

**From:**  
**To:** [Wendy Strangeway](#)  
**Cc:** [Justine Strickland](#)  
**Subject:** RE: New application post - The Hermitage, High Dalby House, Overscar Lane, Pickering - NYM/2019/0452/FL - Parish  
**Date:** 08 August 2019 19:53:17  
**Attachments:**  
**Importance:** High

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Hello Wendy

Please see email below. I am somewhat concerned, I have logged onto the online system for consultation feedback tonight and this planning application is not in my list to be able to provide feedback on. We were granted an extension to 9<sup>th</sup> August, but it's not there for me to give feedback – this is The Hermitage High Dalby, why is it not in my online list please?

***The feedback from the Parish Council is no Objection, please can you ensure this is logged correctly and let me know why this is not in the online list?***

Also, when I am trying to fill in the online forms it defaults to response type all – every time, even when I select something else. I had problems with this last week, it doesn't seem to be working properly. Are you receiving my responses.

I agreed to use the online system and receive online / email consultations, as it was supposed to be quicker and easier. It's not appearing to be the case. If this carries on, I will have no alternative but to revert to paper communications, as I am concerned the responses are either not there or not coming through to you.

If you can get back to me at your earliest convenience please.

Thanks and regards

Emma

**EMMA DOUGLAS-SMITH (Ms)**  
**Clerk & Responsible Financial Officer**  
**Thornton le Dale Parish Council**

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**From:** Wendy Strangeway [mailto:w.strangeway@northyorkmoors.org.uk]  
**Sent:** 15 July 2019 14:10  
**To:**  
**Cc:** Jill Bastow  
**Subject:** RE: New application post - The Hermitage, High Dalby House, Overscar Lane, Pickering - NYM/2019/0452/FL - Parish

Dear Emma

Many thanks for your email. I can confirm that the case officer is happy to agree to an extension until 9 August 2019.

With regard to your queries relating to the online consultation system, my understanding

is that the pink cross appears next to a planning reference when the consultation deadline has not been met, however this does not stop you from clicking on the reference number and making comments. I note that the responses the Authority have recently received from Thornton Dale Parish Council via the system state the response type of 'comment' but no further details have been provided. Following our discussions earlier today I understand that your intention was to submit 'no objections' as the Parish Council comment. In order to make comments you need to:

- Choose a reply template from the drop down box and then click 'add reply template'
- Add comments into the box if necessary
- Choose a response type from the drop down list
- Choose a preferred method of contact from the drop down list
- Click save

I hope the above instructions are helpful, however should you have any further queries please do not hesitate to contact me.

Kind Regards

Wendy

Mrs Wendy Strangeway  
Planning Administration Officer

North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP

01439 772700

Please note that my working hours are:  
Monday 8.30am – 2.30pm  
Tuesday and Wednesday 9.30am – 2.30pm  
Thursday and Friday 8.30am – 5pm

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**From:** Emma Douglas-Smith  
**Sent:** 10 July 2019 15:24  
**To:** Planning  
**Subject:** RE: The Hermitage, High Dalby House, Overscar Lane, Pickering - NYM/2019/0452/FL - Deadline Extension for Consultation Response  
**Importance:** High

Thank you for sending the Consultation Documents in regard to the above planning application.

I have logged on, and noted that the deadline for the consultation to be responded to is 31<sup>st</sup> July 2019. Please note that Thornton le Dale Parish Council Meet once a month, at which they can consider planning applications and instruct me on their responses. The next Council Meeting is not until Tuesday 6<sup>th</sup> August 2019. Please can I request an extension please to this Consultation

deadline, so that the council can consider it and respond accordingly.

I look forward to hearing from you.

I assume that if the deadline is extended, then the date on the online system will be updated to allow me to complete the online consultation form ?

Thanks and regards

Emma

**EMMA DOUGLAS-SMITH (Ms)**  
**Clerk & Responsible Financial Officer**  
**Thornton le Dale Parish Council**

**From:** [Elspeth Ingleby](#)  
**To:** [Jill Bastow](#)  
**Cc:** [Planning](#)  
**Subject:** NYM/2019/0452/FL - The Hermitage, High Dalby House  
**Date:** 05 August 2019 14:40:06

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Dear Jill,

I note that the plans included with this application include wider proposals for potential new building in and around the property. For the sake of clarity, my comments here relate only to the repurposing of the existing tennis court building and landscaping of the immediate area out with of that building and I will need to be consulted again on any further applications relating to other outlined proposals.

Relating to the specific proposals for this building and the immediate surrounds, I note that an ecological survey has been submitted. This includes consultation with local records, an assessment of nearby protected sites and a map and record of species found on the site itself. Although carried out at a difficult time of year when many species are less visible, I have no reason to dispute any of the findings.

