

**From:** [Elspeth Ingleby](#)  
**To:** [Ailsa Teasdale](#)  
**Cc:** [Planning](#)  
**Subject:** NYM/2019/0300/LB and NYM/2019/0299/FL - Egton Manor  
**Date:** 08 July 2019 13:01:59

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Dear Ailsa,

I am satisfied with the information provided by the applicant regarding the capacity of the existing septic tank system and gravel tracks around the marquee area to enable surface water to soakaway.

Bird and bat informatives, as mentioned below, would be useful on both applications (if approved) for clarity.

Many thanks,

Elspeth

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**From:** Elspeth Ingleby  
**Sent:** 23 May 2019 11:22  
**To:** Ailsa Teasdale  
**Cc:** Planning  
**Subject:** NYM/2019/0300/LB - Egton Manor

Dear Ailsa,

I have a couple of comments relating to this application. Firstly, the existing septic tank is to be used. Given that it is anticipated that up to 24 events could be held a year, with potentially up to 100 people in attendance at each (beyond which it is stated that the marquee and additional toilet facilities would be required), this is likely a large increased in current usage. Whilst I accept that not all events will be so large, it would be valuable to gain assurance from the applicant that the existing septic tank has sufficient capacity to cope with the additional use without causing a potential pollution risk to the local environment.

The marquee is to be sited on the surfaced tennis court and it is stated that surface water will be discharged to the nearby watercourse (the Esk). Is there an existing drain/soakaway in situ around the tennis court or is it intended that any rainwater from the marquee would simply run off across the grass. Given the potentially high footfall around the marquee at times, and the long term nature of its siting over the summer, it would be appropriate for surface water to be directed to a soakaway or gutter to direct away from the surrounding area and reduce the risk of poaching.

Bird and bat informatives should be included with the decision notice if approved.

Many thanks,

Elspeth

**Elspeth Ingleby** MA<sub>Cantab</sub> ACIEEM

**Ecologist**

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP  
Telephone: 01439 772700

Please note: I work 2 days per week on Ecology matters. My normal working pattern is Monday and Thursday.

**From:** Nick Mason  
**Sent:** 26 June 2019 12:47  
**To:** Harriet Frank  
**Subject:** NYM/2019/0199/FL Low Laithes Farm extension archaeology

Hi Harriet,

I have reviewed the recent Heritage Assessment submitted for the above application. It now takes into consideration all of the areas of concern previously raised, and recommends a Watching Brief be made a condition of consent. I agree with this and would like to request that should consent be given, a WSI submitted for approval and an archaeological Watching Brief and report should be conditions.

It should be noted again that Scheduled Monument Consent will also need to be granted by Historic England before any ground works can begin, and the above recommendation is likely to be a condition of this as well.

My thanks to the applicants and North East Archaeological Research Ltd for liaising with the conservation dept. on this matter, and I am happy to be consulted further if the application continues.

Best,

**Nick Mason**  
**Archaeology Officer**

**North York Moors National Park Authority**  
**The Old Vicarage**  
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Miss Harriet Frank  
North York Moors National Park Authority  
The Old Vicarage, Bondgate  
Helmsley  
York  
North Yorkshire  
YO62 5BP

Our ref: P01057730

25 June 2019

Dear Miss Frank

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LOW LAITHES FARM, HAWSKER, NORTH YORKSHIRE, YO22 4JZ  
Application No. NYM/2019/0199/FL**

Thank you for your letter of 20 June 2019 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

**Historic England Advice**

Historic England has previously provided advice on this development proposal on 16th May 2019 and 2nd April 2019. On both occasions our advice and recommendation was that we had 'concerns on heritage grounds' because the application was not supported by any heritage assessment or heritage statement, despite being partially located within a Scheduled Monument. As such the application did not meet the requirements of the National Planning Policy Framework.

The Amended information now submitted consists of a Heritage Assessment and proposal for archaeological watching brief (North East Archaeological Research Ltd, June 2019) during the proposed works.

Historic England can confirm that this Amended information fully addresses our previous concerns, and we are content to remove our 'concerns on heritage grounds'.

