
From: Michael Clements
Sent: 15 July 2021 15:33
To: Ailsa Teasdale <a.teasdale@northyorkmoors.org.uk>
Cc: Niall Roberts
Subject: Planning Application Ref. NYM/2020/0702/FL

Dear Ailsa

Further to our correspondence in respect of planning application Ref. NYM/2020/0702/FL, I have shared with you via WeTransfer the updated documents relating to the revised scheme at Raithwaite Estate. Please note you will have seven days to download these documents. Do let me know should you have any trouble accessing them. Could you please ensure that these documents are substituted into the planning application and the previous iterations of the documents are marked as superseded. For clarity, the covering letter contains a table on pg. 2 listing the documents and drawings that are to be submitted into the application, (and those they superseded) as well as the drawings that will not be affected by the scheme amendments.

The covering letter (attached) also provides a summary of the changes and table that identifies how the scheme revisions respond to consultation feedback, we believe that the amendments fully address all matters raised by the woodland and ecology officers.

I trust that you have all the information that you need to approve the planning application. Please do not hesitate to contact me should you require and further information or clarification.

Kind Regards

Michael

Kind Regards

Michael

Michael Clements
Planner

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Our Ref: 3494/NTR/MJC

15th July 2021

Submitted via email only to a.teasdale@northyorkmoors.org.uk

Ailsa Teasdale
Senior Planning Officer
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsely
YO62 5BP

NYMNPA

15/07/2021

Dear Ailsa

Re: Planning Application Ref. NYM/2020/0702/FL - erection of 8 no. single storey lodges to provide 12 no. woodland rooms ancillary to existing Hotel with associated linkage paths at the Raithwaite Estate, Whitby.

On behalf of the applicant, Raithwaite Trading Company Limited, we hereby submit amendments in respect of the above planning application. The scheme has been reviewed and amended in response to consultation feedback from the woodland and ecology officers in ways that we believe have addressed all the matters raised. The number of proposed lodges has been reduced and the remaining lodges have been repositioned in two distinct clusters of 5 lodges, reducing the area affected by the proposal and number of new access paths. The location of the proposed lodges was pegged out on site to identify which trees would be affected by the proposals and minimise tree loss. These findings have informed the Woodland & Ecology Management & Monitoring Plan which demonstrates how the proposals aim to enhance biodiversity on site moving forward.

The amendments include the following:

- Number of lodges reduced from 12 to 10;
- A repositioning of the lodges in two independent clusters of 5 units;
- A repositioning of the lodges to enable access from existing tracks;
- A section of existing track extinguished;
- Minor adjustments to the location of lodges WR01, WR02 and WR03 to enable retention of a number of smaller tree specimens; and
- The re-alignment of the new path leading to lodges WR09 and WR10
- A reduction in the amount of previously proposed tracks.

The updated Design and Access Statement, produced by Holder Mathias Architects, details the amendments and reasoning behind the changes.



As a result of the changes summarised above, the proposed description of development requires amending. We suggest that the description is amended as follows, with changes highlighted in red:

‘erection of 8 no. single storey lodges to provide ~~12~~ 10 no. woodland rooms ancillary to existing Hotel with associated linkage paths’

The tables below confirm the documents and drawings that are to be submitted into the application, (and those they superseded) as well as the drawings that will not be affected by the scheme amendments:

Documents

Superseded Document	New Document
Design and Access Statement Rev. P2	Design and Access Statement Rev. P4
Ecological Appraisal	Ecological Appraisal Rev. D
Arboricultural Survey Report Rev. B	Arboricultural Survey Report Rev. F
-	Tree Protection Plan, Drawing No. TPP04-01
-	Detailed Tree Survey and Removal Plan, Drawing No. TR01 Rev. A
-	Habitat Creation Proposals
-	Woodland & Ecology Management & Monitoring Plan – Part 1 Rev. A

Drawings to be Superseded and Substituted into Application

Superseded Drawing	New Drawing
Arboricultural Impact Assessment Rev. B, Drawing No. AIA02	Arboricultural Impact Assessment Rev. E, Drawing No. AIA02
Woodland Room Type A, Drawing No. RTWT-HMA-08-ZZ-DR A-00-8002 Rev. P2	Woodland Room Type A, Drawing No. RTWT-HMA-08-ZZ-DR A-00-8002 Rev. P3
Woodland Room Type B (DDA), Drawing No. RTWT-HMA-08-ZZ-DR A-00-8003 Rev. P2	Woodland Room Type B (DDA), Drawing No. RTWT-HMA-08-ZZ-DR A-00-8003 Rev. P3
Woodland Room Type C, Drawing No. RTWT-HMA-08-ZZ-DR A-00-8004 Rev. P2	Woodland Room Type C, Drawing No. RTWT-HMA-08-ZZ-DR A-00-8004 Rev. P3
Dunsley Beck – Proposed Site Plan, Drawing No. RTWT-HMA-08-ZZ-DR A-90-8003 Rev. P3	Dunsley Beck – Proposed Site Plan, Drawing No. RTWT-HMA-08-ZZ-DR A-90-8003 Rev. P6
Proposed Site Sections, Drawing No. RTWT-HMA-08-ZZ-DR-A-90-8010 Rev. P2	Proposed Site Sections, Drawing No. RTWT-HMA-08-ZZ-DR-A-90-8010 Rev. P4

Drawings Unaffected by the Amendments

Unaffected Drawing
RTWT-HMA-08-ZZ-DR A-90-8002 Rev. P2, Dunsley Beck – Existing Site Plan
RTWT-HMA-08-ZZ-DR-A-90-8001 Rev. P2, Site Location Plan



A summary of the points raised by officers and how the amended scheme responds to these points is attached at the bottom of this letter as a table.

