

**NORTH YORKSHIRE COUNTY COUNCIL  
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM20/0151/FL**

**Proposed Development:** Application for alterations, relocation of porch and construction of detached garage

**Location:** Highfields, Ugglebarnaby Lane, Sneaton

**Applicant:** Mr Keith Dowson

**CH Ref:** **Case Officer:** Ged Lyth

**Area Ref:** 4/31/156 **Tel:**

**County Road No:** **E-mail:**

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 14 April 2020

**FAO:** Megan O'Mara **Copies to:**

**Note to the Planning Officer:**

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority has taken into account the following matters:

The applicant has improved the access by clearing away the vegetation that was previously obstructing the visibility for drivers leaving the access onto Ugglebarnaby Lane. The access has also been widened across the highway verge area but has not yet been constructed to the highway authority standard.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

1. MHC-03 New and altered Private Access or Verge Crossing at Highfields, Ugglebarnaby Lane, Sneaton

The access to the site shall be set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

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The extension of the crossing of the highway verge must be constructed in accordance with the Standard Detail number E6W and the following requirements.

- Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing highway.
- The final surfacing of any private access within one metre of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway.

All works must accord with the approved details.

**Reason for Condition**

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

**2. MHC-05      Visibility Splays at Highfields, Ugglebarnby Lane, Sneaton**

The application site at Highfields, Ugglebarnby Lane, Sneaton is required to have a minimum splay providing clear visibility of 33 metres measured along both channel lines of the major road from a point measured 2 metres down the centre line of the access. In measuring the splays, the eye height must be 1.05 metres and the object height must be 0.6 metres. These visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

**Reason for Condition**

In the interests of highway safety

<p><b>Signed:</b></p>          <p style="text-align: center;"><b><i>Ged Lyth</i></b></p> <p><i>For Corporate Director for Business and Environmental Services</i></p>	<p><b>Issued by:</b> Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</p> <p><b>e-mail:</b> _____</p>
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**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM20/0151/FL**

**From:** [Victoria Franklin](#)  
**To:** [Planning](#)  
**Subject:** Bird and Bat informatives 09/03/2020 to 15/03/2020  
**Date:** 23 March 2020 11:38:48

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Hi,

Hope all is well in the planning department.

If the following applications are approved please can a bat informative be included in the decision notice.

NYM/2020/ 0151/FL

Thanks,

Victoria Franklin  
Graduate Conservation Trainee

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

**From:** [FS, Yorkshire and North East Area](#)  
**To:** [Planning](#)  
**Subject:** RE: Highfields, Ugglebarnaby Lane, Sneaton, - NYM/2020/0151/FL  
**Date:** 24 March 2020 08:23:47

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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 suggest that you take regard of any points provided by Natural England about the biodiversity of the woodland.

We also assume that as part of the planning process, the local authority has given a screening opinion as to whether or not an Environmental Impact Assessment is needed under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. If not, it is worth advising the applicant to approach the Forestry Commission to provide an opinion as to whether or not an Environmental Impact Assessment is needed under the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999, as amended.

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

[yne@forestrycommission.gov.uk](mailto:yne@forestrycommission.gov.uk)

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.

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**From:** [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk) [mailto:[planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)]  
**Sent:** 10 March 2020 14:23  
**To:** FS, Yorkshire and North East Area  
**Subject:** Highfields, Ugglebarnaby Lane, Sneaton, - NYM/2020/0151/FL

**This Message originated outside your organisation.**

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You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at Highfields, Ugglebarnaby Lane, Sneaton, .

The attached correspondence contains important information; please retain it for your records.

If this is a consultation/re-consultation and you are set up with a log-in username and password, please click the link <http://tinyurl.com/z5qmn4j>

In any correspondence, please quote the Council reference number, which is included in the attached letter.

If you are a statutory consultee and would like to use electronic correspondence via our e-consultation site please contact the Planning Dept via email at [planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk) who will be happy to set you up with a log-in username and password..

If you cannot open the attachment you can download the following software free of charge:

- Microsoft Word Viewer for Word attachments.
- Adobe Reader for PDF attachments.



**North York Moors**  
National Park

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[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)

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**From:** [Gerard Lyth](#)  
**To:** [Planning](#)  
**Subject:** NYM 20 151 FL Highfields Ugglebarnby Lane sneaton  
**Date:** 24 March 2020 16:23:30

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FAO Megan O'Mara

In order to determine whether the Local Highway Authority could say if the proposals meet the current standards for parking at this site, could the applicant please provide the following information:

- the number of bedrooms in the property.
- The number of parking spaces available, preferably shown on a dimensioned plan, including the garage space.

I am assuming that the number of bedrooms will not be altered due to these proposals.

Ged Lyth  
Area 3 Whitby Highways Depot  
Highways North Yorkshire

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.