A number of additional surveys are recommended by the report (for bats and great crested newt) which I would wish to see carried out before any works commence for this application, however, given the relatively low probability of use then these can be included as pre-commencement conditions rather than required prior to determination. This being the case, the entirety of section 9 of ecological report regarding Mitigation and Compensation should be conditioned. Certain elements of this require specific action prior to certain works starting as below;

- Section 9.2.1 (amphibians) requiring a eDNA test of the pond on site must be carried out before any works commence to ensure that great crested newt mitigation is not needed. The results should be provided to the Authority along with details of any mitigation that will be carried out as required by the findings of the survey and approved prior to any works starting.
- Section 9.2.3 (bats) requiring an emergence survey for bats must be carried out before any works commence to the roof and walls of the building. The results should be provided to the Authority, along with any mitigation if required, including a European Protected Species License if the findings of the survey deem this necessary, and approved prior to any works commencing to the roof and walls of the building.

I note that in the report the risk to GCN is largely mentioned in relation to the construction of the chapel. Given the habitats present on site and the mobility of GCN as a species it would however be appropriate for this information to be obtained prior to any works commencing, as any auxiliary activities (moving machinery, storing of materials etc) are all potentially impactful on newts if present and thus could influence actions and precautions for the whole site thereafter.

Details of any external lighting proposed should also be reserved by condition to ensure this area of excellent bat habitat and dark skies is not negatively affected.

Hope that's all relatively clear! Let me know if any queries.

Many thanks,

Elspeth

**Elsbeth 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:**  
**To:** [Jill Bastow; Planning](#)  
**Subject:** Response To Application Number NYM/2019/0452/FL at The Hermitage, High Dalby House, Overscar Lane, Pickering  
**Date:** 02 August 2019 15:23:10  
**Attachments:** [Response\\_NYM-2019-0452-FL.pdf](#)

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Please find attached my response in relation to the above planning application.

Regards

Stephen Boyne

Access your county council services online 24 hours a day, 7 days a week at [www.northyorks.gov.uk](http://www.northyorks.gov.uk).

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North Yorkshire County Council.

**From:**  
**To:** [Planning](#)  
**Subject:** RE: The Hermitage, High Dalby House, Overscar Lane, Pickering - NYM/2019/0452/FL  
**Date:** 31 July 2019 09:01:37  
**Attachments:**

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Dear Sir or Madam,

Thank you for seeking the Forestry Commission's advice about the impacts that this application may have on Ancient Woodland. As a non-statutory consultee, the Forestry Commission is pleased to provide you with the attached information that may be helpful when you consider the application:

- Details of Government Policy relating to ancient woodland
- Information on the importance and designation of ancient woodland

Ancient woodlands are irreplaceable. They have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS).

It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless "*there are wholly exceptional reasons and a suitable compensation strategy exists*" (National Planning Policy Framework paragraph 175).

We also particularly refer you to further technical information set out in Natural England and Forestry Commission's [Standing Advice on Ancient Woodland](#) – plus supporting [Assessment Guide and Case Decisions](#).

As a Non Ministerial Government Department, we provide no opinion supporting or objecting to an application. Rather we are including information on the potential impact that the proposed development would have on the ancient woodland.

These comments are based upon information available to us through a desk study of the case, including the [Ancient Woodland Inventory](#) (maintained by Natural England), which can be viewed on the [MAGIC Map Browser](#), and our general local knowledge of the area.

We hope these comments are helpful to you. If you have any further queries please do not hesitate to contact me.

Yours faithfully,

**Serena Clifford**  
Y&NE Area Administration Officer  
Forestry Commission  
Yorkshire & North East Area  
Foss House, King's Pool,  
1-2 Peasholme Green,  
York  
YO1 7PX

**Please note our new email address, please update your records.**

[www.gov.uk/forestrycommission](http://www.gov.uk/forestrycommission)

Protecting and expanding England's forests and woodlands, and increasing their value to society and the environment

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## A summary of Government policy on ancient woodland

[Natural Environment and Rural Communities Act 2006](#) (published October 2006).

**Section 40** – “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”.

[National Planning Policy Framework](#) (published July 2018).