I trust that you have all the information you need to approve this planning application but do please contact me in the meantime should you require any further information or clarification.

Michael Clements
Planner
NTR Planning



All Officer Comments

	Document	Comment	Response
1	NYMNPA Letter 23.09.2020	Policy ENV8 NYM Local Plan compliance	NTR Planning provided the requested information via email to you on 22 nd October 2020.
2	NYMNPA Letter 05.11.2020	Policy ENV8 clarification	NTR Planning provided the requested clarification via email to you on 19 th November 2020 .
3	NYMNPA Letter 19.11.2020	We do not feel that the requirements of: Strategic Policy E- The Natural Environment; Strategic Policy G – Landscape; Strategic Policy H - Habitats, Wildlife, Biodiversity and Geodiversity; and Policy ENV1 - Trees, Woodlands, Traditional Orchards and Hedgerows, can be met to overcome concerns raised by our colleagues with regard to developing this important woodland area.	The scheme has been amended in response to the comments referenced and we believe the policy requirements are now met.
4	NYMNPA Letter 19.11.2020	Scale of impact of development – 50% of site area could be affected in construction phase. The scheme does not provide suitable additional mitigation and compensation for the development and there is limited scope for	The development has now been significantly reduced by the omission of 2no. units, removal of previously proposed paths, and reduction in the space around lodges required to allow for the construction process. In addition, the positioning has been amended so that only existing tracks are used for access within the woodland, and an existing footpath through is now



		compensatory works within the site.	<p>proposed to be extinguished to reduce intrusion into the woodland</p> <p>There is a fully worked up methodology in the updated Design and Access Statement which seeks both to demonstrate the reduced extent in terms of area, how the non-affected parts of the woodland are safeguarded and any potential longer-term impact on the woodland is reduced by addressing through example the recovery of the woodland floor where it is disturbed during construction.</p>
5	NYMNPA Letter 19.11.2020	Construction Access Methodology	See note above, this has been included in the revised DAS.
6	NYMNPA Letter 19.11.2020	Woodland Management Plan	<p>To mitigate any impact of the proposed development and to allow biodiversity enhancement, a woodland management and monitoring plan has been submitted, including sympathetic management recommendations for the woodland habitat of the Raithwaite Estate, which falls within the National Park. Further details are also included within the Revised Ecological Appraisal. The Estate's woodland lying in Scarborough Borough Council is also subject of a similar Woodland Management Plan.</p> <p>We have carried out a woodland appraisal (see section 2.0 of woodland management plan) to cover the remaining areas of woodland which are within the ownership of the Raithwaite Estate and which fall within the boundary of the National Park. We have used this information to update and expand the existing woodland management plan.</p>



			The conclusions of the appraisal and management plan support the proposed location of the woodland rooms. The findings of the management plan are also included and discussed in the updated arboricultural survey report Rev D (section 6.)
7	NYMNPA Letter 19.11.2020	Any approval granted will have a tight lighting condition.	A Lighting design strategy is included in DAS. Control of spill of internal light is controlled by blinds, and is referenced within the DAS and annotated on drawings. The Woodland Rooms are clustered to minimise area of woodland impacted.
8	NYMNPA Letter 19.11.2020	Development moved to woodland edge	Though some rooms have been relocated here, and two have been omitted, not all rooms have been omitted from the woodland, though have been reduced as per the suggestion. Their siting and impacts have been more thoroughly assessed, quantified, and reduced. The officer additionally suggests to connect over the ridge instead of along the existing track. The proposal takes the opportunity of using existing tracks to minimise the impact on the woodland. The new proposal removes the footpath over the ridge altogether to create a clear woodland buffer between the two areas that now form the scheme.
9	NYMNPA Letter 19.11.2020	Colour of flues	This has now been changed in the material references on the woodland room drawings to be matte black as the officer has suggested.
10	Woodland Officer	Buildings: The minimum total footprint is therefore	The footprint of each woodland room (including terrace) is 57m ² . Two lodges have



	<p>Comments 04.11.2020</p>	<p>720m2. The lodges will cast permanent shade and disrupt rainfall which will lead to loss of current woodland vegetation in an area at least the size of their footprint. There will be some disturbance from operating the tracked piling rig especially likely on the steeper slopes.</p>	<p>been omitted from the scheme, so the maximum footprint of construction is 570m2. Paragraph 5.2.3 of the Ecological Appraisal identifies that the proposed woodland rooms will have intensive green roofs; the turfs used will comprise a woodland flora mix with a similar species assemblage to that of the ground flora recorded on site with the aim of mitigating potential loss of ground flora beneath the woodland rooms caused by overshadowing. Where woodland rooms are proposed in areas where the existing ground flora is relatively dense it is recommended that the substrate and the existing seed bank is used to form the green roof.</p>
<p>11</p>	<p>Woodland Officer Comments 04.11.2020</p>	<p>Access Routes: A flat bed lorry and telescopic handler is to be used and none of the existing access appears appropriate for such equipment.</p> <p>To accommodate the required width there will need to be cut and fill which will lead to soil level change and disturbance that will effect both trees and existing ground flora.</p> <p>In addition machinery will inevitably have to manoeuvre off the tracks during the construction</p>	<p>The construction methodology in the DAS shows how construction does not require the level of intervention that this point suggests. Existing paths do not require significant upgrading.</p>



