the path enters the woodland at the end of the public right of way. People walking along this footpath would have filtered views of the lodges through the riverside trees on both sides of the river, at a minimum distance of at least 60m, mainly during the winter months when the leaves are off the trees. During the spring, summer and autumn views are likely to be restricted or blocked by foliage.

4.3.3 Mitigation

A number of elements have been designed into the scheme and will be included in any planning application which follows:

- Planting groups of trees and shrubs in the existing pasture to the north-east of the proposed lodges, partly for nature conservation purposes, partly for visitor amenity (that is, to provide a pleasant environment for visitors to the lodges), and partly to screen the proposed lodges in views from the north-west: in particular from the Old Vicarage and its neighbours, and the Castle Hill motte and bailey. All of the planting would be of native, locally appropriate species.
- Enhancing hedgerows and hedgerow trees along field boundaries, and replacing defunct hedges where necessary, for the same reasons as those given above and also for agricultural livestock management, and to strengthen the currently weakened field boundary pattern of the landscape.
- Reinforcing vegetation in the lower pasture near the riverside trees, and between the easternmost lodges and the pasture enclosed by the river meander, to further screen views of the lodges from the footpath on the opposite bank.

4.3.4 Summary

It is likely that effects on landscape character would be neutral, with the proposed new structures offset by proposed enhancements and additions to the field boundary hedges, and the additional groups of trees and shrubs proposed as part of the scheme. All of the mitigation measures described here will be included in the planning application, and fully committed to by the developer.

There would be no effect on any area designated for its landscape quality.

Effects on people’s visual amenity are likely to be small initially, and to decline as the proposed screen planting grows and matures. A very small number of people would be affected.

The only structure associated with the scheme which would fall within the Conservation Area would be a timber bin store close to the site entrance near the main road. Access to the lodges would be via an existing agricultural track.

4.4 Cultural heritage

4.4.1 Introduction

A heritage statement by Crosby Granger Architects is provided at Appendix 4.

4.4.2 Key receptors

Key receptors are illustrated on Figure 4.2 below.

Scheduled Monument: Castle Hill Motte and Bailey

Castle Hill motte and bailey is the most significant heritage feature in the vicinity of the proposal. The designated site boundary is 250m north-east of the nearest proposed lodge location, which would not be visible from Castle Hill due to landform and existing trees. It is possible that the tops of one or more of the lodges at the north-western end of the site, near the left edge of the map in Figure 4.2, may be visible from the summit of the castle, at a distance of about 495m. The lodges would not be visible from any viewpoint from which the castle is likely to be viewed, for example the main road or the surrounding fields.

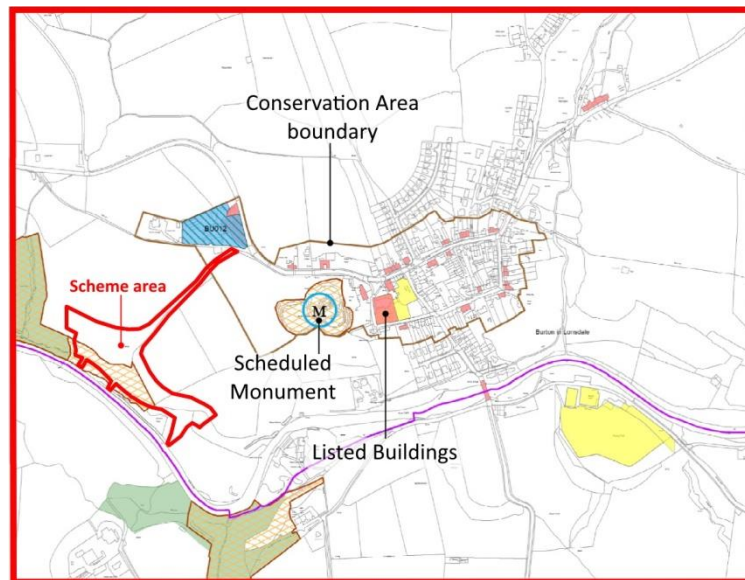


Figure 4.2 Heritage assets. Source: Adapted from Craven Local Plan 2012 - 2032.

Conservation Area

The Old Vicarage and its neighbours, the Castle Hill, and the pasture between the two, are included within the Burton in Lonsdale Conservation Area. About 60m of the existing access track to the proposed lodge site crosses the designated area close to its junction with the Old Vicarage lane and the main road.

Listed Buildings

Many buildings in Burton in Lonsdale are listed. The only one which has any possibility of intervisibility with the scheme area is the former Richard Thornton's School. As described in paragraph 4.3.2 above, it is unlikely that there would be any intervisibility with the proposed scheme, due to intervening landform and trees.

4.4.3 Potential effects (not including mitigation)

Effects on known heritage assets

The scheme would cause no physical effect on any of the known heritage assets described above. A small bin store close to the site entrance, in the Conservation Area, would likely comprise only a concrete pad and a timber surround, and the track which would be used for access to the site is already in place and used for agricultural purposes.

4.4.4 Mitigation

No particular mitigation measures are proposed in respect of cultural heritage issues. A heritage and access statement will be provided to accompany the planning application.

4.4.5 Summary

The scheme is unlikely to cause any adverse effects to the fabric of heritage assets, or to their settings.

4.5 *Other issues*

Other environmental issues which have been considered, and discounted from further study, include:

- Noise and air quality: the eight holiday lodge units, in a location where the nearest lodge is at least 150m from the nearest existing residential dwelling, are not likely to cause a significant adverse effect in terms of air quality, general noise or traffic noise. The most intense traffic movement would be up the access track to the main entrance, which is adjacent to the main road and to the consented estate of 11 new houses.
- Flood risk: The site slopes generally towards the River Greeta. The lodge locations would be well above any likely river flood level, and would not cause any additional flood risk to any existing property.
- Traffic: Traffic from eight new holiday lodges, discharging onto an existing “A” class road, is unlikely to cause problems or worsen traffic conditions on the road network.
- Socio-economic effects: The proposed lodges would attract visitors to the area, with likely beneficial effects for local businesses and employment.

5 Conclusion

5.1 *The proposed scheme*

The proposed scheme would comprise eight holiday lodges of a unique and bespoke design. The lodges would be widely spaced across a large site overlooking the valley of the River Greta. The final appearance would not resemble a conventional holiday lodge or caravan park in any way, and would be secluded, visible from only a limited area.

5.2 *The site*

Surveys and assessments indicate that:

- The site comprises hedgerows, broadleaved woodlands and poor quality semi-improved grassland.
- Plant species and assemblages are assessed as locally common and of low ecological value.
- Part of the site is within a Site of Importance for Nature Conservation (SINC). No survey data to support the designation are available, and professional ecological judgement is that the site does not merit its designation, and that most likely it has never been subjected to ecological survey.
- No rare or protected species were recorded breeding on site. Small numbers of common bat species were recorded foraging over the site.
- Bird species are likely to use scrub on site for nesting.
- Ancient semi-natural woodland exists to the west of the site.
- Tree Preservation Order Areas and Woodlands exist to the south-west and south-east of the site.
- Hedgerows within and around the site are generally in poor condition or entirely defunct.
- The site would be within the “small scale drumlin valley” landscape character type, but is not designated for its landscape qualities. It would not be visible from the National Park or the AONB.
- Nearby dwellings include the Old Vicarage and its neighbours to the north of the scheme area, houses to the east of the scheme along the River Greta, and houses in the area of Clifford Hall to the south.
- A few of the lodges would be visible, probably only in winter, through two rows of trees and shrubs along the riverbanks, from the public footpath on the south-west bank of the river.
- The nearest lodge would be about 250m from the boundary of the Scheduled Monument at Castle Hill. The nearest lodge that is likely to be visible would be about 495m from the summit of the Motte.
- About 60m of the existing agricultural track, which would be used for access to the lodges, is within the Burton in Lonsdale Conservation Area.
- Listed Buildings exist in Burton in Lonsdale, including the former Richard Thornton’s School.

5.3 *Proposed mitigation*

Mitigation has been designed into the scheme and the landowner is fully committed to its implementation. These measures will be included as part of the scheme description within any planning application that follows:

- A full habitat survey report will be provided.
- All planting, including new trees and scrub, screen planting, new and restored hedgerows, would comprise native, locally appropriate species.
- Bat roosting boxes would be provided to enhance bat habitat.
- Scrub clearance would be carried out between October and February, to avoid disturbance of breeding birds.
- No development would occur within 15m of the ancient semi-natural woodland.
- One lodge is proposed in a clearing within TPO Woodland W2; Root Protection Areas for all TPO woodlands and trees, defined by a professional arboricultural consultant, would be avoided.
- Screen planting of trees and scrub is proposed to the north-east of the lodges and to reinforce the riverbank trees. Hedgerow planting and enhancement would also add to site screening.

5.4 *Likely effects*

The likely effects of the scheme, assessed by independent and fully qualified consultants, are as follows:

- Effects on nature conservation interests are likely to be beneficial and result in biodiversity net gain.
- The proposed scheme is likely to enhance existing hedgerows, increase woodland cover and improve biodiversity.
- People in upstairs windows at the Old Vicarage may be able to see the tops of some new lodges at about 240m distance, at least until mitigation screen planting develops. No other existing residents would be able to see the lodges from their houses, although it is possible that they may be visible from two or three consented new houses (yet to be built) at Thornton Lodge. Available design elevations suggest that there would be no windows on the sides of the new houses facing the proposed lodges.
- People on the riverbank footpath may still be able to see lodges. These views would be heavily filtered by existing and proposed newly planted trees and scrub.
- There would be no physical effect on any known heritage asset. It is unlikely that there would be any effect on the setting of the Scheduled Monument.

5.5 *Request for a Screening Opinion*

Craven District Council, as Local Planning Authority, is requested to provide a formal opinion on whether the proposed development would be regarded as “EIA development”, that is, one for which the planning application would have to be accompanied by an Environmental Impact Assessment Report in accordance with the Regulations.

5.6 *Further studies*

Should Craven District Council determine that this proposal is not an EIA scheme, the developer would still provide the following environmental studies to support the iterative design process and their planning application:

- Habitat survey report

- Heritage and access statement.

5.7 ***Determination of screening requests***

In adopting a screening opinion, the Council is asked to have regard to paragraph 2(1) of the Regulations, which states that an EIA development is one which is “**likely** to have **significant** effects on the environment by virtue of factors such as its nature, size or location”. Selection criteria for the screening of Schedule 2 projects are provided at Appendix 1.

5.8 ***Timescale for issue of the Screening Opinion***

In accordance with paragraph 6(6)(a) of the Regulations the Council is asked to provide its opinion on or before the expiry of the period of three weeks beginning with the date of receipt of the request.

Schedule 3 of the Regulations

SCHEDULE 3

SELECTION CRITERIA FOR SCREENING SCHEDULE 2 DEVELOPMENT

Characteristics of development

1. The characteristics of development must be considered with particular regard to—
 - (a) the size and design of the whole development;
 - (b) cumulation with other existing development and/or approved development;
 - (c) the use of natural resources, in particular land, soil, water and biodiversity;
 - (d) the production of waste;
 - (e) pollution and nuisances;
 - (f) the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;
 - (g) the risks to human health (for example, due to water contamination or air pollution).

Location of development

- 2.—(1) The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard, to—
 - (a) the existing and approved land use;
 - (b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;
 - (c) the absorption capacity of the natural environment, paying particular attention to the following areas—
 - (i) wetlands, riparian areas, river mouths;
 - (ii) coastal zones and the marine environment;
 - (iii) mountain and forest areas;
 - (iv) nature reserves and parks;
 - (v) European sites and other areas classified or protected under national legislation;
 - (vi) areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;
 - (vii) densely populated areas;
 - (viii) landscapes and sites of historical, cultural or archaeological significance.

Types and characteristics of the potential impact

3. The likely significant effects of the development on the environment must be considered in relation to criteria set out in paragraphs 1 and 2 above, with regard to the impact of the development on the factors specified in regulation 4(2), taking into account—
 - (a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);
 - (b) the nature of the impact;

- (c)the transboundary nature of the impact;
- (d)the intensity and complexity of the impact;
- (e)the probability of the impact;
- (f)the expected onset, duration, frequency and reversibility of the impact;
- (g)the cumulation of the impact with the impact of other existing and/or approved development;
- (h)the possibility of effectively reducing the impact.

Ecology and Nature Conservation

Ecology

A data search and desk study of the site and an area within 2km of the site were undertaken to establish the presence of protected species and notable habitats via the county records centre, Magic, NBN and Envirotech data sets.