**Paragraph 175** – “*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*”.

[National Planning Practice Guidance](#) – Natural Environment Guidance. (published March 2014)

This Guidance supports the implementation and interpretation of the National Planning Policy Framework. This section outlines the Forestry Commission’s role as a non statutory consultee on “*development proposals that contain or are likely to affect Ancient Semi-Natural woodlands or Plantations on Ancient Woodlands Sites (PAWS) (as defined and recorded in [Natural England’s Ancient Woodland Inventory](#)), including proposals where any part of the development site is within 500 metres of an ancient semi-natural woodland or ancient replanted woodland, and where the development would involve erecting new buildings, or extending the footprint of existing buildings*”

It also notes that ancient woodland is an irreplaceable habitat, and that, in planning decisions, **Plantations on Ancient Woodland Sites (PAWS) should be treated equally in terms of the protection afforded to ancient woodland in the National Planning Policy Framework**. It highlights the Ancient Woodland Inventory as a way to find out if a woodland is ancient.

[The UK Forestry Standard](#) (4th edition published August 2017).

Page 23: “Areas of woodland are material considerations in the planning process and may be protected in local authority Area Plans. These plans pay particular attention to woods listed on the Ancient Woodland Inventory and areas identified as Sites of Local Nature Conservation Importance SLNCIs”.

[Keepers of Time](#) – A Statement of Policy for England’s Ancient and Native Woodland (published June 2005).

**Page 10** “The existing area of ancient woodland should be maintained and there should be a net increase in the area of native woodland”.

[Natural Environment White Paper “The Natural Choice”](#) (published June 2011)

**Paragraph 2.53** - This has a “renewed commitment to conserving and restoring ancient woodlands”.

**Paragraph 2.56** – “The Government is committed to providing appropriate protection to ancient woodlands and to more restoration of plantations on ancient woodland sites”.

[Standing Advice for Ancient Woodland and Veteran Trees](#) (first published October 2014, revised November 2018)



This advice, issued jointly by Natural England and the Forestry Commission, is a material consideration for planning decisions across England. It explains the definition of ancient woodland, its importance, ways to identify it and the policies that are relevant to it.

The Standing Advice refers to an [Assessment Guide](#). This guide sets out a series of questions to help planners assess the impact of the proposed development on the ancient woodland.

[Biodiversity 2020: a strategy for England's wildlife and ecosystem services](#) (published August 2011).

**Paragraph 2.16** - Further commitments to protect ancient woodland and to continue restoration of Plantations on Ancient Woodland Sites (PAWS).

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## Importance and Designation of Ancient and Native Woodland

### **Ancient Semi Natural Woodland (ASNW)**

Woodland composed of mainly native trees and shrubs derived from natural seedfall or coppice rather than from planting, and known to be continuously present on the site since at least AD 1600. Ancient Woodland sites are shown on Natural England's Inventory of Ancient Woodland.

### **Plantations on Ancient Woodland Site (PAWS)**

Woodlands derived from past planting, but on sites known to be continuously wooded in one form or another since at least AD 1600. They can be replanted with conifer and broadleaved trees and can retain ancient woodland features, such as undisturbed soil, ground flora and fungi. Very old PAWS composed of native species can have characteristics of ASNW. Ancient Woodland sites (including PAWS) are on Natural England's Inventory of Ancient Woodland.

### **Other Semi-Natural Woodland (OSNW)**

Woodland which has arisen since AD 1600, is derived from natural seedfall or planting and consists of at least 80% locally native trees and shrubs (i.e., species historically found in England that would arise naturally on the site). Sometimes known as 'recent semi-natural woodland'.

Other woodlands may have developed considerable ecological value, especially if they have been established on cultivated land or been present for many decades.

## Information Tools – The Ancient Woodland Inventory

This is described as provisional because new information may become available that shows that woods not on the inventory are likely to be ancient or, occasionally, vice versa. In addition ancient woods less than two hectares or open woodland such as ancient wood-pasture sites were generally not included on the inventories. For more technical detail see [Natural England's Ancient Woodland Inventory](#). Inspection may determine that other areas qualify.

As an example of further information becoming available, Wealden District Council, in partnership with the Forestry Commission, Countryside Agency, the Woodland Trust and the High Weald AONB revised the inventory in their district, including areas under 2ha.

Some other local authorities have taken this approach.

## Further Guidance

[Felling Licences](#) - Under the Forestry Act (1967) a Felling Licence is required for felling more than 5 cubic metres per calendar quarter. Failure to obtain a licence may lead to prosecution and the issue of a restocking notice.

[Environmental Impact Assessment](#) - Under the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999, as amended, deforestation which is likely to have a significant impact on the environment may also require formal consent from the Forestry Commission.

**From:**  
**To:** [Planning](#)  
**Subject:** RE: The Hermitage, High Dalby House, Overscar Lane, Pickering - NYM/2019/0452/FL - Deadline Extension for Consultation Response  
**Date:** 10 July 2019 15:23:48  
**Attachments:** j  
**Importance:** High

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Emma

**EMMA DOUGLAS-SMITH (Ms)**  
**Clerk & Responsible Financial Officer**  
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