		phase which will cause further disturbance.	
12	Woodland Officer Comments 04.11.2020	<p>Services: All development is within the root protection areas of existing trees.</p> <p>The proposal states that these will be in part be under the main access routes as these are already disturbed, this is unlikely to be the case as the routes have light use only and excavation will likely effect roots</p>	<p>It is understood that hand digging is a significant undertaking, which has been successfully applied on other, similar sites. It is however important to provide services through hand digging techniques construct in this way to ensure that the impact on woodland and ecology is minimised.</p>
13	Woodland Officer Comments 04.11.2020	<p>Tree Removals: There will be a significant number of trees removed to facilitate construction. This includes a number specified in the arboricultural report plus an unspecified number of trees to facilitate construction, and any trees in poor condition within falling distance of lodges or paths. Given the distribution of lodges and paths this will be a unquantified but significant proportion of the trees present</p>	<p>The extent of development within woodland has been reduced and so this should be significantly lower than the officer envisaged. The amended scheme has also been set out on site and subsequently adjusted to minimise the impact on trees.</p> <p>We have carried out a detailed survey of the trees which would be affected by the proposals. This information is now presented on drawing SF33014 TR01 A, and it is also included in the updated tree report and impact assessment. As a result of the detailed tree survey, we have worked with Holder Mathias to make further adjustments to the layout in order to retain some more trees – this process has been highlighted on the drawing and in the report.</p> <p>This fully quantifies proposed tree removals.</p>



14	Woodland Officer Comments 04.11.2020	Increased noise and human activity	There is already formalised activity taking place in this wooded area.
15	Woodland Officer Comments 04.11.2020	Lighting	Updated lighting strategy in DAS.
16	Woodland Officer Comments 04.11.2020	Trampling	<p>Holder Mathias Architects confirm that 'given the steep topography of the site 'shortcuts' or desire lines are more difficult to establish, in addition undergrowth will help to ensure that this is the case. The point of paths for this reason is to keep people on them.'</p> <p>Smeeden Foreman have highlighted that interpretation boards can be installed on site to advise guests and visitors to keep to designated paths and that brash fencing can be installed where access is restricted. These measures would minimise any potential trampling.</p>
17	Woodland Officer Comments 04.11.2020	Further tree removals in response to health and safety considerations	Smeeden Foreman have confirmed that 'the management of the woodland would be sympathetic and would not include the removal of mature, good quality trees and aim to replace poor quality, non-native trees (i.e. sycamore and larch) to diversity species and age structure of the woodland. Removal of trees would be minimal and gradual so as not to cause a significant loss of the canopy cover.'



18	Woodland Officer Comments 04.11.2020	Increased recreational pressure through increased visitor numbers	The addition of 10 rooms over and above the existing hotel and rooms approved in the estate is relatively modest. Appropriate management will continue to be the responsibility of the Estate's management team.
19	Woodland Officer Comments 04.11.2020	Displacement of organised and other recreational activities from the site to other woodland areas	Appropriate management will continue to be the responsibility of the Estate's management team
20	Woodland Officer Comments 04.11.2020	Phytophthora disease of larch. The nearest site is Gilling East, some way to the south but the disease is still generally progressing across the country	We have carried out a woodland appraisal (see section 2.0 of woodland management plan) to cover the remaining areas of woodland which are within the ownership of the Raithwaite Estate and which fall within the boundary of the National Park. We have used this information to update and expand the existing woodland management plan. The findings and conclusions of this document address the comments of the NYM consultees, such as countering the effects of phytophthora ramorum disease in the woodland.
21	Woodland Officer Comments 04.11.2020	Ash dieback disease – already present and likely to lead to additional tree removals	The findings and conclusions of the woodland appraisal and the woodland management plan address the comments of the NYM consultees, such as countering the effects of ash dieback disease in the woodland.
22	Woodland Officer Comments 04.11.2020	The application will need to be judged against Policy UE1. Policy UE2 is not applicable.	Policy has been fully addressed in the planning statement and will be a matter of judgement of the planning officers.
23	Woodland Officer	Unless the tree removals are extensive and include	Smeeden Foreman have produced a tree protection plan which combines the findings



	<p>Comments 04.11.2020</p>	<p>all those whose Root Protection Areas (RPA) impinge on the works area fencing of the site to protect RPA's and other features in line with BS 5837 will be impractical.</p> <p>The installation of this fencing and the removal of silt collected could in itself be damaging to the most diverse area of the site.</p>	<p>of the detailed tree survey along with the construction methodology supplied by Holder Mathias.</p> <p>(see drawing SF3014 TPP04-01)</p> <p>Smeeden Foreman have confirmed that the fencing was suggested as a precaution.</p>
24	<p>Woodland Officer Comments 04.11.2020</p>	<p>W1: development will have an adverse effect on the landscape features of the site and the landscape character of the site that cannot be mitigated.</p>	<p>Refer to woodland appraisal section 2.0 of woodland management plan and also updated tree report section 6.5.6.</p> <p>The conclusions and recommendations of the Woodland Appraisal and Management Plan have been reflected in the design of the woodland room layout. The proposed tree removal required to facilitate the development is supported by the findings of the Woodland Appraisal and Management Plan.</p>
25	<p>Woodland Officer Comments 04.11.2020</p>	<p>For cases on plantations on ancient woodland sites planning inspectors have taken the view that the potential of the site is a material consideration, and this reasoning should be applied to other woodlands of ecological value.</p>	<p>In January 2018 Natural England assessed the evidence that Raithwaite Plantation is predominantly not ancient woodland and as a result of the review the woodland was removed from the ancient woodland inventory. The ecological implications of the proposal have been fully assessed.</p>



