

Land at Hellifield, Skipton BD23 4HL

This is a brief overview relating the ongoing planning application covering the land for sale at Hellifield. Please be aware that the area covered by the planning application includes land in excess of the C. 52.85 acres offered for sale.

Authority: Craven District Council

Applicant: Ballan Ltd

Type of consultation: Planning application

Date of submission: 26 May 2020

Validated: 23 March 2020

Type of response: Objection

Status: Awaiting decision

In 2005, a reserved matters application (**42/2005/5082**) was approved by the council for the construction of a rural environment centre comprising tourism, exhibition, training, equestrian and livestock buildings, a hotel and nature conservation site. Some of the works to implement this decision were undertaken, e.g., the construction of the site manager's house, however, works to commence construction of the hotel, the environmental centre and surrounding buildings were not and remain extant.

An application was sent on 30th November 2016, application no **42/2016/17496**, to the council for the development of 300 lodges on a much larger undeveloped part of the site, incorporating the extant site, together with a different location for the hotel, a park and ride facility, bus and coach drop off point, leisure centre including a swimming pool and climbing wall, pedestrian access to Hellifield Station, landscaping including ground modelling and water features. This was refused in March 2019 by the Council at an extraordinary committee meeting and attracted numerous objections to it. CPRENY were pleased that the applicant chose not to appeal that decision.

The application no **2020/21553/OUT** is just an amended resubmission of the previous application 42/2016/17496 which was refused on 28th March 2019 (a plan of the most recent proposal is shown below). CPRENY strongly object to the revised proposal for additional tourist accommodation at this location. The applicant has relied upon out of date and insufficient information to determine the full impact of the revised scheme and whether any proposed mitigation will be effective in:

- Preserving and enhancing the landscape and setting of the Yorkshire Dales National Park; and
- The conservation of heritage assets within the vicinity of the site location, and
- Conserving the biodiversity value of the site; and
- The preservation of Local Green Space including its open character, local significance, and value to the community; and
- The preservation of the character and appearance of the local area

The applicant has not attempted to justify and demonstratable 'need' for the proposals at this location, showing that the benefit of which would satisfactorily outweigh the harm caused by the proposals.

2022/24090/EIASCR Land to North East of Kendal Road Hellifield Skipton was a request for an Environmental Impact Assessment Screening Option in association with planning application **2020/21553/OUT** -:

- Application validated: 27 May 2022
- Status: Decided
- Decision Issued Date: 24 June 2022
- Decision: Response sent
- Appeal Status: Unknown

For further information:

[CPRE, Berkshire Branch](#)

[Simple Search \(cravendc.gov.uk\)](http://cravendc.gov.uk)

Please see attached on the following page the most recent Proposed Site Layout (Amended Plan) relating to **2020/21553/OUT** dated 2 October 2020.

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NOTES

Drawing based on survey information provided by third party measured surveys. Any discrepancies to be reported to the architect.

Scale 1:1250
 0 10 20 40 100m

RED LINE APPLICATION BOUNDARY
 BLUE LINE OWNERSHIP BOUNDARY
 PURPLE LINE RETAINED PUBLIC RIGHTS OF WAY

REV E - 30.09.2020 NP AMENDMENTS AS PER BIODIVERSITY REPORT
 REV D - 11.06.2020 NP SECTION DETAIL A-A UPDATED TO INCLUDE GORSE BUSH AND FENCE
 REV C - 09.03.2020 NP BOUNDARY LINES UPDATED
 REV B - 25.02.2020 NP LODGE LAYOUT AMENDED TO PREVIOUS VERSION
 REV A - 11.02.2020 NP LODGE LAYOUT AMENDED

INITIAL ISSUE: FEB 2020 NP
 REVISION - DATE DRAWN: CHW/D

PLANNING ISSUE

KELL WELL POINT
 HELLIFIELD
 NORTH YORKSHIRE
 FOR
 BALLAN LTD

PROPOSED SITE LAYOUT

Scale 1:1250 @ A0
HALLIDAY CLARK ARCHITECTS
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 Lower Hellifield Road E 01943 604 123
 Hillyery LS29 8FL W hallidayclark.co.uk

Dwg. No. 548.04 (-) 600 Rev. E



Parking Area with extant consent

Hotel
 Extant consent shown hatched red

Existing Gallaber Pond

Flash

Lodges
 Approx 99no. shown

Flash

All Public Rights of Way maintained

All Public Rights of Way maintained

Proposed Lodge Access Tracks
 Informal pathways lead from the single track access roads into each lodge cluster. Laid with loose gravel and elements of raised decking walkway to bridge small watercourses. Gravel pedestrian pathways provide desire lines between tree planting and local topography.
 Single track access driveways, with passing places and topped with loose limestone aggregate.

Areas of gravel lay-by, edged with logs, providing informal temporary parking bays for vehicular loading and unloading into lodges.

Proposed Car Parking Design.
 Woodland / National Park style car parking layout, with various, separate parking enclosures created with earth mounds and tree planting. Formed within the topography of the existing landform where possible.
 Log edging helps maintain parking space identification, even during heavy leaf drop.
 Additional areas of dry stone walling help to break up the parking environment.
 Parking bays and access laid with loose gravel.

Exterior Lighting Approach
 The lighting concept should be designed to minimise the impact on the surrounding environment, whilst maintaining the functional requirement of the site.
 The use of 'human scale' lighting will provide sufficient way-finding throughout the site, whilst still allowing large areas of the site to remain unlit. As much of this light as possible should be directed towards the ground by means of low level bollard design