The site was then visited by Mr Andrew Gardner from Envirotech NW Ltd on the 13th September and 6th October 2021.

Mr Andrew Gardner BSc (Hons), MSc, MRICS holds the following licenses

Natural England Bat Class Licence (Level 2)
Natural England Bat Low Impact Class Licence
Natural England Barn Owl Licence
Natural England Great Crested Newt Licence (Level 1)
Natural England Badger Class Licence
Natural England White Clawed Crayfish Licence

A full botanical survey of the site was initially undertaken and this was followed by surveys to establish the presence or absence of notable species at the site or in proximity such that they may be affected by the proposed development. Species surveys included

- Amphibian
- Badger
- Bats
- Birds
- Brown Hare
- Invertebrates
- Otter
- Reptiles

The plant species assemblages recorded at the site are all common in the local area and are considered to be of low ecological value. The majority of the site comprises poor semi-improved grassland.

The site lies in and adjacent to Sites of Importance for Nature Conservation (SINC's) for their woodland and grassland/ fen habitat. Greta Valley Woodlands can be enhanced as part of the scheme. Burton-in-Lonsdale Pasture was not found to contain a species assemblage that would warrant its designation/ classification. The designation criteria were not available which is usually because a survey has not been completed of the site. In this respect it is concluded the designation has been made without a site visit and its current designation is not warranted.

Low numbers of common bat species were recorded foraging over the site.

No bats were recorded roosting on or near site. It is proposed that some roosting provision for bats will however be incorporated into the scheme.

Birds are likely to utilise scrub on site for nesting between March and September. Any vegetation clearance should therefore be undertaken outside of this period.

No other notable or protected species were recorded on the site.

Seven receptors were identified upon which impacts may occur, other receptors could be screened out.

- Burton-in-Lonsdale Pasture SINC
- Greta Valley Woodlands SINC
- Hedgerows
- Broadleaved Woodland
- Poor semi-improved Grassland
- Overwintering birds/ Breeding birds
- Bats

With mitigation and compensation impacts will be no more than minor adverse during construction and negligible to major beneficial during operation.

The enhancement of retained grassland, including Burton-in-Lonsdale Pasture SINC, hedges and woodland would result in Biodiversity Net Gain (BNG).

Trees and Woodlands

Treescaples Consultancy Ltd.

Briggs House Farm
Helsington
Kendal
Cumbria
LA8 8AG

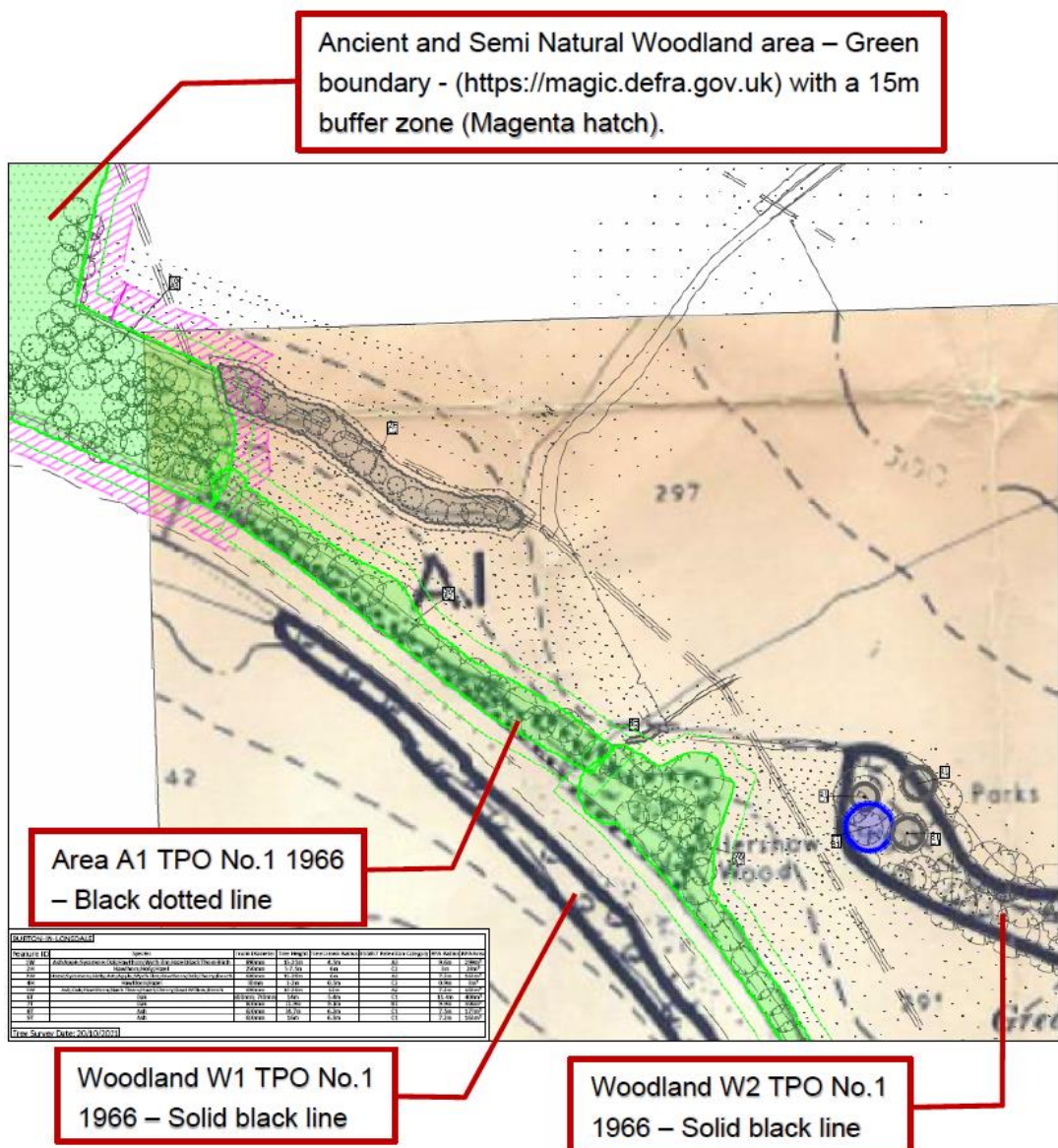
Alistair Hearn –
07710 751970

www.treescaplesconsultancy.co.uk

Luke Steer –
07734 113964

BURTON-IN-LONSDALE – ENVIRONMENTAL SCREENING

TREE CONSTRAINTS



Treescapescap Consultancy Ltd.

- Ancient and Semi Natural Woodland, with 15m buffer zone, at the north-western end of site.
- Tree Preservation Order (TPO) No.1 1966. Under the TPO regulations, the protection for individual trees, groups of trees, areas of trees and woodlands differs slightly. For area A1, the TPO protects only those trees growing in 1966, so they would now have to be over 55 years old. In woodlands W1 and W2, the TPO protects all trees regardless of their age.
- The boundary on the 1966 TPO map does appear to follow the natural woodland boundary on the ground.
- The new hedge planting will enhance the existing hedgerow features.
- The new screen planting will provide small clusters of trees throughout the site, increasing the woodland cover and helping to improve the biodiversity of the area.

Cultural Heritage

Burton-in-Lonsdale – Accommodation/Camping

Brief Heritage Considerations

This brief aims to highlight the most significant heritage assets in the area local to the proposed development and provides a very brief commentary on the main considerations identified.

The main heritage asset in close proximity of the development site is Castle Hill motte and bailey castle (*'A' on plan*). This is a Scheduled Ancient monument and of primary archaeological and geographical significance. It is located approximately 250m to the north east of the site, this being the distance from the nearest proposed development unit. The motte and bailey sits in an elevated position giving good views of the surrounding land particularly to the south, west and east as the topography falls gently towards the river Greta that runs east to west to the south of the site. Excavations carried out in 1904 revealed a greater understanding of the structure and materiality and providing evidence indicating that it may date from the turn of the 13th century going out of use around 150 years later. What is left is a grassy, terraced earthwork which is 'a well preserved example of this rare type of monument.' As such, this heritage asset forms a significant part of the local setting and therefore is of primary consideration to the development site.

Adjacent to the proposed site entrance to the north is the grade II listed Thornton Lodge (*'B' on plan*). This building dates to 1853 and was a former school. The house, garden walls and gate piers are all listed indicating that it is the area around the building as well as the building itself that has significance within the setting. The proposed access route to the development site already exists although in a much lesser form. It is proposed that this access route be utilised and improved to minimal intervention of infrastructure.

Other grade II listed buildings in the area include cottages and barns which date from the 17th, 18th and 19th centuries (*'C' on plan*). All Saints Church in the centre of Burton in Lonsdale (*'D' on plan*) is grade II*. These buildings are located beyond the motte and bailey within the main village of Burton in Lonsdale. All of these buildings are a fair distance from the application site both physically and visually and therefore the impact of the proposed development is considered extremely minimal if any.

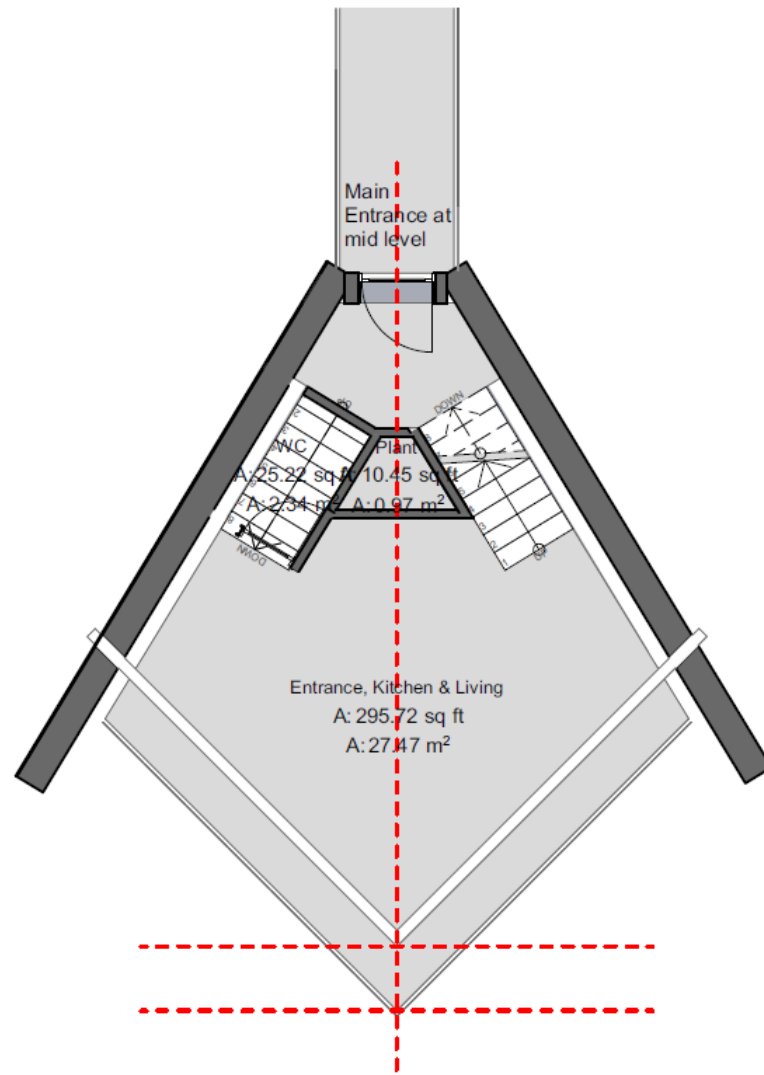
The assets highlighted above within the setting of Burton-in-Lonsdale and the surrounding areas form part of a Conservation Area with a buffer zone around (*refer to Key Site Constraints Map – 2021/00715/PREAPP*). The development site is outside of this area however, the site entrance and first part of the access track are within this area and this will be fully acknowledged in the proposals.

From the initial design process and analysis of the wider development plans through mapping and 3D modelling, it is considered that generally the visual impact on the local heritage will be very minimal. The site lies within the valley, downhill from the village of Burton-in-Lonsdale and from Castle Hill. The design of the proposed units with their black timber cladding is designed to have unique character with sympathetic positioning within the landscape. Initial modelling advises that only two of the units will be seen from Castle Hill but this is without the existing tree cover which is to be maintained and enhanced.

