

FAO Hilary Saunders  
The National Park Officer  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP

NYMNPA

02/10/2020

30 September 2020

Dear Sir

**VEHICLE STORAGE BUILDING AT TEYDALE FARM FOR RAY OWEN WASTE DISPOSAL LTD., WHITBY ROAD, CLOUGHTON, SCARBOROUGH YO13 0DZ**

Further to the pre application enquiry dated 08 September 2020 and the subsequent response from Hilary Saunders dated 14 September 2020 ref: NYM\2020\ENQ\16959, I enclose a full Planning Application for your consideration.

**Attached:**

The completed planning application form  
1:1250 scale site location plan dwg. no. 5011-1A  
1:500 scale site layout plan dwg. no 5011-2  
1:200 scale plan and elevations dwg. no. 5011-3  
The Environment Agency's flood map  
Lawson Harper's tree assessment  
Fee: a BACS payment to be sent direct by the applicant

Should you require any additional information or illustration, do contact me.

Yours faithfully

**Richard G Winn**  
**Architectural Design**  
**Copy: Mr R Owen, Teydale Farm, Whitby Road, Cloughton, Scarborough**

**RICHARD G WINN Architectural Services**  
Old Barn Cottage, Middle Farm, Main Street,

Allerston Pickering, North Yorkshire YO18 7PG

NYMNP

02/10/2020

# TREE REPORT

Produced in support of the Planning Application  
for the  
**Construction of a  
Vehicle Storage Building**

**Teydale Farm  
Whitby Road, Cloughton  
Scarborough**

FOR  
Ray Owen Waste Disposal Ltd.

**LAWSON HARPER  
September 2020**

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## **Reason for submission of this report**

Lawson Harper were commissioned by Ray Owen Waste Disposal Ltd. on 28th September 2020 to assess trees in relation to the proposed development of vehicle storage building at Teydale Farm, Whitby Road, Cloughton, Scarborough.

The assessment is required in order to determine the impact of the construction of the proposed building on the existing mature woodland bordering the site. The woodland forms a part of the extensive Harwood Dale Forest all of which is mapped as open access land under CRow.

Following discussion, the North York Moors Planning Authority have suggested a report be included with the full planning application to assess the impact of the proposed development on the adjacent trees.

The site is within the National Park but has no known preservation orders or listings covering the trees in this report and the site is not within a Conservation Area.

## **Survey methodology**

An visual survey of the site was undertaken 29th September 2020 augmented with aerial photography, publicly available satellite imagery and land designation data.

This report compiled by Mr Geoff Pickering BA (Hons.) Dip LA (Hons), a landscape and environmental consultant with 35 years experience as senior Landscape and Nature Conservation Officer in private practice and with Humberside and East Riding of Yorkshire Councils.

## **Proposed scheme**

Construction of a new 30.5 M square vehicular storage building.

## **Issues**

The primary issue is the location of proposed building and the effect this will have on the forest trees and woodland edge to the east and south of the site.

There are no trees within the site or in the proximity of the proposed development which are directly affected. The proposed building is some 10 meters from the edge of the tree canopy at its nearest point at the south east corner. The existing area is surfaced with compacted bituminous planings over the entire site area to the boundary with the forest.

## Scope of this report.

As trees are not directly affected by the development this report does not cover the species, or condition of the trees. There is no assessment of age, size spread, condition and landscape significance. It summarises the likely effect of the development on the trees and makes recommendations for any tree works and constructional methods necessary to complete the development.

## Site location and planning status

The site is located within the North York Moors National Park to the south of the A171 Whitby to Scarborough road. It is to the rear of the Teydale farm complex and south west of the existing vehicle maintenance building. The southern boundary to the development site is the beck separating the site from the extensive Harwood Dale Forest. The site is on the boundary between the coast and coastal hinterland landscape and forest character areas.

