

# BROADLAND PROPERTIES LIMITED

137 Scalby Road, Scarborough, North Yorkshire, YO12 6TB  
Telephone

JG/Jm

5<sup>th</sup> November, 2019



Dear Rosie

## **Formation of Pond at Land West of Little Hilla Green, Hackness, Troutsdale**

Thank you for your letter of 21<sup>st</sup> October signed by your colleague Mrs Strangeway. Since then we have had a word on the telephone. It seems to me that the form sent for retrospective planning is largely irrelevant.

I am enclosing a plan showing the approximate size and dimensions of the pond and if you or your colleague or colleagues make a visit it is very easy to see what has taken place. The landscaping has now all been completed apart from the planting of the odd tree or bush at some point in the future. It is very much 'suck it and see' as it would be a shame to hide the pond from the very good view point that one gets from the main road. As you will see the pond varies in width to a maximum of 40 yards with a length of some 80-90 yards. I would estimate the area covered by water to be in the order of .2-.2½ hectares. The depth varies from around 3-4 feet at the western end up to some 10-11 feet at the eastern end. The pond is fed entirely by spring and the resulting flow goes over a 5-6 foot waterfall at the eastern end into the old pond and thence into the beck. There are no problems with any potential flooding and no houses or habitation in proximity to the pond which could in any way be affected.

The main rationale for the creation of the pond is amenity, creation of a further wildlife area and possibly also I may arrange for some wild brown trout to be put into the upper pond where I would expect them to thrive. There will be no public access and should there be any fishing in the future it would only be by family and friends.

On this basis I have filled in the form you have sent me although large parts of it are really irrelevant. I hope that you will see fit to alleviate a planning charge as I feel it to be excessive in relation to the work that has been carried out.

# BROADLAND PROPERTIES LIMITED

137 Scalby Road, Scarborough, North Yorkshire YO12 6TB  
Telephone

JG/Jm

29<sup>th</sup> November, 2019

Dear Mrs Strangeway

**Application for Creation of Pond (retrospective) at Land West of Little Hilla Green Farm, Hackness**

On behalf of Mr John Guthrie and further to your letter dated 14<sup>th</sup> November. Please find enclosed the documents and plans you requested to accompany the recent application relating to the above.

The area of the new pond is 0.2 to 0.2½ hectares.

I do hope you find this satisfactory and I look forward to hearing from you.

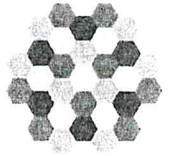
Yours sincerely,

Julie Metcalfe  
PA to John Guthrie OBE

Encs.



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



# Official copy of register of title

Title number NYK385075      Edition date 25.03.2011

- This official copy shows the entries in the register of title on 25 March 2011 at 08:42:52.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 25 March 2011.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Durham Office.

## A: Property register

This register describes the land and estate comprised in the title.

NORTH YORKSHIRE : SCARBOROUGH

- 1      (15.02.2011) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Little Hilla Green Farm, Hackness, Scarborough (YO13 OBS).
- 2      (15.02.2011) The mines and minerals are excepted from the land edged blue on the title plan.

## B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1      (15.02.2011) PROPRIETOR: LESLEY FAITH GUTHRIE of Little Hilla Green Farm, Hackness, Scarborough, North Yorkshire YO13 OBS and of 137 Scalby Road, Scarborough, North Yorkshire YO12 6TB.
- 2      (15.02.2011) The value as at 15 February 2011 was stated to be over £1,000,000.

End of register