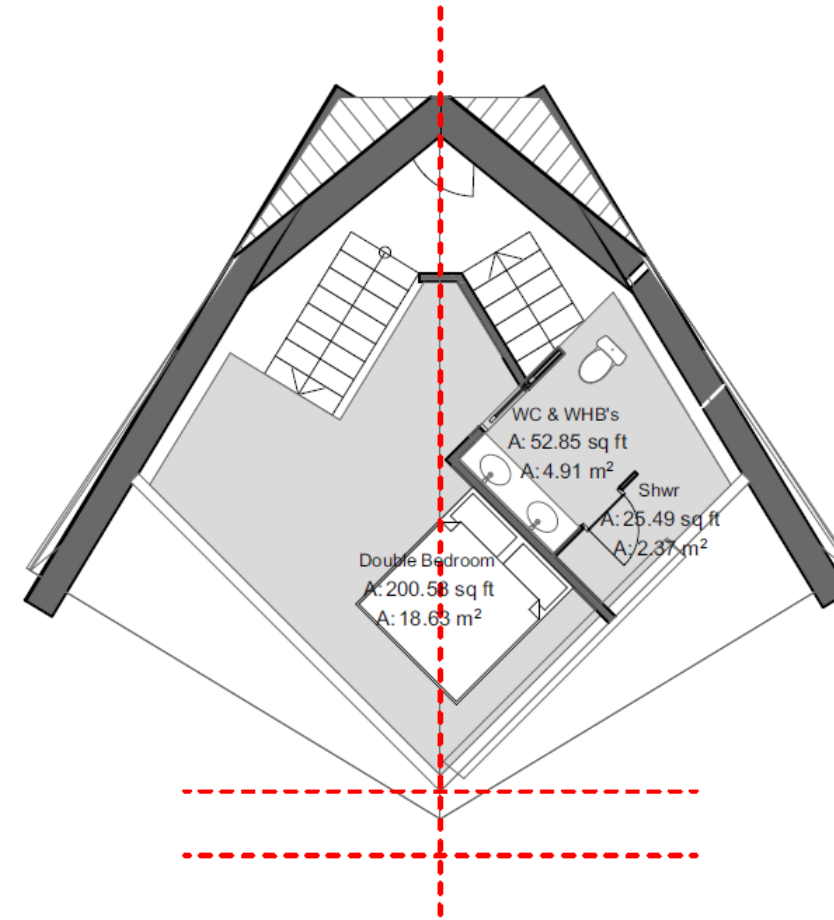
Appropriate consideration of the heritage assets highlighted above was taken into account in the design and layout of the scheme. We conclude that direct impact on the heritage assets and overall heritage of the area has been either mitigated or avoided.

We acknowledge the necessity to look at the impact of the proposals on the heritage assets highlighted above with focus on visual and physical impact. By understanding the significance of local heritage we can afford proportional consideration of the impact of the proposed development. Sufficient judgement has been made on any potential negative impacts of the proposal so they may be mitigated or avoided. Similarly the positive impact the proposal may have has been recognised and opportunities to reveal or enhance the significance of the asset or surrounding area have been explored.

Lodge Design Drawings



1 GF-Ground Floor - 1:100

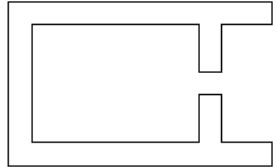


2 01-First Floor - 1:100

Do not scale from drawing.
Dimensions are to be checked onsite.

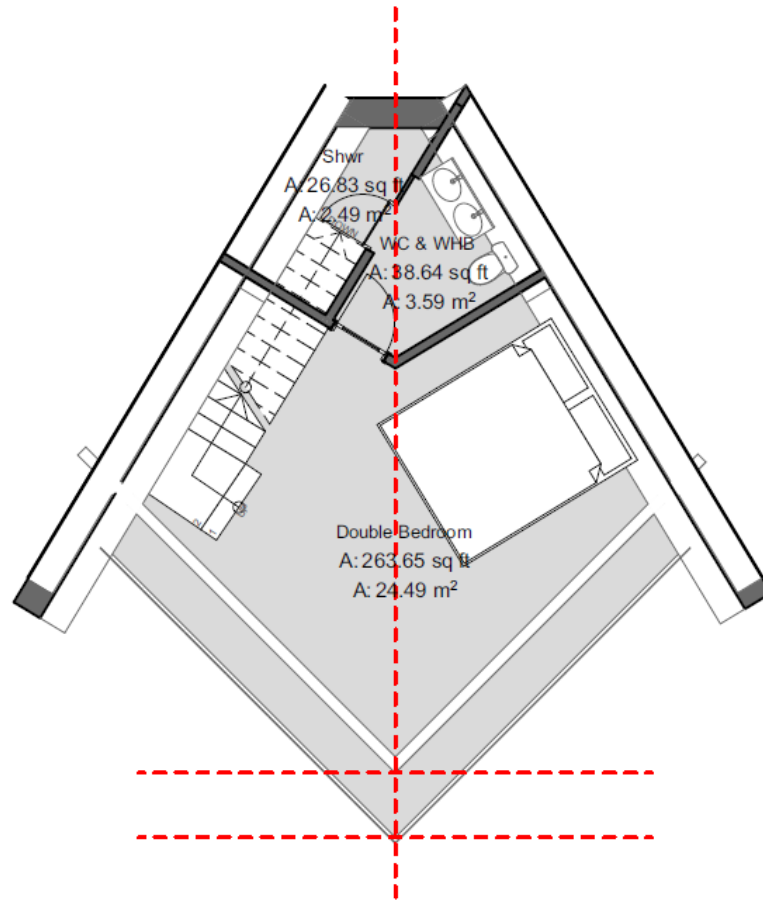
Revision	Date	Note	initial

PROJECT Burton in Lonsdale		
TITLE Type A1 - 1 Bed with Mid Level Entrance		
STATUS PRELIMINARY		
DRAWING NUMBER (04)002	REVISION	SCALE 1:100
DRAWN BY	CHECKED BY	DATE 17/01/2022

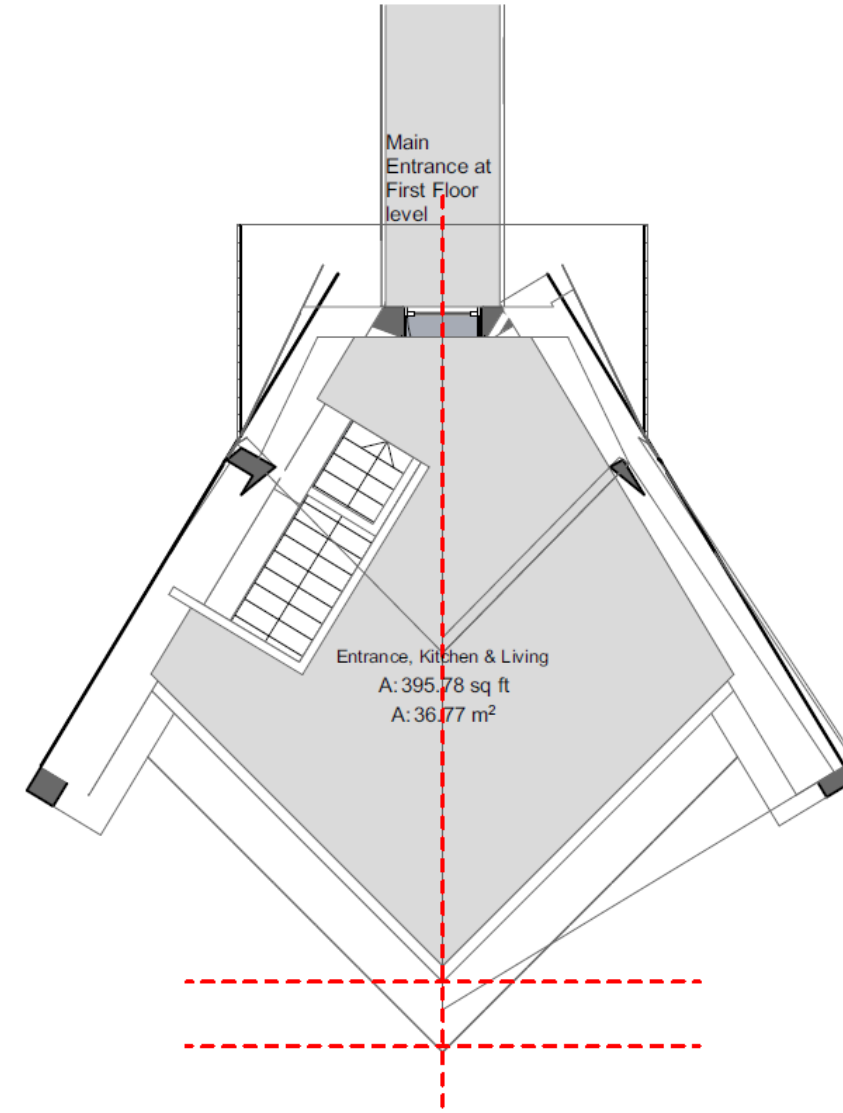


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1 GF-Ground Floor - 1:100

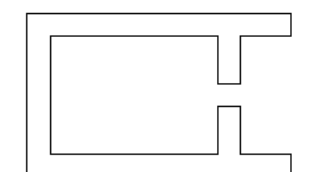


2 01-First Floor - 1:100

Do not scale from drawing.
Dimensions are to be checked onsite.

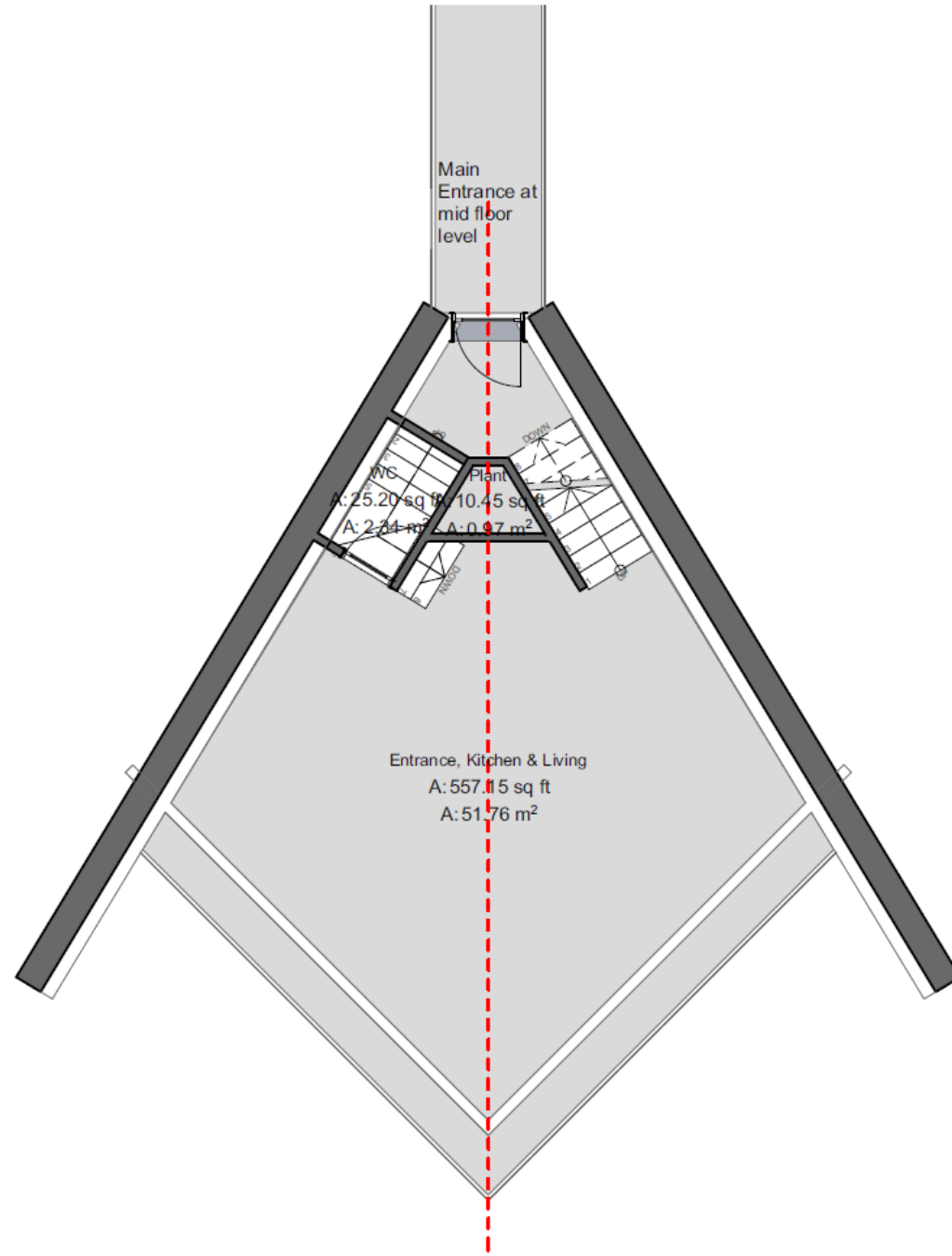
Revision	Date	Note	initial

PROJECT	Burton in Lonsdale	
TITLE	Type A2 - 1 Bed with First Floor Entrance	
STATUS	PRELIMINARY	
DRAWING NUMBER	(04)003	SCALE 1:100
DRAWN BY	CHECKED BY	DATE 17/01/2022