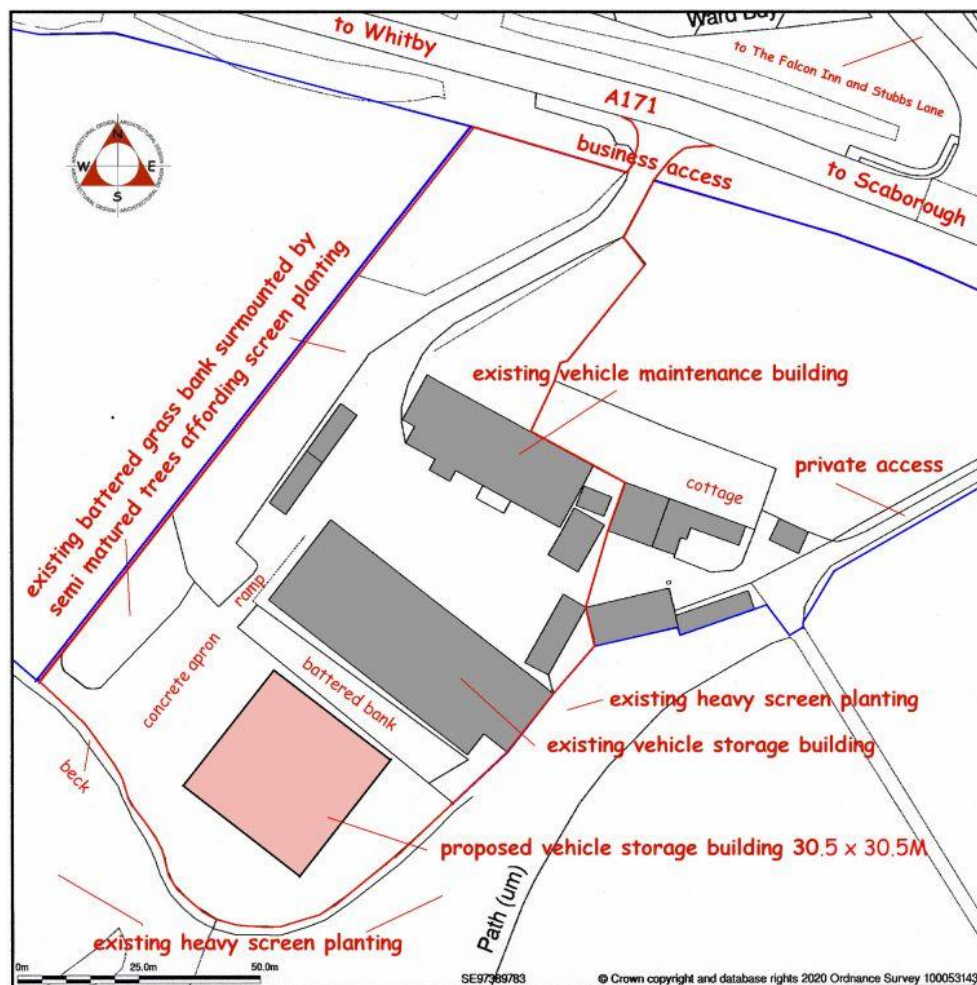


Fig 1: Location Plan



## **Site Description**

The site forms the southern part of the Teydale Farm complex at its boundary with the Harwood dale Forest. The site has an extensive area of hard surfacing constructed from compacted, bituminous planings. The area has a number of large modern buildings and two hard paved yards used by Owen Environmental Services. The site is the southern yard and is currently used as storage of artic and rigid tankers and the like and is separated from the woodland by a beck.



*Fig 2 Ariel photograph*

## **Topography and soils**

The site is to the west of Hallow Rigg and rises approximately 20m in elevation over a distance of 4-500m from the A171. The site has been excavated to form a level surface and has battered banks to the west and east of the proposed building.

## Assessment Comments

The construction site is well distanced from the canopy spread of the woodland and is some 10m plus distant from the woodland edge at its nearest point. The current surface has been regraded and paved with a compacted bitumous substance which has some porosity. This surface material has been in place for a considerable period.

Due to the previous disturbance and the surfacing it is unlikely that there would be and damaging effect to either structural or feeding tree roots from the development.

There is a risk to the woodland edge during construction. Additional compaction of tree roots is unlikely due to the distance and the existing surface. The risk is therefore from physical damage from construction vehicles such as cranes and storage of prefabricated building components. Storage of fuels and chemicals also pose a pollutant risk from spillage if stored close to the woodland

## Conclusion

Any risks to the woodland posed by this development can be eliminated by basic site management excluding vehicles and storage within the vicinity of the woodland.

## Recommendation

A tree protection plan be adopted as detailed below to establish a construction exclusion zone this area includes all areas necessary for root protection so no separate root protection are is required.

