

**From:**  
**To:** [Planning](#)  
**Subject:** RE: NYM/2020/0683/FL  
**Date:** 21 October 2020 10:41:33

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Good morning

The council have no objections to this application.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

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**From:**  
**Sent:** 21 September 2020 13:40  
**To:** E  
**Subject:** NYM/2020/0683/FL  
**Importance:** High

You have received this email from North York Moors National Park Authority (Planning Service) in relation to a planning matter at The Old Vicarage, Bondgate, Helmsley, .

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 Authority 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..

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- Microsoft Word Viewer for Word attachments.
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**North York Moors**  
National Park

**From:**

**Cc:** [Planning](#)

**Subject:** NYM/2020/0683/FL - land adjacent Windy Ridge, Egton

**Date:** 12 October 2020 10:30:56

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Dear Hilary

When considering the detail of this application, I am mindful that the principal of development of this site for housing has been established through the prior approved application (NYM/2006/0739/FL) which was subsequently confirmed as being activated and therefore still valid.

The application site is largely of low to moderate ecological interest, being of improved grassland although the use of the site appears to have been abandoned for some time and therefore a dense tussocky sward has developed which is likely to be of local value to voles and mice and a range of more common invertebrates, with some value for reptiles and amphibians and of foraging benefit to hedgehog, owls, birds and bats. I note however, that despite the application stating in section 5.4.1 that there are no trees on site, recent aerial imagery and planning officer site photos indicate a small group of young to semi-mature trees and shrubs in the northwest corner of the site. Whilst not likely of significant ecological merit, these shrubs/trees are likely to provide some roosting and nesting sites for birds and are highly likely to be lost due to the development. Whilst the application states that biodiversity net gain can be achieved through boundary planting and providing bird and bat boxes, no further details are supplied.

Replacing the hawthorn hedge at the front of the property – which is extremely degraded in its current state – is welcome although the new hedge should contain at least 6 species of native tree or shrub to provide enhance benefit to biodiversity than a monospecies hawthorn hedge will bring. Further benefits through sensitive site partitioning and border planting can also be made, and I would encourage the use of internal native hedging to partition sites where possible. The use of close boarded fencing to partition the site should be avoided due to the impact on species such as hedgehog. Further details can be secured under a landscaping condition, however the expectation will be for a significantly beneficial scheme using native species to compensate for the loss of the rough grassland and existing shrubs.

New build housing provides an ideal opportunity for inbuilt bird and bat boxes which provide permanent mitigation, as opposed to the use of boxes which have a relatively short life. I would request that the inclusion of at least 4 integral (in built) swift bricks and 4 integral bat bricks is conditioned for incorporation into the specification for the new houses (whilst termed 'bricks' these bird and bat bricks can actually be made to blend in with any exterior including stone facades). Integral boxes should be sited in appropriate elevations in line with manufacturer and other expert guidance. Further boxes for bird nesting could be added to the external sheds which appear to accompany each property on the plans.

Vegetation on the site should be cleared outwith of the bird breeding season (March to August inclusive) unless first checked by a suitably qualified ecologist. Whilst the likelihood of presence of great crested newt is felt to be low, other amphibians and reptiles may well be present, and thus the rough vegetation of the site should be reduced carefully to avoid killing or harming protected or priority species. The rough vegetation should be strimmed to a height of 10cm and left for 48 hours, before

removing the cuttings and strimming down to ground level, prior to site preparation works taking place to give any animals present time to leave the site. During groundworks, any trenches or pits left open overnight must include a rough sloped ramp escape route (such as a timber board) for hedgehog or other small animals to escape and prevent becoming trapped. These measures should be secured by condition.

The usual external lighting condition will of course also be necessary.

Bird, bat and swift informatives would be helpful to include if permission is granted.

Many thanks

Elsbeth

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

**Ecologist**

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP



YorkshireWater

**Yorkshire Water Services  
Developer Services  
Pre Development Team**

**PO BOX 52  
Bradford  
BD3 7AY**

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

**2nd October 2020**

**Your Ref: NYM/2020/0683/FL**

**Our Ref: W012410**

Dear Sir/Madam,

**Land adjacent Windy Ridge, Egton – Construction of 5 terraced principal residence dwellings with associated amenity spaces, storage buildings, access, parking and landscaping works**

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

**Waste Water**

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

**The site shall be developed with separate systems of drainage for foul and surface water on and off site.**

**(In the interest of satisfactory and sustainable drainage)**



**There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:**

**i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and**

**ii) the means of discharging to the public sewer network at a rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker.**

**(To ensure that no surface water discharges take place until proper provision has been made for its disposal)**

1) The developer is proposing to discharge surface water via soakaways or via the public sewer network however, sustainable development requires appropriate surface water disposal. Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.

As the proposal site is currently undeveloped, no positive surface water is known to have previously discharged to the public sewer network. Surface water discharge to the existing public sewer network must only be as a last resort and the developer is required to eliminate other means of surface water disposal.

The developer should note that the public sewerage network in the area is recorded as foul only. As such, it would be extremely poor drainage practice to allow a surface water connection to it. All other options must be exhausted.

#### Notes For The Developer:

i) If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he should contact our Developer Services Team (telephone 0345 120 84 82, email: [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk)) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition as supplemented by Yorkshire Water's requirements.



YorkshireWater

**Water Supply**

It should be noted that on the statutory records, there is a private 2" cast iron private supply running through the northern section of the site, with the depth unknown. We suggest the developer locates the main with trial holes/tracing equipment, and avoid biding any structures over said pipe as it looks to feed 7 downstream properties.

As the main is private, we do not own this pipe or accept responsibility for its upkeep or repairs, should it be damaged either by the construction of the proposed development or future construction work.

Yours faithfully

**Joe Summers**  
**Development Technician**  
**Developer Services**



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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM20/0683/FL**

**Proposed Development:** construction of 5 no. terraced principal residence dwellings with associated amenity spaces, storage buildings, access, parking and landscaping works

**Location:** land adjacent Windy Ridge, Egton

**Applicant:** Rockery Developments

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

**Area Ref:** 4/32/262 **Tel:**

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

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

**Date:** 9 October 2020

**FAO:** Hilary Saunders **Copies to:**

There are no further highway recommendations to this application on the clear understanding that the original conditions previously applied in 2006 are still valid.

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



Continuation sheet:

Application No:

**NYM20/0683/FL**



**From:**  
**To:** [Planning](#)  
**Subject:** RE: NYM/2020/0683/FL  
**Date:** 26 September 2020 11:16:08

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Good morning

The next council meeting is 20 October, will the council be able to send the comments 21 October please.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

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**North York Moors**  
National Park

**From:**  
**To:** [Planning](#)  
**Subject:** Windy Ridge, Egton - 5 no. terraced principal residence dwellings NYM/2020/0683/FL  
**Date:** 25 September 2020 10:03:41

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FAO Mrs H Saunders

**Windy Ridge, Egton - 5 no. terraced principal residence dwellings NYM/2020/0683/FL**

I refer to your e-mail of the 21<sup>st</sup> September 2020 regarding the above application. I hereby confirm that I have no objections from a housing or environmental health perspective.

Thanks

Steve

Stephen Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM  
Residential Regulation Manager  
Scarborough Borough Council

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