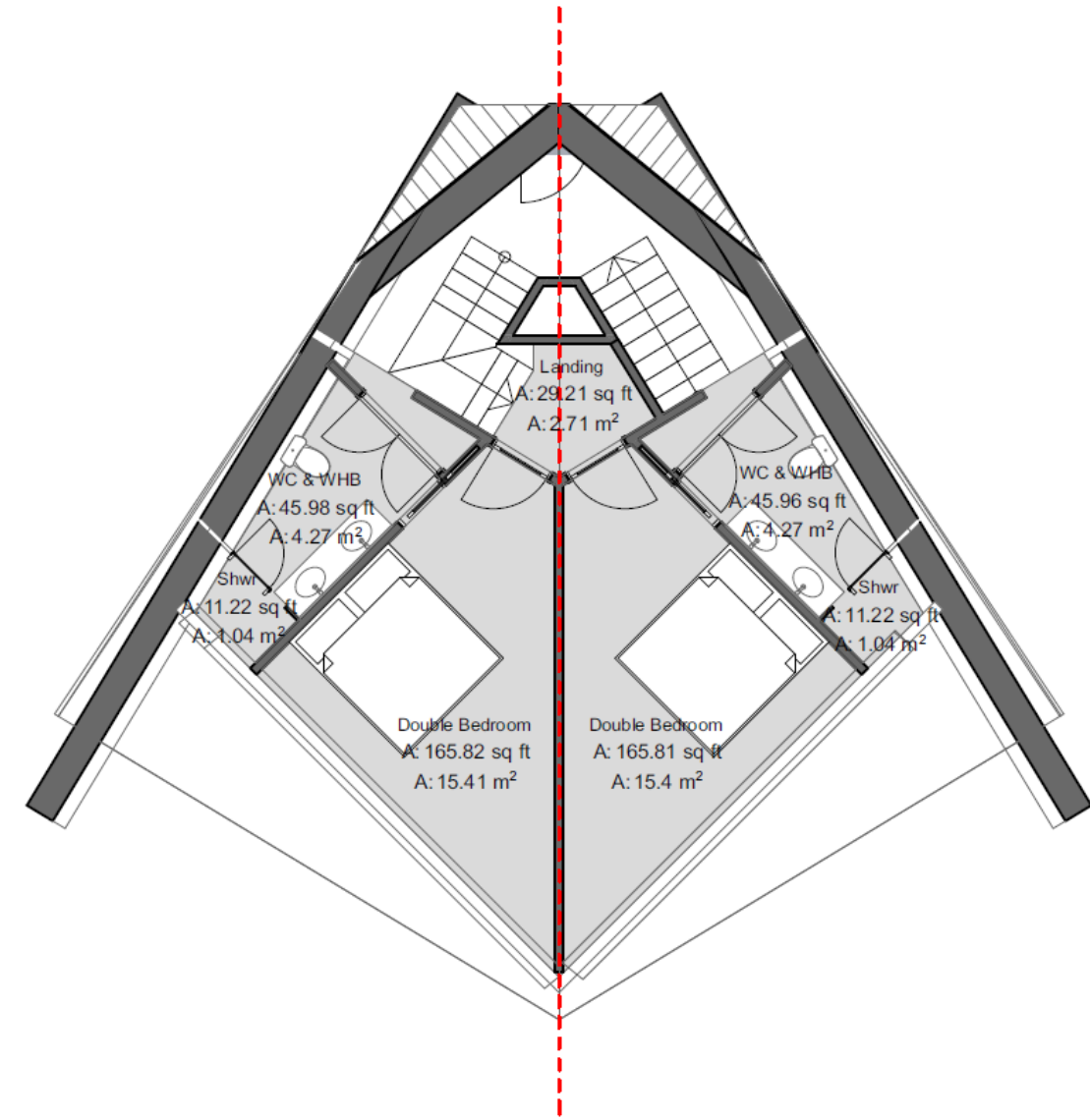


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1 GF-Ground Floor - 1:100



2 01-First Floor - 1:100

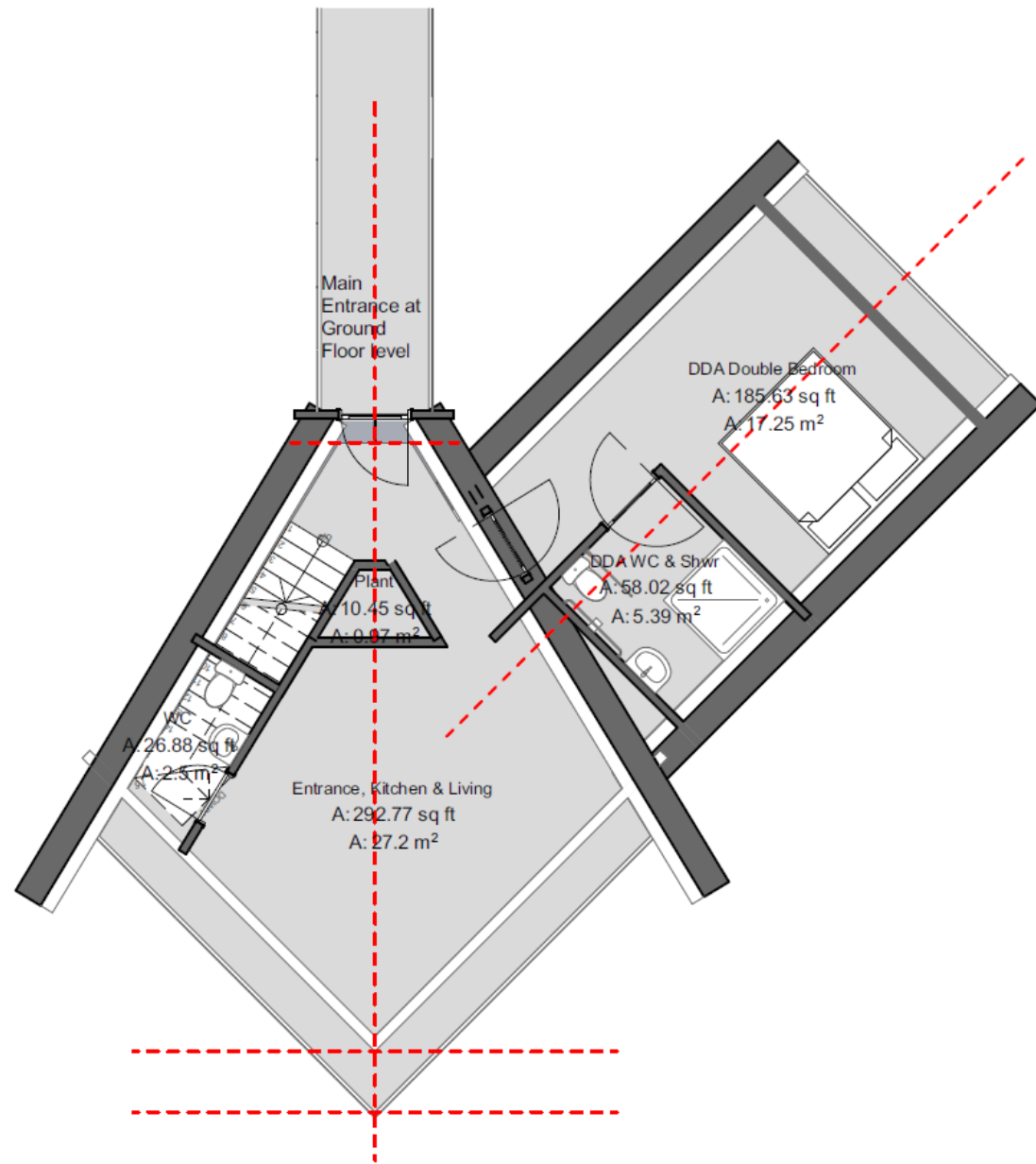
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Dimensions are to be checked onsite.

Revision	Date	Note	initial

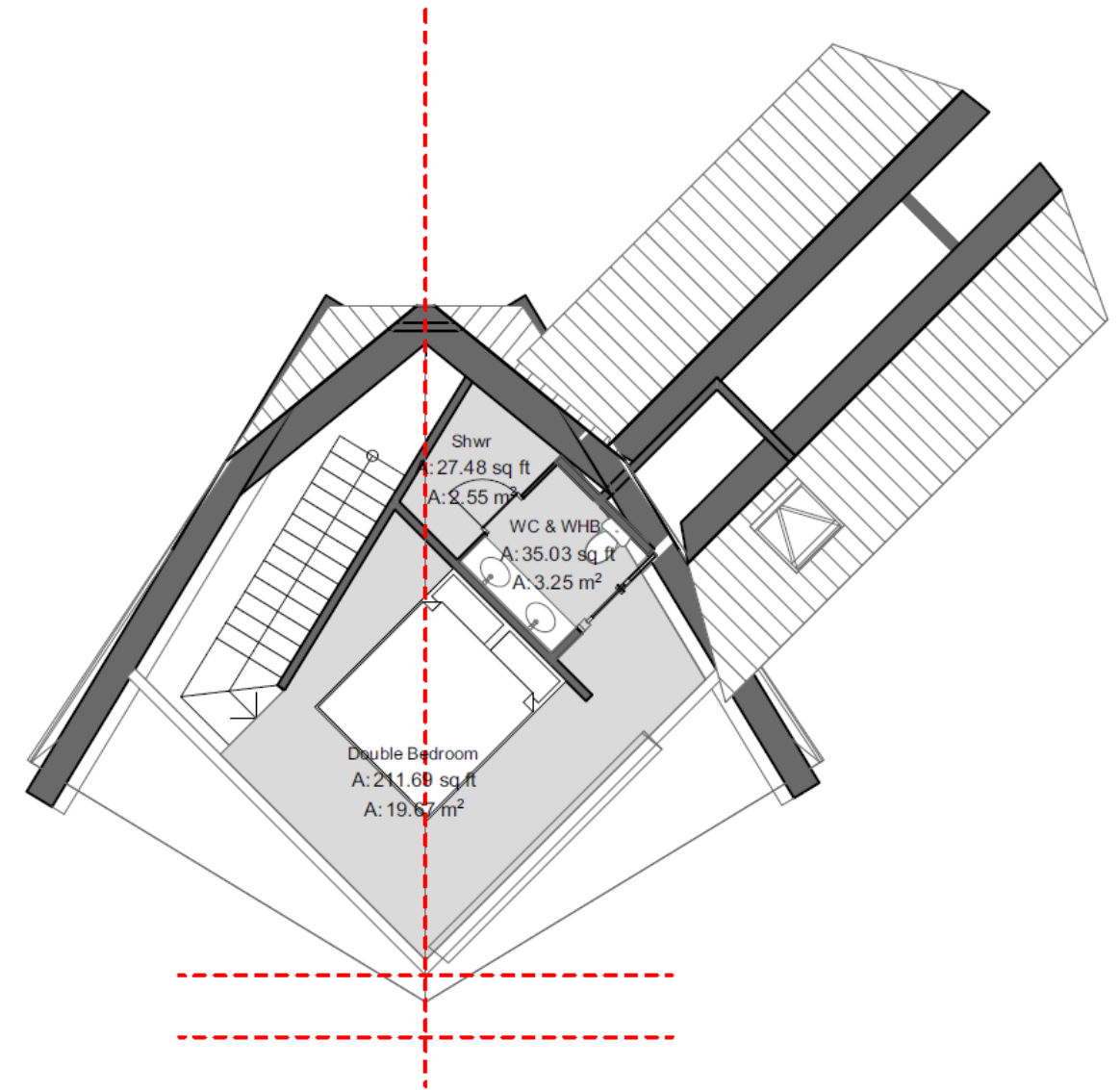
PROJECT	Burton in Lonsdale		
TITLE	Type B - 2 Bed with Mid Level Entrance		
STATUS	PRELIMINARY		
DRAWING NUMBER	(04)005	REVISION	SCALE 1:100
DRAWN BY		CHECKED BY	DATE 17/01/2022

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1 GF-Ground Floor - 1:100

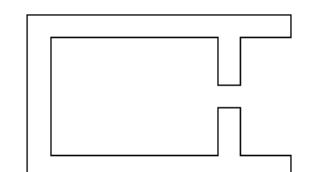


2 01-First Floor - 1:100

Do not scale from drawing.
Dimensions are to be checked onsite.