26	Woodland Officer Comments 04.11.2020	As no biodiversity net gain has been demonstrated and mitigation is only partial, consideration may need to be given to the appropriateness of compensatory measures outside of the site. No such measures have been detailed in the application.	See Point 42 below. Appropriate woodland planting compensatory measures are proposed in the vicinity of Lakehouse, as detailed within Woodland Management and Monitoring Plan.
27	Woodland Officer Comments 04.11.2020	Tree removals are not quantified	<p>We have carried out a detailed survey of the trees which would be affected by the proposals. This information is now presented on drawing SF33014 TR01 A, and it is also included in the updated tree report and impact assessment. As a result of the detailed tree survey, we have worked with Holder Mathias to make further adjustments to the layout in order to retain some more trees – this process has been highlighted on the drawing and in the report.</p> <p>This fully quantifies proposed tree removals.</p>
28	Woodland Officer Comments 04.11.2020	One veteran ash tree (T25) has been identified and this is recommended for retention with lodges having been sited away from it. However the main access track is within the canopy spread and therefore its long term retention is questionable	<p>Veteran ash tree T25 – see tree report section 6.3 and method statement on tree protection plan.</p> <p>The layout has been designed to retain this tree, with the nearest woodland room located outside the RPA and canopy spread of this tree. The existing track which runs adjacent to this tree will be upgraded to provide access to the woodland rooms. A detailed method statement has been</p>



			provided to ensure the RPA of this tree is not damaged (see drawing SF3014 TPP01-01).
29	Woodland Officer Comments 04.11.2020	Tree replacement by new planting can only be considered as partial mitigation for the removal of mature trees. In addition there will be no scope for replanting within the footprint of the lodges and new/upgraded access routes.	Smeeden Foreman have confirmed that the management of the woodland would be sympathetic and would not include the removal of mature, good quality trees.
30	09.11.2020 Ecology Officer Comments	Woodland Area 1: I assessed that both woodland rooms 1 and 2 are located within areas of good ground flora cover that should not be considered 'relatively sparse' as asserted in the Ecological Appraisal. The potential loss of vegetation at these locations therefore from construction, shading and access could be considerable.	The updated survey with the plots pegged out within woodland area 1 and 2 found that the majority of rooms are proposed where the ground flora is relatively sparse in comparison with the surrounding woodland. Dense ground flora was noted where woodland room WR01 is proposed in woodland area 1 and WR08 in woodland area 2. It is recommended that the soils beneath where this room is proposed are used to form the intensive green roof to try and re-created woodland flora and mitigate its loss.
31	09.11.2020 Ecology Officer Comments	Woodland Area 1: Access	Rooms proposed within the woodland area 1 are now all based adjacent to the existing track, with minimal footpaths leading to them. This is considered to reduce the impacts upon the woodland habitat. Removal of footpaths joining the two areas (Woodland areas 1 & 2) provides an uninterrupted section of woodland, adjoining to adjacent woodland areas. In



			<p>addition to this, we are proposing that woodland areas will be subject to appropriate management, where there is currently none, with the aim of enhancing the habitat by improving species and structural diversity, removing non-native shrubs, etc.</p>
32	09.11.2020 Ecology Officer Comments	<p>Woodland Area 1: The Ecological Appraisal correctly identifies an area of dominant dog's mercury (an AW indicator species) above woodland rooms 7 and 8 which is likely to be materially affected by the proposed access path between the two halves of the site.</p>	<p>Rooms 7 and 8 and paths joining the two areas on site have been re-positioned/removed which addresses the ecologists comments in regards to potential impact of the development in this area, where ground flora was assessed as being of better quality.</p>
33	09.11.2020 Ecology Officer Comments	<p>Woodland Area 1: Tree Removals</p>	<p>T26 is no longer proposed for removal following revisions to proposals. Material obtained from removal of trees T24 and T28 as part of the proposals can be used to create log piles to maintain dead wood habitat on/adjacent to the site.</p>
34	09.11.2020 Ecology Officer Comments	<p>Woodland Area 1: The woodland both north and south of the application site along the west facing valley side produced numerous records of probable and possible breeders which could be impacted by increased disturbance from the application site.</p>	<p>Although temporary displacement of species into adjacent undisturbed woodland is expected as a result of the development, it is anticipated the site will continue to provide valuable habitat for breeding birds post-development. Available habitat for nesting will remain for use by mistle thrush and other woodland species within the wider tree canopy/woodland. Existing and new planting of native berry-bearing species on site will provide a source of food to sustain winter thrushes over the autumn/winter</p>



