

FROM AONB - JAC  
TO Chief Planner  
OUR REF  
DATE 19 December 2016  
ORIGINATOR Nidderdale AONB Manager

## PLANNING CONSULTATION

APPLICATION TYPE: 00501 Other Major Smallscale  
APPLICATION NO 16/04660/FULMAJ  
PROPOSAL Erection of event facility building to include supporting restaurant, formation of car park and service area with access bridge, erection of substation and alterations to Japanese Garden.  
LOCATION Grantley  
GRID REF:  
APPLICANT: Grantley Hall Ltd

My observations on the above application are as follows:-

The JAC supported the application for the hotel in 2011 and has supported revisions made to the original proposal since. Development proposed on the site, including a spa, extensive car parking and buildings to accommodate numerous staff, reflects the applicant's objective to develop a 5\* hotel. The scale of development and operation of the hotel that will follow its completion will result in major changes that will affect the Hall, its grounds and its wider landscape setting. Substantial investment in restoring the landscape will be mitigated by restoration and future safeguarding of the Listed Building and of the remaining elements of designed landscape surrounding Grantley Hall including the Japanese Garden, which are welcome, but there will be an unavoidable residual impact. The extent of the designed landscape will be diminished by this proposal and by development already approved as part of the overall plan for the site. Lighting, noise, traffic and the very significantly increased level of activity commensurate with the operation of a large hotel will have an impact on tranquillity that will be felt beyond the confines of the site. This will inevitably affect wildlife species, despite proposed mitigation and compensation measures, and it will also have an impact on the amenity of those using the public rights of way network in the vicinity. Finally, while the JAC accepts that while works to the Skell and the canal have been carefully planned and executed, management of sediment and physical structures in both watercourses will have an impact on hydrology, and this may have downstream effects to the detriment of the World Heritage Site.

In conclusion, the JAC accepts that development on the scale proposed is necessary for the viability of what will become a very important local business, and moreover that the applicants are committed to protecting the environment. Investment in off-site work to restore fragmented ecological networks and measures to reduce the impact of downstream flooding and watercourse siltation would help to compensate for residual impacts to a highly sensitive site that are unavoidable in a project of this scale.



Signed