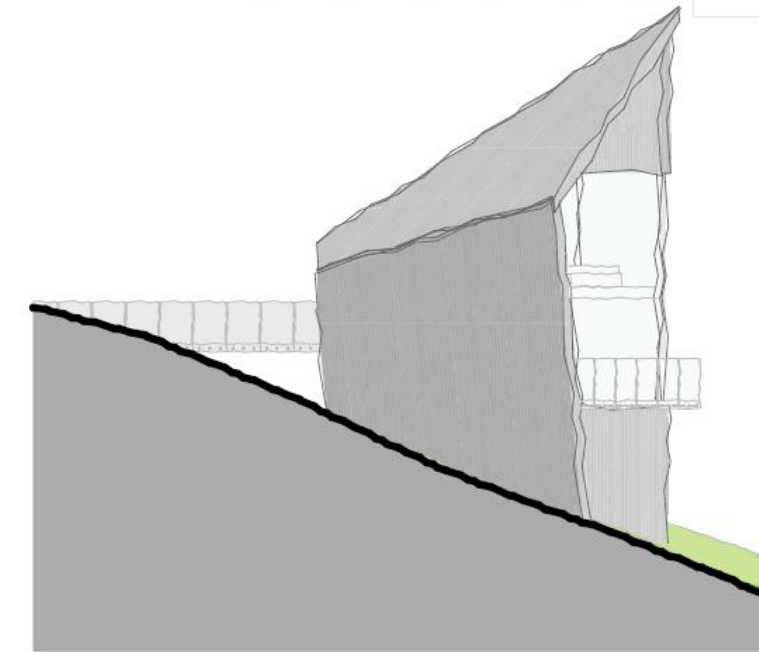
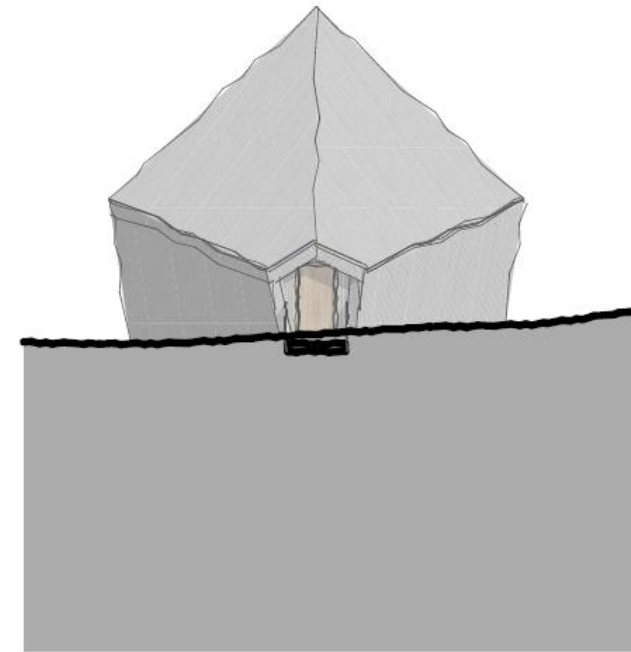
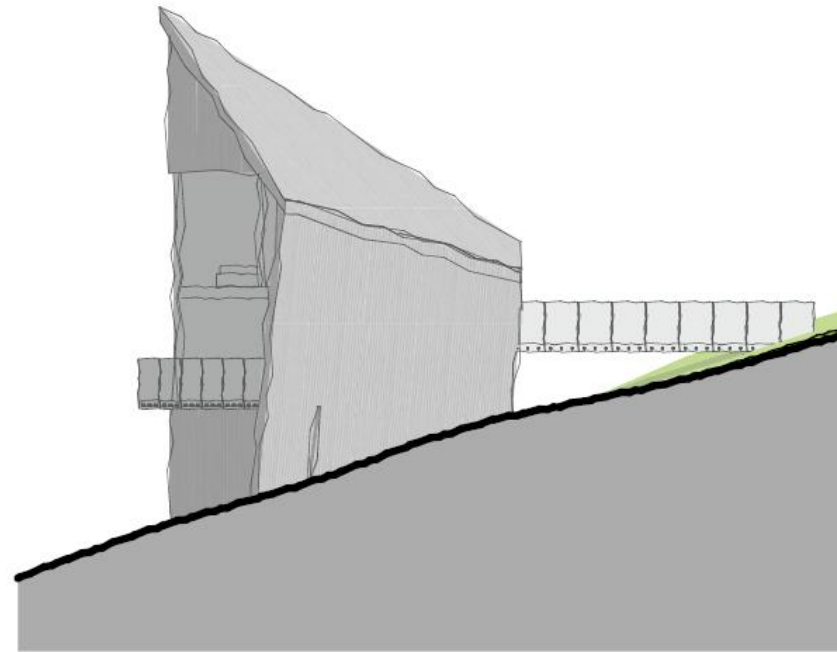
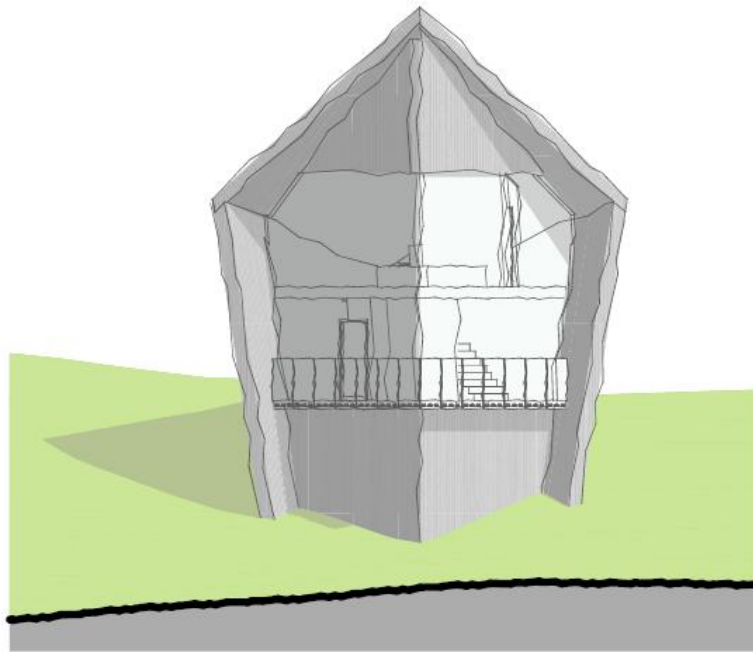
Revision	Date	Note	initial

PROJECT	Burton in Lonsdale
TITLE	Type C - 2 Bed DDA with GF Entrance
STATUS	PRELIMINARY
DRAWING NUMBER	(04)006
REVISION	
SCALE	1:100
DRAWN BY	
CHECKED BY	
DATE	17/01/2022



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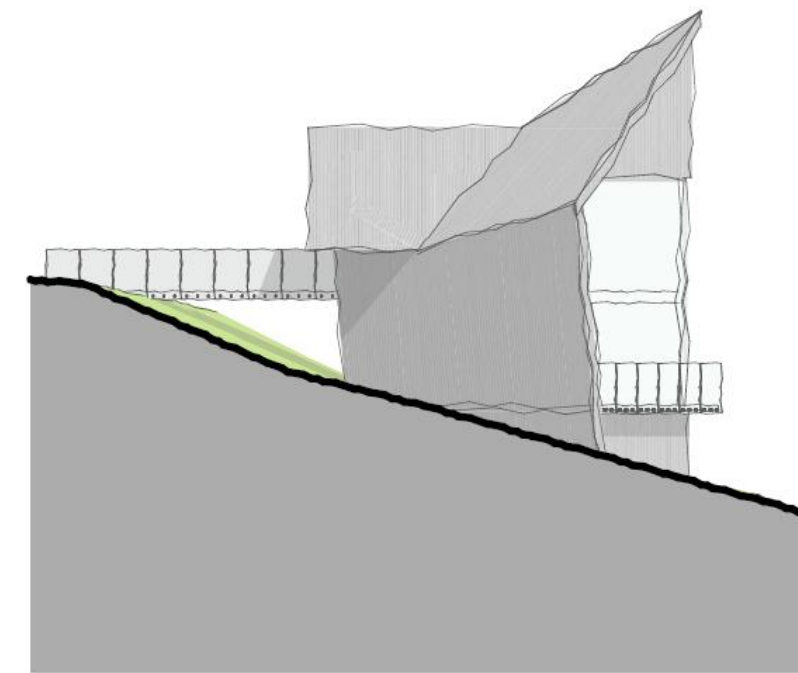
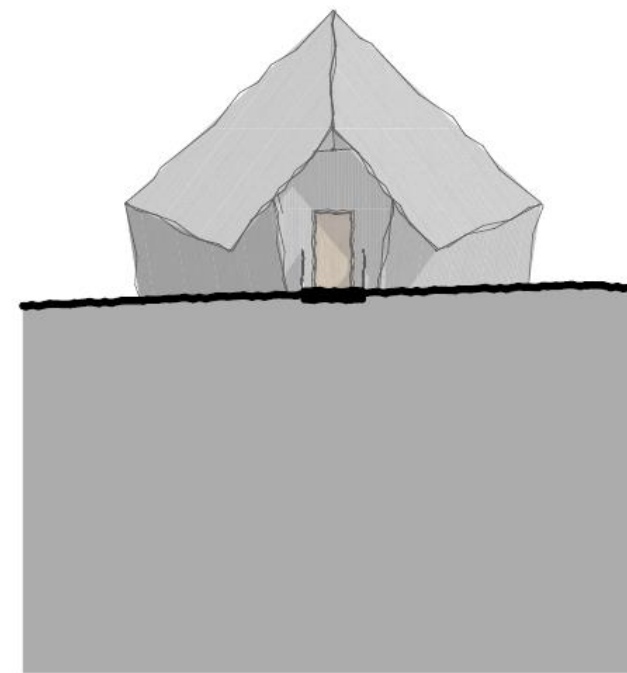
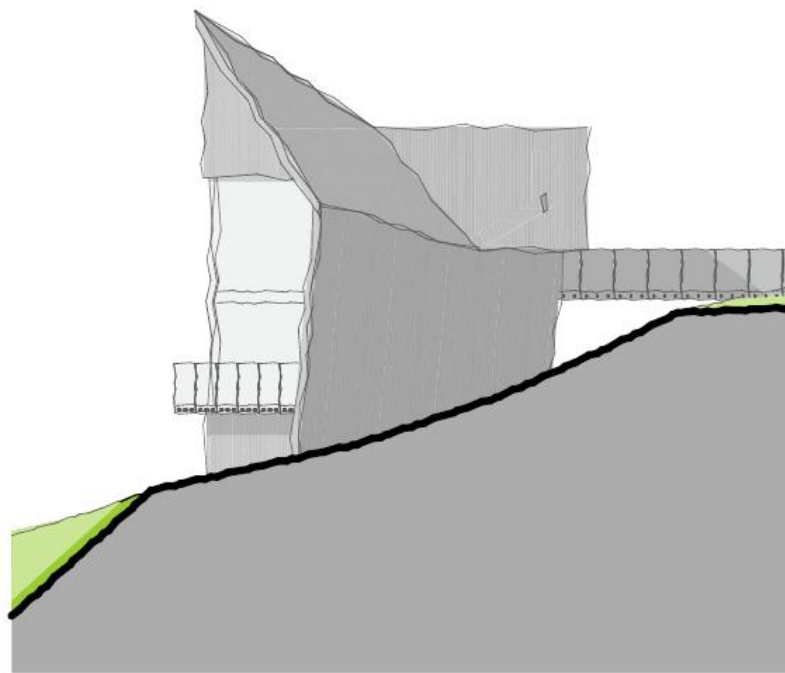
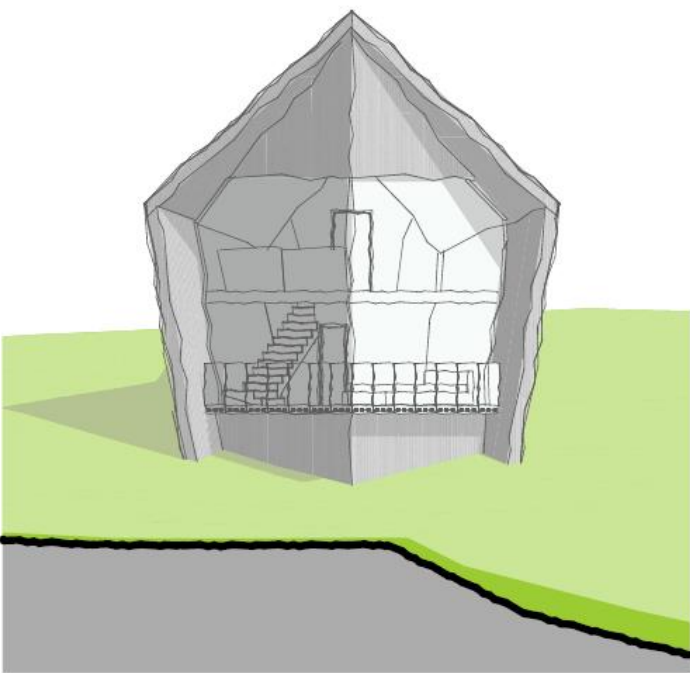