			<p>period including mistle thrushes, a largely sedentary species. As for disturbance in the long term by increased use, it is anticipated breeding birds would adjust to the change in environment with nesting habitat still being available.</p>
35	09.11.2020 Ecology Officer Comments	Woodland Area 1: Risk of soil erosion leading to loss of vegetation, reducing natural barriers and adverse impacts on water quality and downstream habitats	<p>The construction methodology included in the DAS sets out how impact on the woodland floor is minimised. The mini-piled foundation solution will ensure large scale excavations are avoided, thus reducing the risk of soil particulate run-off into the Beck. Subsequent construction undertaken using off-site manufactured timber panels, installed from the existing tracks will ensure that churn of the soil immediately around each Woodland Room is again minimised. Both these significantly reduce the risk of soil erosion and subsequent impact on water quality in the Beck.</p>
36	09.11.2020 Ecology Officer Comments	Woodland Area 1: The ecological geographical significance of the site in its wider setting, sitting as it does within a small predominantly wooded valley does not appear to have been considered within the Ecological Appraisal which is disappointing	<p>The ecological appraisal details that the woodland habitat within this section is considered to be of local – county value importance.</p>
37	09.11.2020 Ecology	the PAWS designated woodland to the south which looked potentially slightly poorer in present	<p>An assessment of this area of woodland has now been detailed within the Woodland and Ecology Management and Monitoring Plan</p>



	Officer Comments	ecological value, has not been even broadly assessed to enable an appraisal of the significance of the site in a broader context and as part of a network.	and recommendations for appropriate management of this area are included.
38	09.11.2020 Ecology Officer Comments	Woodland Area 1: It is considered likely that a significant proportion of the trees would need to be cleared either for access or safety reason, which would intrinsically change the character of the site.	The extent of tree loss has been quantified and fully assessed. Smeeden Foreman have confirmed that the management of the woodland would be sympathetic and would not include the removal of mature, good quality trees and aim to replace poor quality, non-native trees (i.e. sycamore and larch) to diversity species and age structure of the woodland. Removal of trees would be minimal and gradual so as not to cause a significant loss of the canopy cover.
39	09.11.2020 Ecology Officer Comments	Woodland Area 1: the increased level of disturbance from the development would be likely to suppress the value of the site as a wildlife corridor.	The revised layout will reduce the impact upon woodland area 1, with fewer woodland rooms now proposed within close proximity to the existing track and no footpath adjoining to Woodland area 2. This will maintain an unaffected corridor between the two woodland areas.
40	09.11.2020 Ecology Officer Comments	Woodland Area 2: Likely that the area of greatest ground flora at present will be lost as this coincides with the proposed position of the two lodges sited in this area. Available habitat for bird breeding will be significantly reduced due to the reduction and fragmentation of the	During the updated ecological survey, with proposed woodland rooms now pegged out, one proposed woodland room (WR08) was located where the ground flora is relatively dense. As detailed above, it is recommended that the soils beneath where this room is proposed are used to form the intensive green roof to try and re-created woodland flora and mitigate its loss.



		woodland area and the increase in disturbance	
41	09.11.2020 Ecology Officer Comments	Protected and notable species: The degradation of site habitat is likely to negatively affect those identified as present, including badger, hedgehog, slow worm and breeding birds	Badger setts have been identified on and within the vicinity of the site, though these are deemed to be outlier setts, which will be sporadically used and currently appear disused. Brash fencing will be installed to the south of the woodland rooms within woodland area 1 to prevent access to the ancient woodland area and adjoining woodland habitat to avoid the disturbance of these areas and interpretation boards can be installed advising visitors keep to designated footpaths, keep dogs on leads, etc. to reduce disturbance to badgers and hedgehogs. Mitigation has been recommended for slow worms within the ecological appraisal report in regards to construction works. The enhancement of the pasture grassland and the creation of hibernacula within this habitat will aim to mitigate small losses of habitat within the open area in association with the introduced shrubs. As detailed above, disturbance in the long term by increased use, it is anticipated breeding birds would adjust to the change in environment with nesting habitat still being available. A range of nest boxes are also recommended to be installed on site to enhance the habitat for cavity nesting species.
42	09.11.2020 Ecology Officer Comments	No ecological gain has been demonstrated.	The ecologist notes that works proposed to Woodland Areas 1 and 2 would likely result in a net loss in biodiversity. Appropriate woodland planting is proposed in the vicinity of the lake house in close proximity to the south of the site as well as enhancement of pasture grassland to comprise unintensively



			<p>managed wildflower grassland and hedgerow planting to the boundaries of this area, where fencing currently largely occurs. Refer to figure 09 within the Ecological Appraisal. A BNG assessment can be undertaken as a condition as suggested by the ecology officer. Planting will comprise a tree and shrub species assemblage representative of the most common NVC community identified on the estate (W9 woodland) and will link to existing mature woodland. Woodland to be effected by the development equates to 0.06 hectares and approximately 0.15 hectares of new woodland planting is proposed. This is in addition to the upgrade of the existing woodland by extinguishing of part of the existing track across the ridge. The management of newly planted woodland habitat would be detailed within the woodland management and monitoring plan proposed to cover the existing woodland within the estate. Refer to Woodland Planting Plan showing an indicative site and extent of proposed woodland planting.</p>
43	08.12.2020 Ecology Officer Comments	<p>Opening up of western area, felling and lighting are likely to impact upon bat populations</p> <p>Bat boxes cannot fully replace the value of the existing features</p>	<p>The proposed lighting design aims to minimise impacts upon bats, including directional and low wattage luminaires used for external lighting and low level lighting and automated black out blinds within the rooms. The reduced area the revised layout occupies will also reduce the impact of lighting upon bats, with dark corridors maintained to the east and west of where rooms are proposed.</p>

NYMNPA
15/07/2021

AMENDED



Site Location



The proposed development forms part of the wider Raithwaite Estate located off the A174 Whitby to Sandsend road.