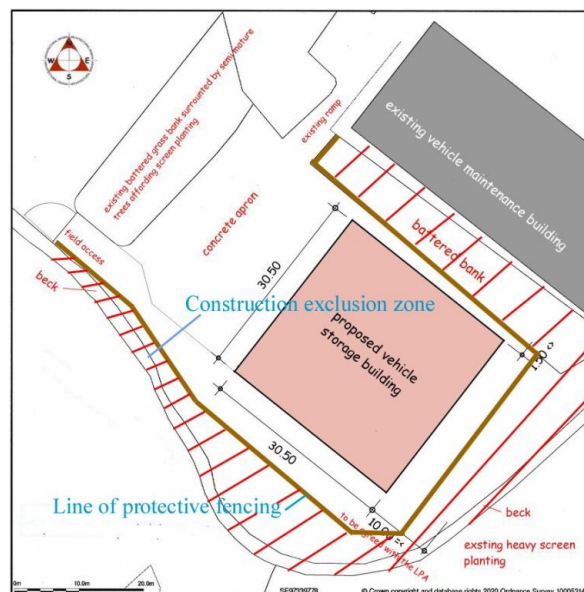


Fig 3 Tree Protection Plan

## **Action Required**

Following the clearance of the site and prior to construction, a protective fence meeting the requirements of BS 5837:2012 and as approved by the Planning Authority shall be erected in accordance with the Tree protection plan.

The Tree Protection Plan details the line of the fence to be erected and the Construction Exclusion Zone.

All-weather notices should be attached to the barrier at regular intervals with words such as "CONSTRUCTION EXCLUSION ZONE – NO ACCESS" as described in paragraph 6.2.2.4 of British Standard for Trees in relation to design, demolition and construction (BS 5837:2012).

**Lawson Harper: September 2020**





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02/10/2020

Voiraeg i: Maps = Flood Map

I'm looking for...

# Flooding

Enter postcode or place name:



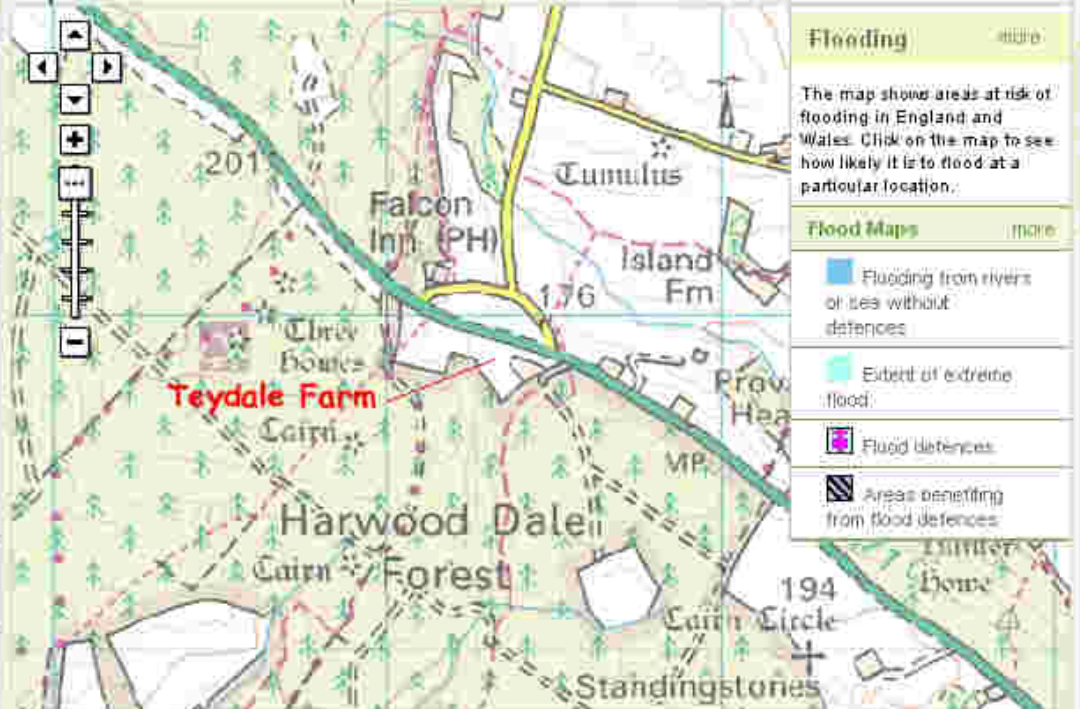
Overview map:



Other topics for this area...

- River Quality
- Drinking Water
- Coastal Waters
- Flooding
- Environment Agency Offices
- Waste
- Water Framework Directive
- Flood Warning

Map of YO13 0DZ at scale 1:20,000



**Map Legend**

**Flooding** more

The map shows areas at risk of flooding in England and Wales. Click on the map to see how likely it is to flood at a particular location.

**Flood Maps** more

- Flooding from rivers or sea without defences
- Extent of extreme flood
- Flood defences
- Areas benefiting from flood defences

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### See also:

➤ [Understanding the flood map](#)  
A more detailed explanation to help you understand the flood map shown above.