Unit Type A1 South Elevation 1:200

Unit Type A1 East Elevation 1:200

Unit Type A1 North Elevation 1:200

Unit Type A1 West Elevation 1:200



Unit Type A2 SW Elevation 1:200

Unit Type A2 SE Elevation 1:200

Unit Type A2 NE Elevation 1:200

Unit Type A2 NW Elevation 1:200

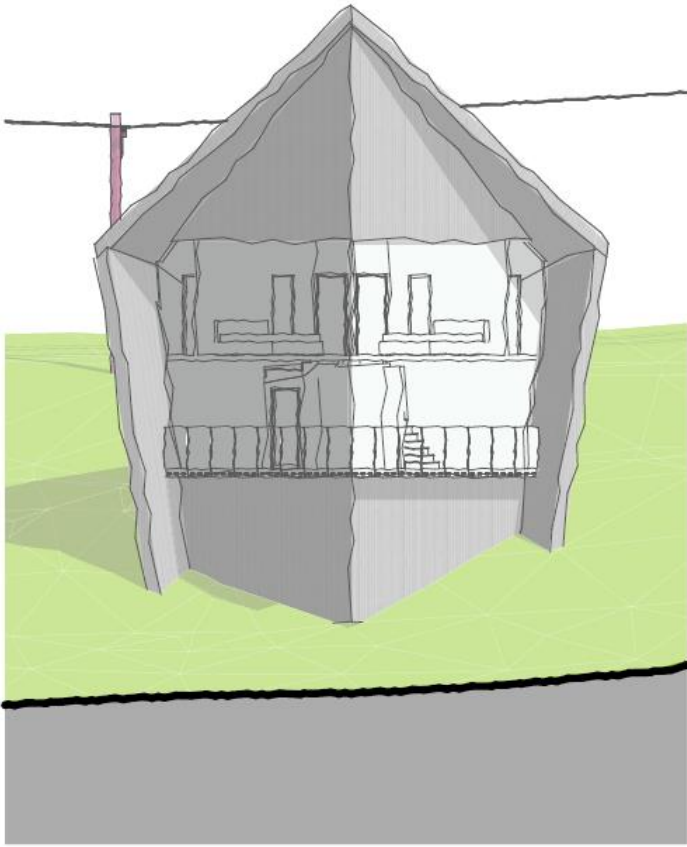
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Dimensions are to be checked onsite.

Revision	Date	Note	initial

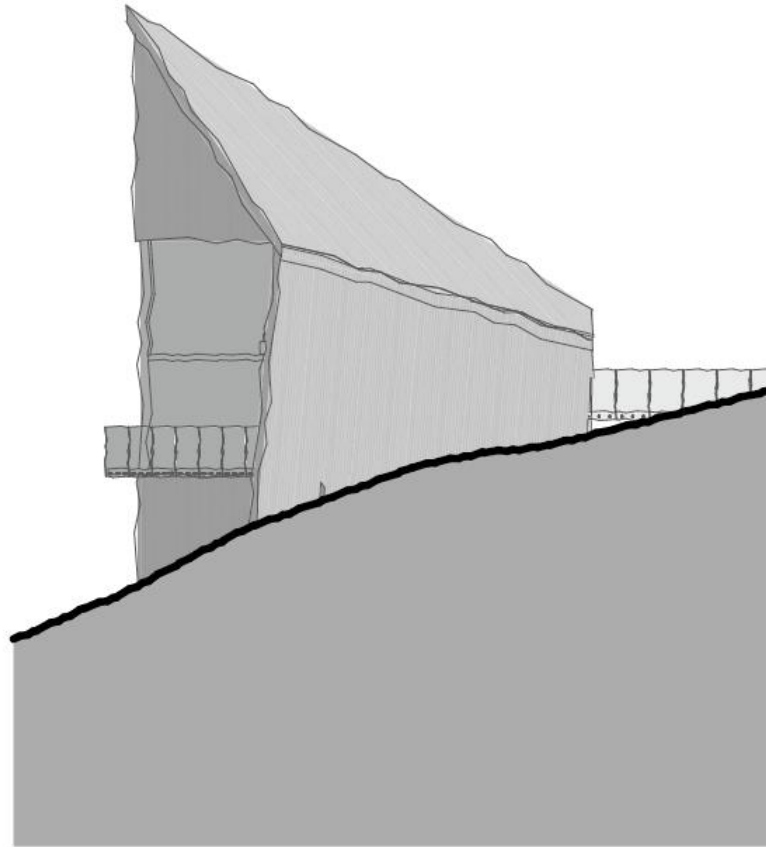
PROJECT	BURTON IN LONSDALE	
TITLE	Prop. Building Elevations - Units A1 & A2	
STATUS	PRELIMINARY	
DRAWING NUMBER	236(05)005	SCALE 1:200
DRAWN BY	CHECKED BY	DATE 14/01/2022

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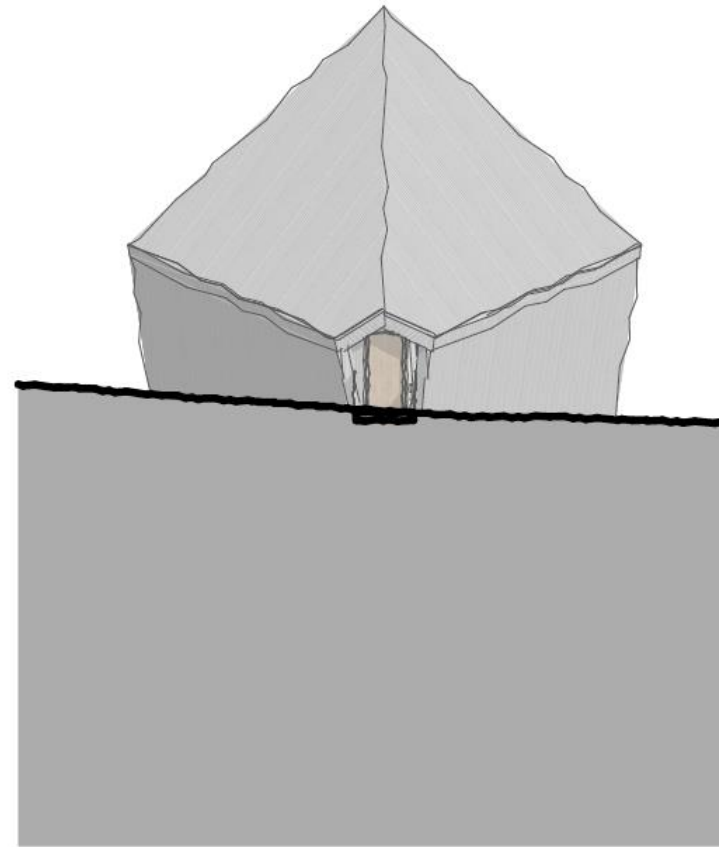
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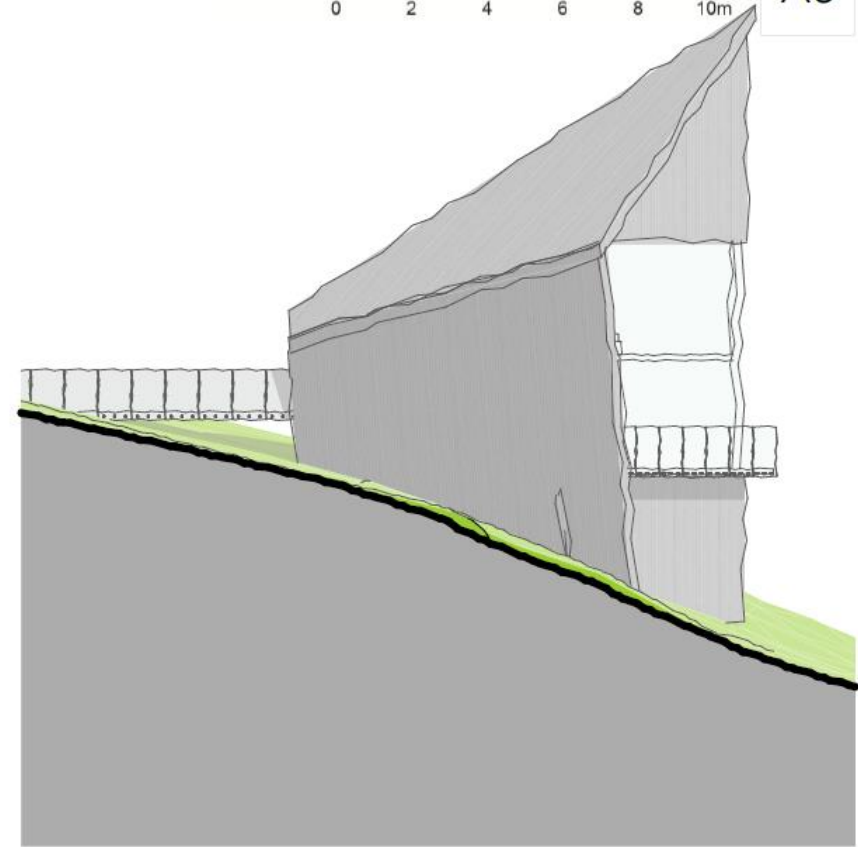
Unit Type B South Elevation 1:200