**Recommendation**

Historic England has no objection to the application on heritage grounds. We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 189.

In determining this application you should bear in mind the statutory duty of section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning





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applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

**Keith Emerick**  
Ancient Monuments Inspector

cc: Mags Waughman, Historic Environment Manager, NYMNPA.



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Miss Harriet Frank  
North York Moors National Park Authority  
The Old Vicarage, Bondgate  
Helmsley  
York  
North Yorkshire  
YO62 5BP

Our ref: P01057730

16 May 2019

Dear Miss Frank

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LOW LAITHES FARM, HAWSKER, NORTH YORKSHIRE, YO22 4JZ  
Application No. NYM/2019/0199/FL**

Thank you for your letter of 15 May 2019 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

**Historic England Advice**

Historic England has previously provided advice on this development proposal on 2nd April 2019.

At that time it was our advice and recommendation that we had concerns on heritage grounds because the application site was located partially within a nationally important Scheduled Monument ("Moated site at Low Laithes Farm, Whitby Laithes", NHLE 1020402), but the application itself was not supported by any heritage assessment or Heritage Statement.

Unfortunately the amended information does not address the omissions from the original application. The amended Design and Access statement now includes a short Heritage Statement, but it is clear from this document that the agent for the applicant has not consulted with the local Historic Environment Record (HER), has yet to establish the heritage significance of the application site and has yet to propose an appropriate archaeological mitigation strategy. As such, the application does not meet the requirements of the National Planning Policy Framework, paras 189, 190 and 193.

Historic England has yet to be consulted by the applicant or agent on this proposal and the need for Scheduled Monument Consent.

Historic England continues to have concerns on heritage grounds, but we wish to see



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this proposal and these matters of detail resolved as soon as possible

**Recommendation**

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 189 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

**Keith Emerick**

Ancient Monuments Inspector

cc: Mags Waughman, Historic Environment Manager, NYMNPA.  
Geoffrey Hodgson, Close, Granger, Gray and Wilkin.



**From:** [Abigail Duffy](#)  
**To:** [Planning](#)  
**Cc:** [Elspeth Ingleby](#)  
**Subject:** Bat Informatives for Planning Applications 25.03.19- 31.03.19  
**Date:** 15 April 2019 09:29:04

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Hello,

If the following applications are approved, please can a bat informative be included:

NYM/ 2019/0199/FL- Low Laithe Farm, Hawsker

Thanks,  
Abi

Abigail Duffy  
Conservation Trainee  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
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**From:**  
**To:** [Planning](#)  
**Subject:** Responses to applications from Hawsker cum Stainsacre Parish Council  
**Date:** 11 April 2019 10:44:25

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**NYM/2019/0199/FL** Application for alterations and construction of single storey extension at Low Laithes Farm, Hawsker.

No objections.

A query was raised regarding the doors and windows in the front view of the extension which appear to look heavier than the rest? Could just be the drawing?

Virginia Ramsey.

Sent from [Mail](#) for Windows 10



Historic England

Miss Harriet Frank  
North York Moors National Park Authority  
The Old Vicarage, Bondgate  
Helmsley  
York  
North Yorkshire  
YO62 5BP



Our ref: P01057730

2 April 2019

Dear Miss Frank

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LOW LAITHES FARM, HAWSKER, NORTH YORKSHIRE, YO22 4JZ  
Application No. NYM/2019/0199/FL**

Thank you for your letter of 27 March 2019 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Historic England Advice**

The application is for the erection of a single storey side extension to the existing farmhouse. The proposed development site is within the Scheduled Monument of 'Moated site at Low Laithes Farm, Whitby Laithes', NHLE 1020402.

The monument includes the earthwork and buried remains of a medieval moated manor house, fishponds and part of its surrounding agricultural system. The monument occupies fields to the east and south of Manor House Farm and to the west of Low Laithes Farm, but the boundary of the scheduled site extends upto the buildings of Low Laithes Farm.