Comprising two undulating Becks that run roughly parallel to each other, over time their flow has eroded two deep valleys which cut out of the surrounding undulating landscape to create a series of uniquely sheltered woodland environments.

Stradling the boundary of Scarborough and North York Moors National Park Authorities, the Estate has over time been developed into a quality tourist accommodation destination. The proposal seeks to build on this success to introduce a new and unique offer to complement these existing uses within the confines of Dunsley Beck Valley, the Western of the two streams.



Site Constraints

Topography

A key feature that defines the character of this part of the estate is the undulating topography carved out of the landscape by Dunsley Beck. The valley that this has created has an enclosed and secluded feel from the rest of the Estate, which is part of the appeal for this development.

North York Moors National Park

The application site lies towards the Southern part of the Raithwaite Estate, and wholly within North York Moors National Park.

Site Access

An existing forest track leads to the site splitting off from the main Estate circulation road from the North. The track continues through the site into the woodland towards the South. An informal network of secondary paths and clearings run through the development site. In addition, a footpath exists which leaves the road in Raithwaite Beck opposite the existing hotel, running due South parallel but raised to the Lakehouse road, before curving to head steeply uphill towards the ridge that separates the Becks.

Ancient Woodland

The area immediately South of the development contains a small area of replanted Ancient Woodland. The proposal seeks to avoid this area and stay outside of a notional 20m buffer zone of this part of the woodland.





Ecological Constraints

A detailed tree survey has been undertaken across the application site and though the area generally comprises woodland, key specimens have been identified and catalogued with regard to their species, age and condition.

This information has been used to inform a strategy of retention and where necessary, felling of existing trees. This strategy is the key design driver to the proposed site layout ensuring that the woodland habitat and character can be enhanced by the development, as well as ensuring its survival into the future.