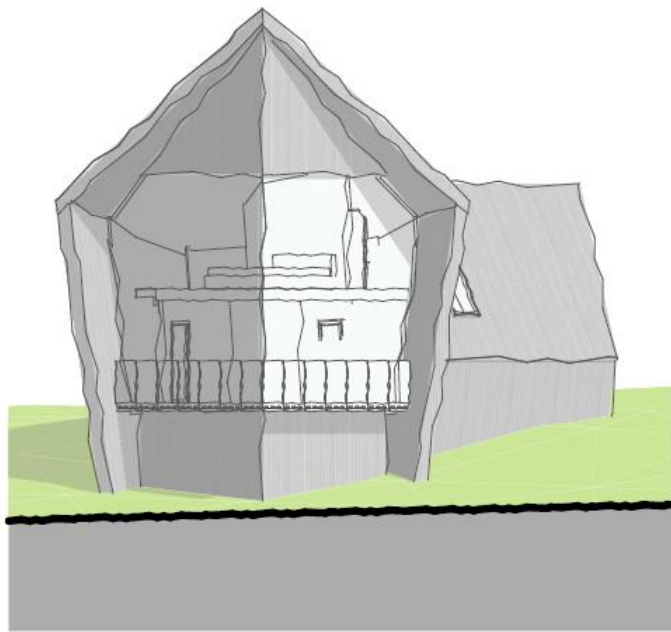
Unit Type B East Elevation 1:200



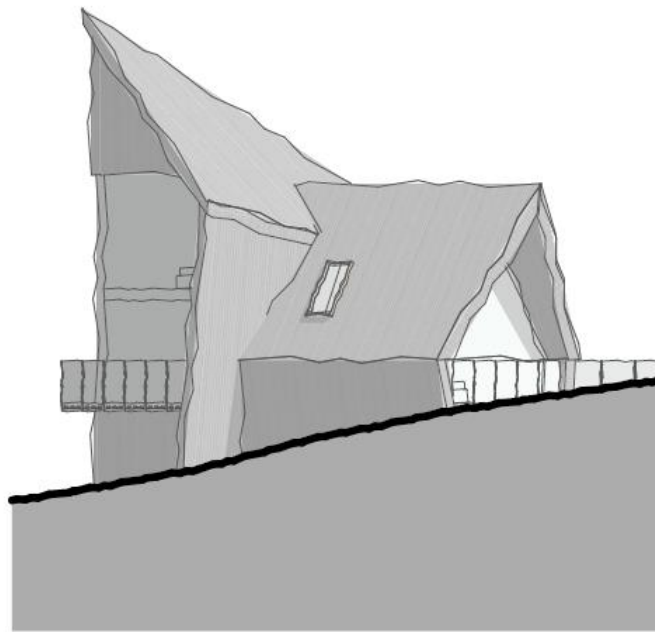
Unit Type B North Elevation 1:200



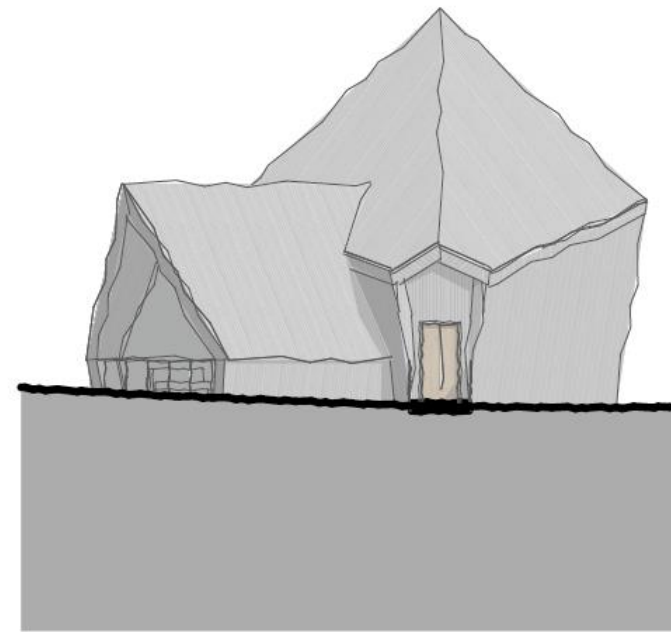
Unit Type B West Elevation 1:200



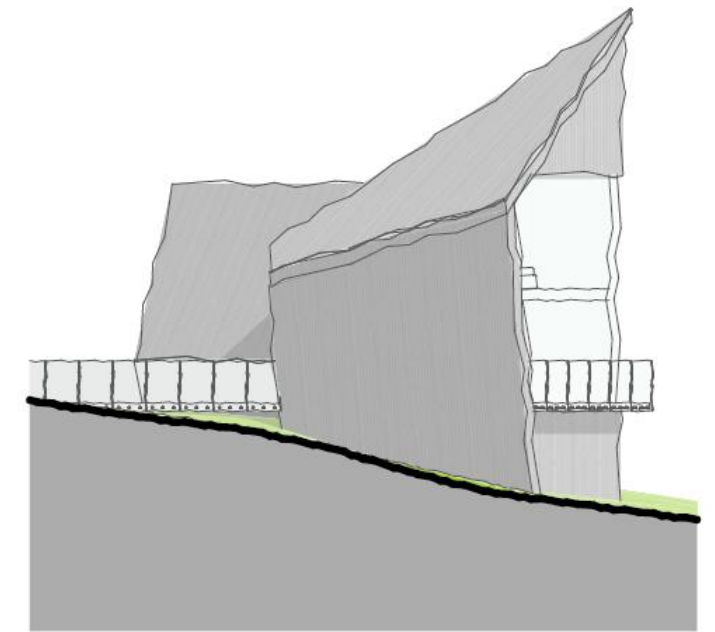
Unit Type C South Elevation 1:200



Unit Type C East Elevation 1:200



Unit Type C North Elevation 1:200



Unit Type C West Elevation 1:200

Do not scale from drawing.
Dimensions are to be checked onsite.

Revision	Date	Note

initial	PROJECT BURTON IN LONSDALE
	TITLE Prop. Building Elevations - Units B & C
	STATUS PRELIMINARY
	DRAWING NUMBER 236(05)006 REVISION SCALE 1:200
	DRAWN BY CHECKED BY DATE 14/01/2022

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Proposed Site Plan



Do not scale from drawing.
Dimensions are to be checked onsite.

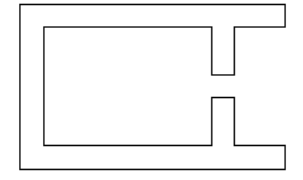
Revision Date Note

Revision	Date	Note

initial

PROJECT BURTON IN LONSDALE
TITLE Proposed Site Plan 1-1000
STATUS PRELIMINARY

DRAWING NUMBER 236(04)011 REVISION SCALE 1:2000
DRAWN BY CHECKED BY DATE 14/01/2022

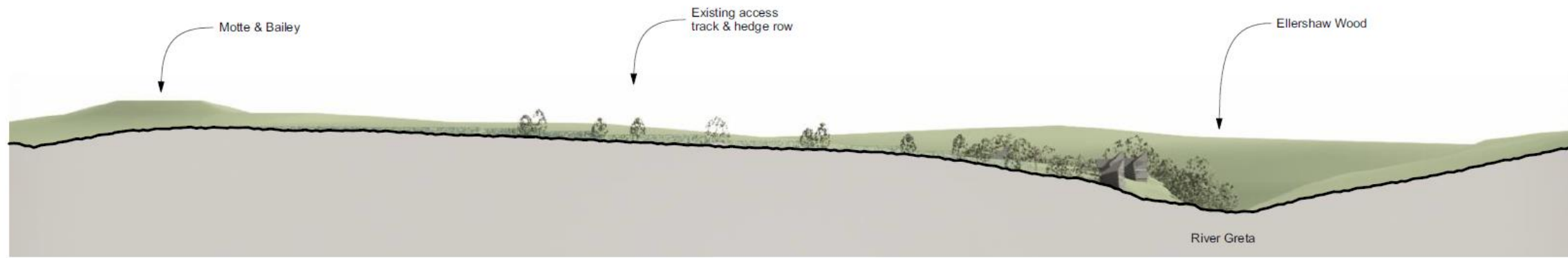


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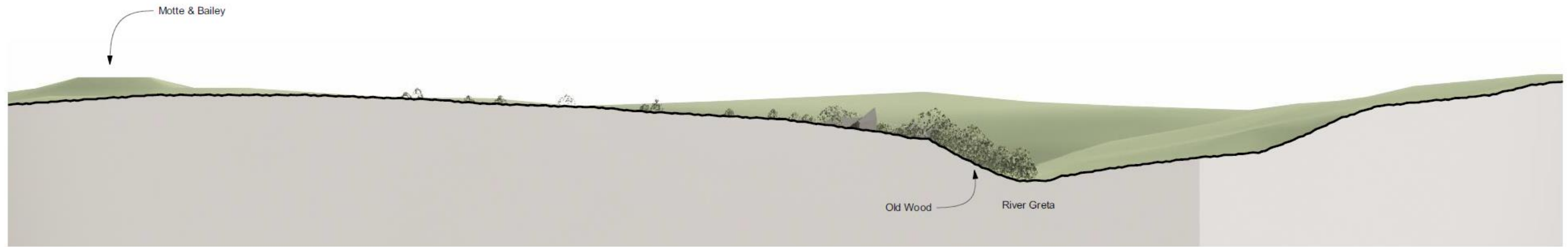
Proposed Site Sections

(Refer to section number labels in the Proposed Site Plan)



1:2000

Site Section 01: Site Section Through River Greta & Access Track



1:2000

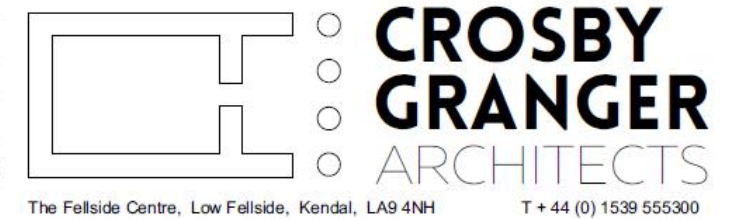
Site Section 02: Western Site Section

NOTE: All planting and vegetation shown is indicative of the existing site condition. The proposed new planting and screening is not shown. Refer to separate 'Proposed Site Plan and Appraisal' plan drawing.

Do not scale from drawing. Dimensions are to be checked onsite.

Revision	Date	Note	initial

PROJECT	BURTON IN LONSDALE		
TITLE	Site Sections - Sheet 1		
STATUS	PRELIMINARY		
DRAWING NUMBER	236(06)001	REVISION	SCALE 1:2,26, 1:1.90
DRAWN BY		CHECKED BY	DATE 01/03/2022

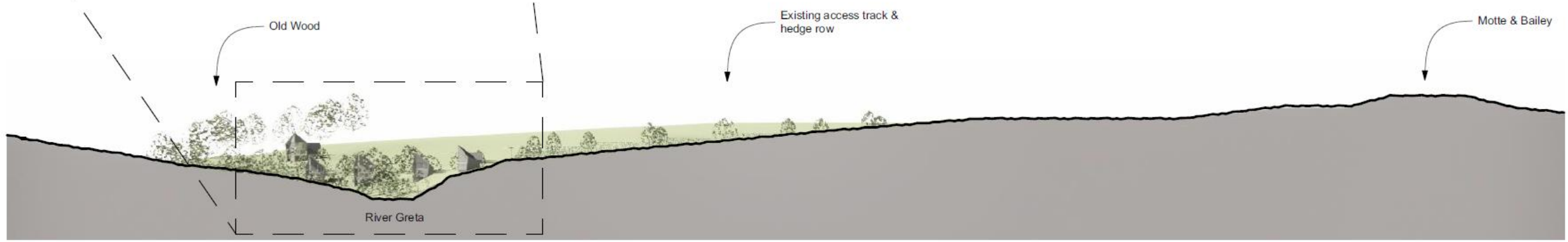


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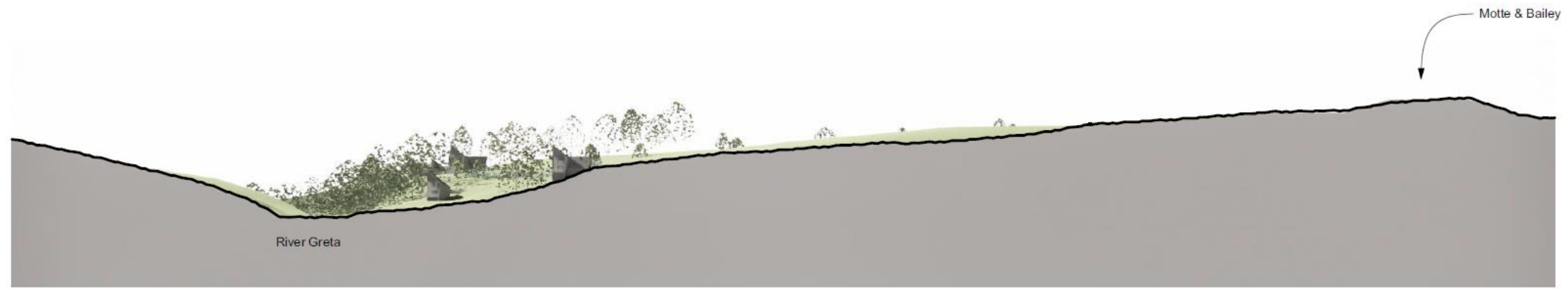
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1:1000 Detailed Thro' Site Section



1:2000 Site Section 03: Through River Greta & Motte and Bailey



1:2000 Site Section 04: Eastern Section Through River Greta & Motte and Bailey

NOTE: All planting and vegetation shown is indicative of the existing site condition. The proposed new planting and screening is not shown. Refer to separate 'Proposed Site Plan and Appraisal' plan drawing.

