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13th January 2019

Dear Mr Birkett,

Planning application: 3/2019/0050

Proposal: Change of use from public house with living accommodation to one dwelling with business use. Demolition of existing single-storey extensions and construction of new single-storey extension. Construction of new, two-storey, three-car garage with business storage above. Construction of three new two-storey holiday lets. Duke of York Inn Grindleton Brow Grindleton BB7 4QR

As the UK's leading woodland conservation charity, the Trust aims to protect native woods, trees and their wildlife for the future. Through the restoration and improvement of woodland biodiversity and increased awareness and understanding of important woodland, these aims can be achieved. We own over 1,250 sites across the UK, covering around 23,000 hectares (57,000 acres) and we have 500,000 members and supporters.

The proposed development will be sited directly adjacent to a Woodland Trust-owned site, Greendale Wood (grid ref: SD7585545500).

Impacts to Greendale Wood

The close proximity of the development to our site could have numerous adverse impacts on the woodland. Where developments adjacent to our sites are not adequately buffered, the long-term retention of trees at the edge of our site is likely to be affected. Issues such as shading, leaf fall, overhanging branches and general health and safety concerns can all lead to neighbouring landowners wanting to either lop or fell our trees. The implementation of suitable buffers allows such issues to be avoided. Due to the current layout of the development, the Trust does not believe that a suitable buffer to Greendale Wood can be implemented.

Conclusion

In summary, the Woodland Trust **objects** to the proposed development as it is not possible to feasibly accommodate a buffer zone to protect our site Greendale Wood.

We hope you find our comments to be of use to you. If you are concerned about any of the concerns raised by the Woodland Trust then please do not hesitate to get in contact with us.

Yours sincerely,

Nicole Hillier
Campaigner – Ancient Woodland