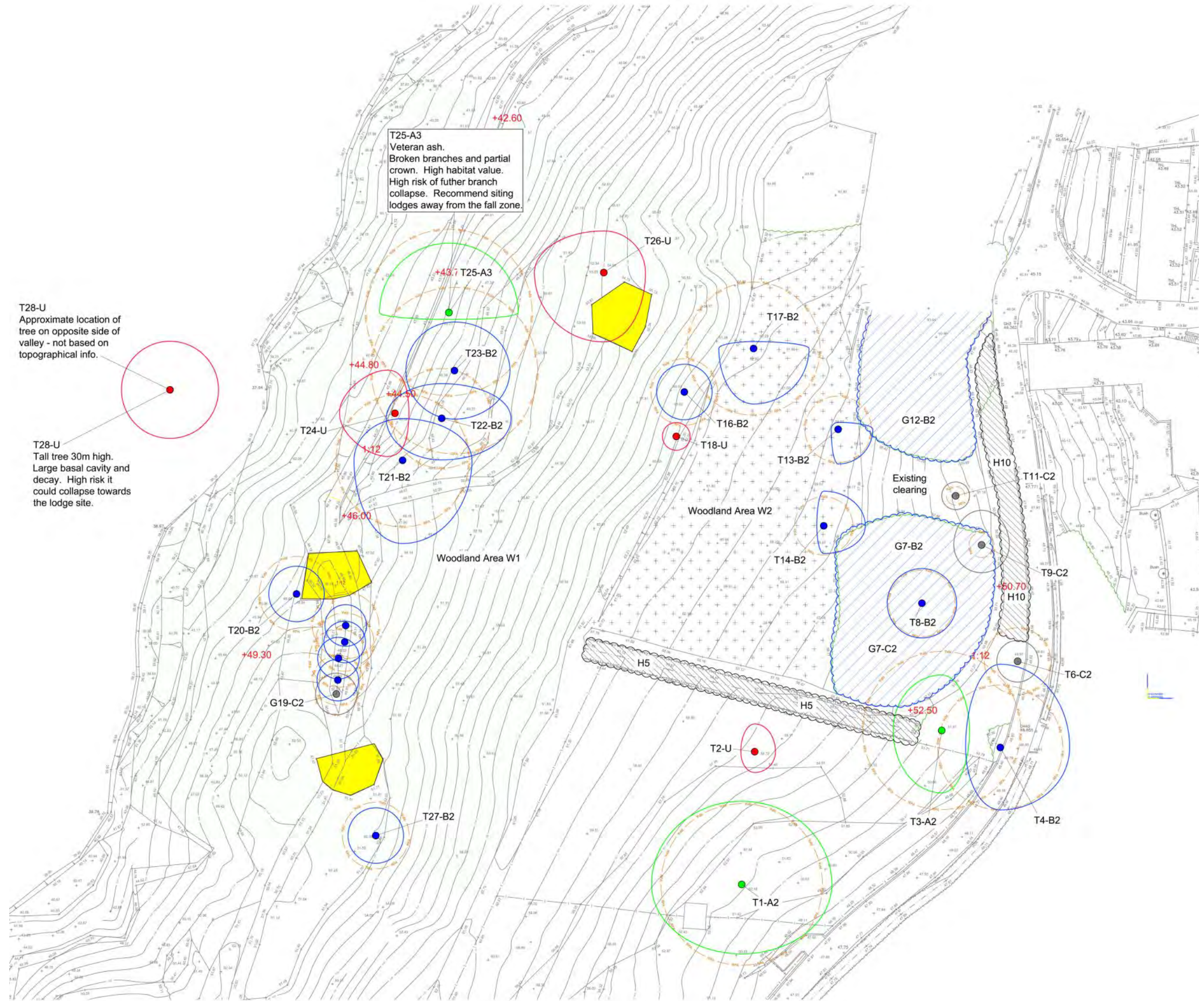
Key

-  Existing hedge
-  W1 - Existing woodland
Early-mature trees.
Average stem diameter: 200/400mm.
Average height: 15/20m.
Species composition:
Mixed woodland comprising conifers and deciduous species. Mostly Larch and Sycamore, with a smaller percentage of ash, alder and pine.
Note: Larger significant trees in this area are surveyed individually.
-  W2 - Existing woodland
Young/Semi-mature trees.
Average stem diameter: 200mm.
Average height: 15m.
Species composition:
Deciduous woodland. Mostly Sycamore and ash, with hawthorn understory.
Note: Larger significant trees in this area are surveyed individually.
-  Existing evergreen shrubs
-  **Tree retention category A**
High quality with an estimated life expectancy of at least 40 years
-  **Tree retention category B**
Moderate quality with an estimated life expectancy of at least 20 years
-  **Tree retention category C**
Low quality with an estimated life expectancy of at least 10 years, OR young tree with a stem diameter below 150mm
-  **Tree removal category U**
Poor condition with an estimated life expectancy of less than 10 years
-  **RPA**
minimum Root Protection Area
-  Existing woodland clearing (tarpaulin)

Trees have been surveyed and categorized as per the recommendations and guidance in BS 5837:2012 Trees in relation to design, demolition and construction.

This drawing is to be read in conjunction with the Arboricultural Survey report.

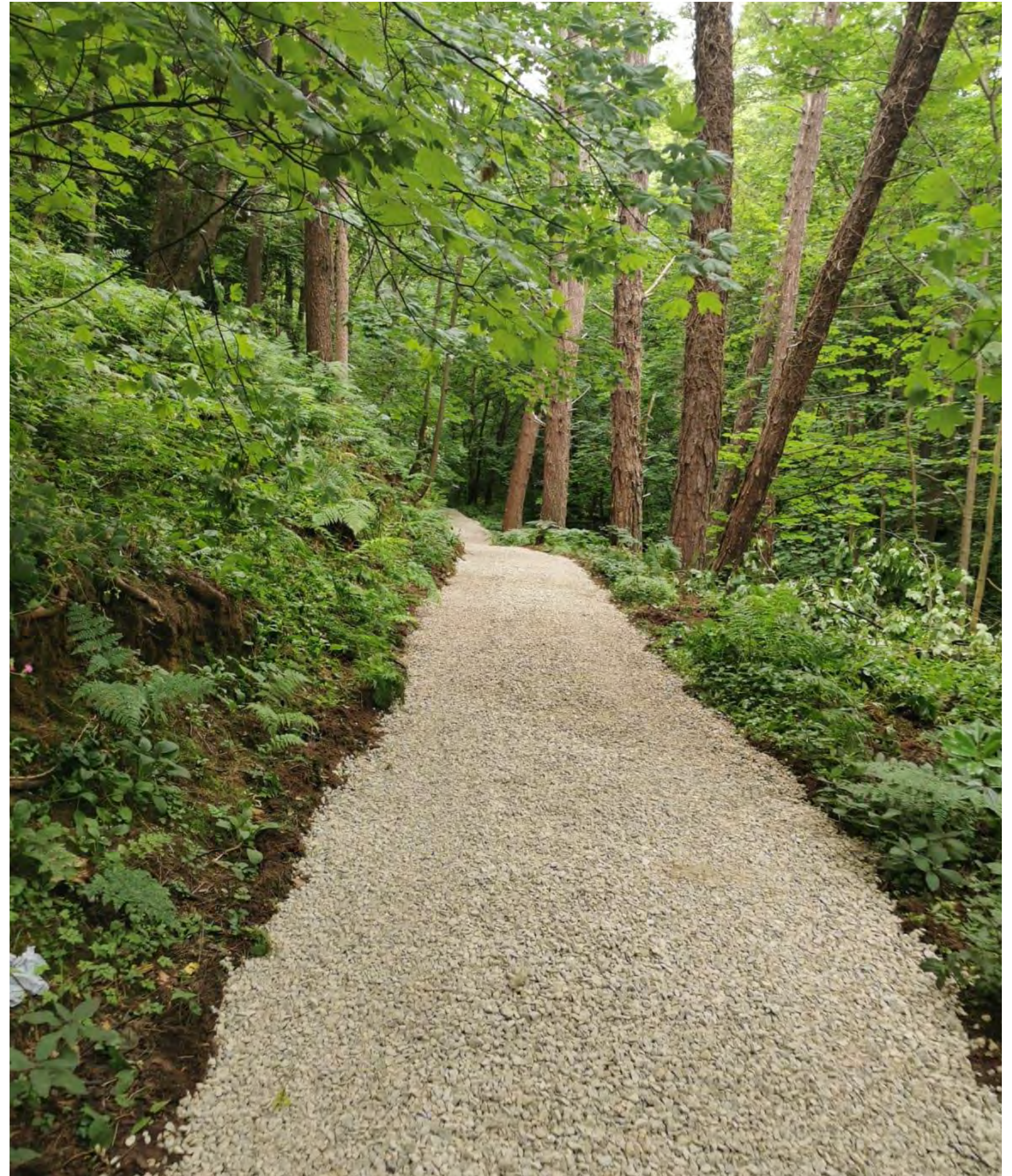
This drawing is to be reproduced in colour.