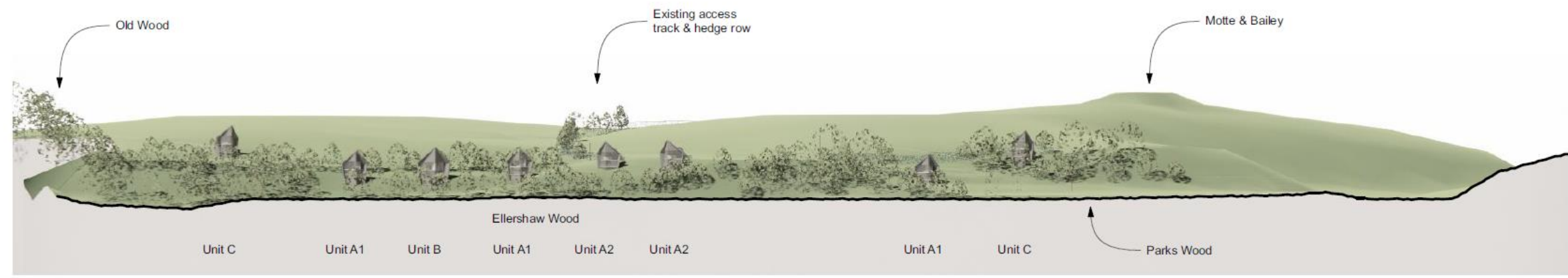
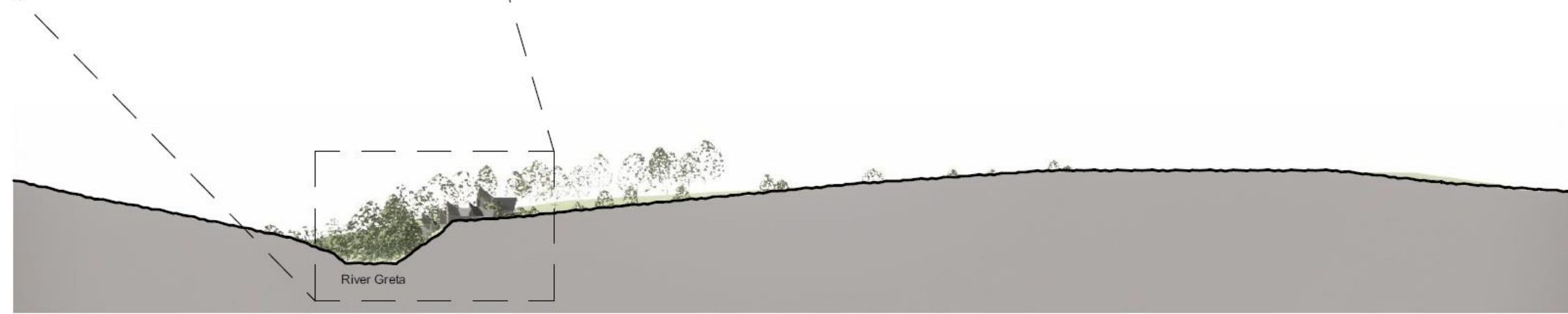
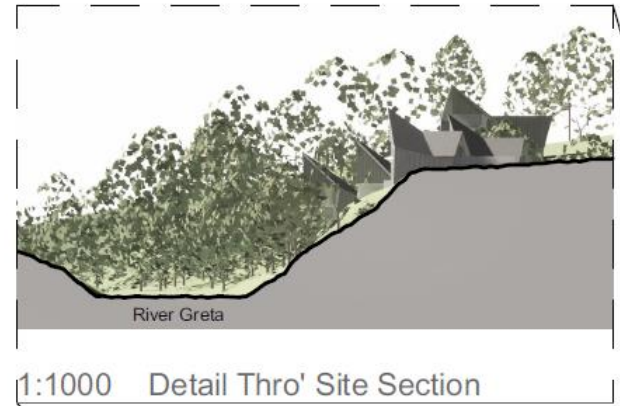
Do not scale from drawing. Dimensions are to be checked onsite.

Revision	Date	Note	initial

PROJECT	BURTON IN LONSDALE
TITLE	Site Sections - Sheet 2
STATUS	PRELIMINARY
DRAWING NUMBER	236(06)002
REVISION	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	01/03/2022

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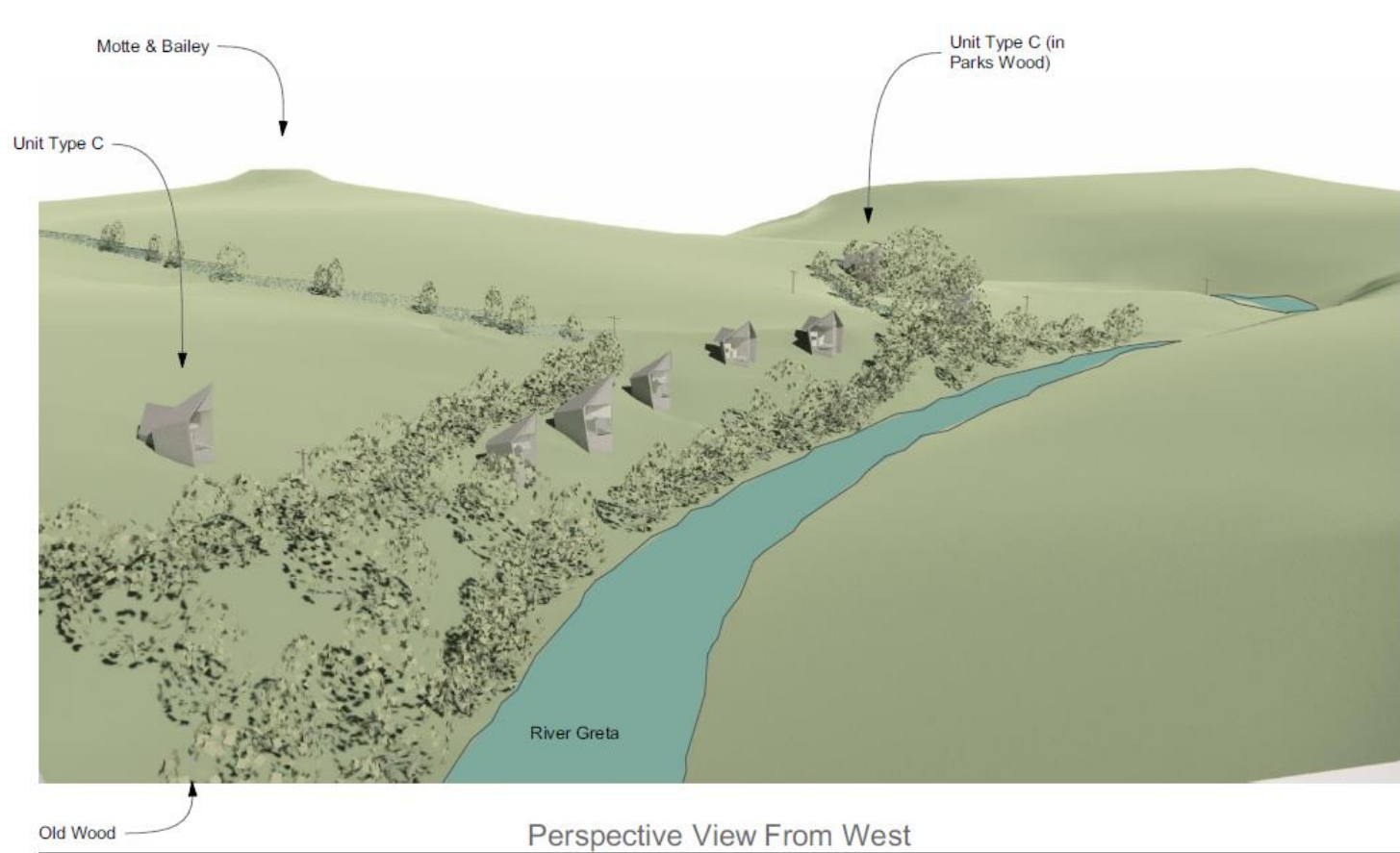
NOTE: All planting and vegetation shown is indicative of the existing site condition. The proposed new planting and screening is not shown. Refer to separate 'Proposed Site Plan and Appraisal' plan drawing.

Do not scale from drawing. Dimensions are to be checked onsite.

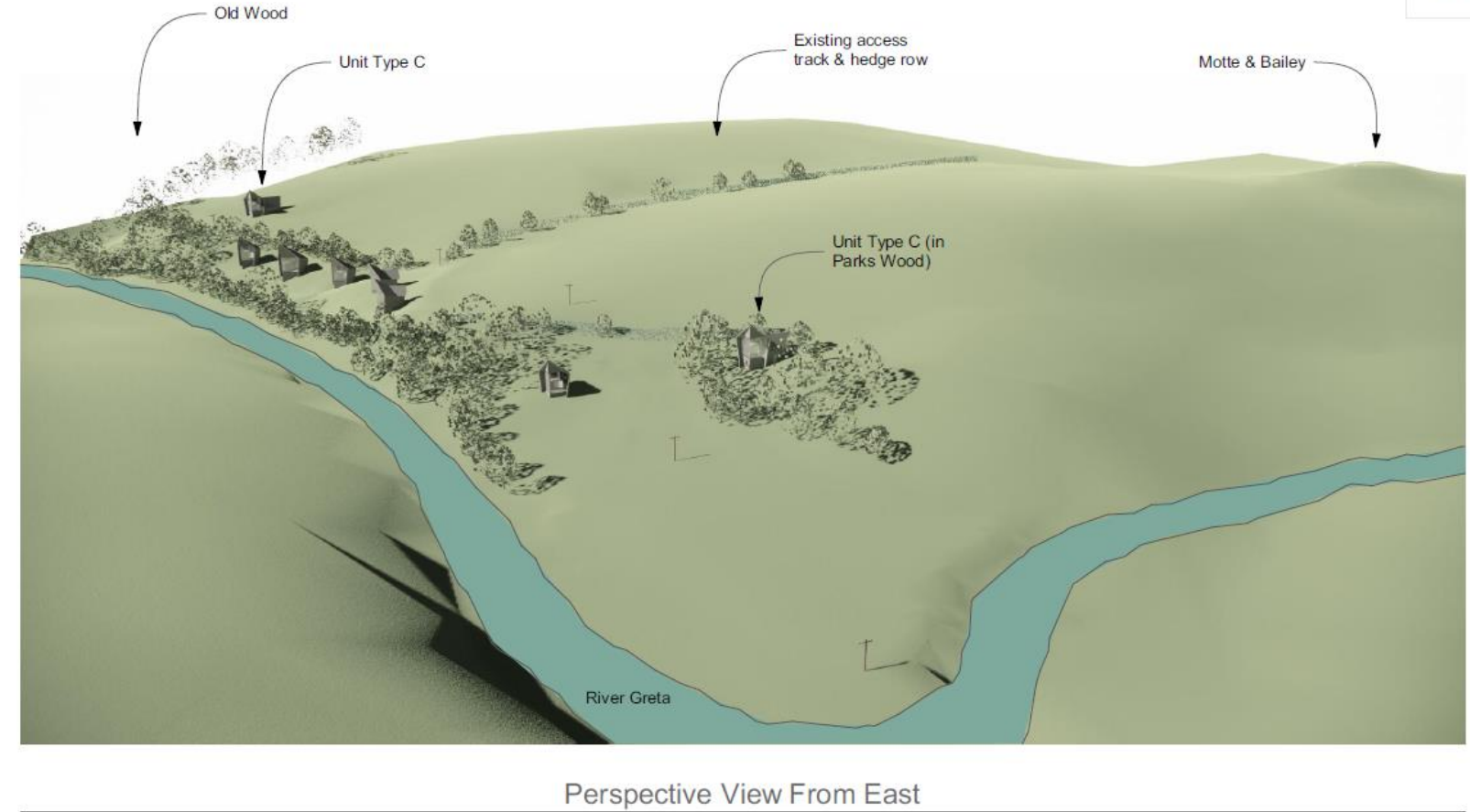
Revision	Date	Note	initial

PROJECT	BURTON IN LONSDALE
TITLE	Site Sections - Sheet 3
STATUS	PRELIMINARY
DRAWING NUMBER	236(06)003
REVISION	
DRAWN BY	
CHECKED BY	
DATE	01/03/2022
SCALE	1:2.29, 1:2.20, 1:5.05

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Perspective View From West



Perspective View From East



Perspective View From Motte & Bailey

NOTE: All planting and vegetation shown is indicative of the existing site condition. The proposed new planting and screening is not shown.

Do not scale from drawing. Dimensions are to be checked onsite.

Revision	Date	Note

initial	PROJECT BURTON IN LONSDALE
	TITLE Site Sections Sheet 4
	STATUS PRELIMINARY
	DRAWING NUMBER 236(06)004
	REVISION
	SCALE 1:2.30, 1:3.25, 1:2.89
	DRAWN BY
	CHECKED BY
	DATE 01/03/2022

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