The moated site lies in the eastern part of the monument. It has a steep sided ditch enclosing three sides of a central platform. The fourth, western side of the moat has been infilled and now lies beneath the current farm buildings. The encircling ditch is 2.5m deep and 4m wide along the sides widening out at the corners. The central platform measures at least 50m across. Access to the central area would have been via a causeway but the location of this is not currently known. Water was fed into the ditch at the north eastern corner from a stream which passes along the northern side of the moat.

To the west of Low Laithes Farm there are remains of further earthworks. These have been interpreted as the remains of gardens including features such as ponds.



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The Design and Access and Heritage Statement (March 2019) makes no reference to the presence of the Scheduled Monument and does not provide any assessment of the significance of heritage assets, as required by the National Planning Policy Framework (NPPF). The NPPF (para 189) requires that, as a minimum, applicants should refer to the local Historic Environment Record (HER) as the first step in defining any heritage significance of the application site and thereafter indicate how the proposal will impact on the significance of heritage assets.

The applicant should contact the North York Moors National Park Authority HER as a matter of urgency to establish the heritage significance of the application site and agree what sort of archaeological mitigation might be required to address the impact of the proposal on heritage assets.

As the site is a Scheduled Monument, Scheduled Monument Consent will also be required from the Dept for Digital, Culture, Media and Sport (DCMS) before works can commence.

### **Recommendation**

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 189 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

**Keith Emerick**  
Ancient Monuments Inspector



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Historic England

cc: Mags Waughman, Historic Environment Manager, NYMNPA  
Geoffrey Hodgson, Close, Granger, Gray and Wilkin



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**From:** Nick Mason  
**Sent:** 03 April 2019 11:11  
**To:** Harriet Frank  
**Subject:** NYM/2019/0199/FL Low Laithes Farm extension archaeology

Dear Harriet,

The above application falls in a Scheduled Monument, which the Heritage Statement fails to note. At the least, the application will require Scheduled Monument Consent from Historic England (HE) on behalf of DCMS to go ahead. Failure to gain consent and still engage in works on the site would be a criminal offence.

The best thing for now would be to approach HE for further advice, and produce a suitable Heritage Statement with much more detail on the site. This should include as much of the known information on the site and the surrounding area as possible, map regression, archaeological potential, and a balancing exercise examining the benefit the development would bring against the damage or loss caused to both the archaeology and setting of the monument. Should SMC be granted and the application be successful, it is likely that an archaeological brief or excavation would be a condition.

The site is National Heritage List for England number 1020402, a moated manor with historic links to Whitby Abbey. To initially help with background on the site, this is the designation text and map from HE: <https://historicengland.org.uk/listing/the-list/list-entry/1020402>, some background SM information: <https://historicengland.org.uk/images-books/publications/scheduled-monuments-guide-for-owners-and-occupiers/>, and below is copied our Historic Environment Record entry with limited information on the site:

A LARGE WELL DEFINED DRY MOAT ENCLOSING 2 MODERN FARM HOUSES AND THEIR ANCILLARY BUILDINGS IS ALL THAT REMAINS OF THIS MOATED MANOR. SEE SAM DETAILS - 3 ARMS OF A STEEP-SIDED DITCH (c. 4m WIDE AND 2.5m DEEP) ENCLOSE A CENTRAL PLATFORM AT LEAST 50m ACROSS. WATER APPEARS TO HAVE BEEN FED IN AT THE NE CORNER. THE POSITION OF THE CAUSEWAY IS NOT KNOWN. OTHER EARTHWORKS APPEAR TO BE THE REMAINS OF GARDENS AND PONDS. LITTLE KNOWN OF SITE HISTORY. THE MANOR AT WHITBY LAITHES WAS A GRANGE OF WHITBY ABBEY. RECORDED AS SUCH BY 1301. WHEAT, OATS AND BARLEY WERE ALL BEING STORED IN THE BARN IN THE C14. (SEE ARTICLE BY BRADY.)

If the applicant or their consultants would like to discuss this further then HE should be the first port of call. However I am very happy to also assist if needed, subject to the usual application advice rules/HER charges.

Best regards,

**Nick Mason**  
**Archaeology Officer**

**North York Moors National Park Authority**  
**The Old Vicarage**  
**Bondgate**  
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