Site Character



The existing woodland is accessed from the North using the track from Newholme Farm, or by using existing footpaths over the ridge. It is currently actively managed woodland, and is used to host a variety of outdoor adventures. The proposal has been amended so that 10 woodland rooms are proposed as two compact clusters of 5 rooms, which will serve to add a unique offer to the hotel at Raithwaite, and will be directly managed and serviced by the hotel.



Raithwaite Bay Whitby

Site Layout Development

Following the feedback received on the scheme presented during pre-application consultation, work was undertaken to move the rooms out of the open space and either towards the woodland edge, or into the woodland itself. This both to provide a reduced visual impact by setting the rooms against the silhouette of the woodland, as well as providing a unique outlook from the rooms themselves to create a unique sense of retreat.

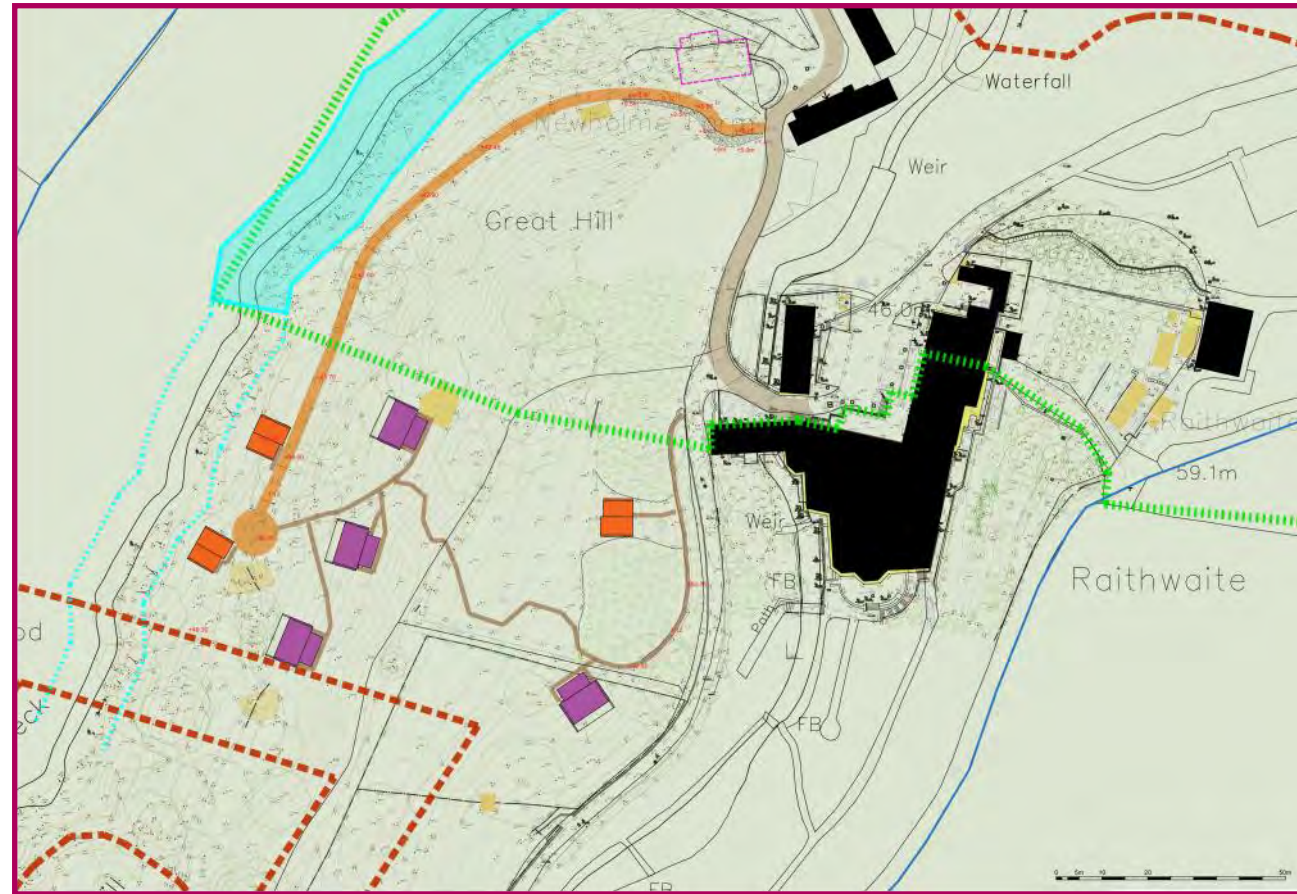
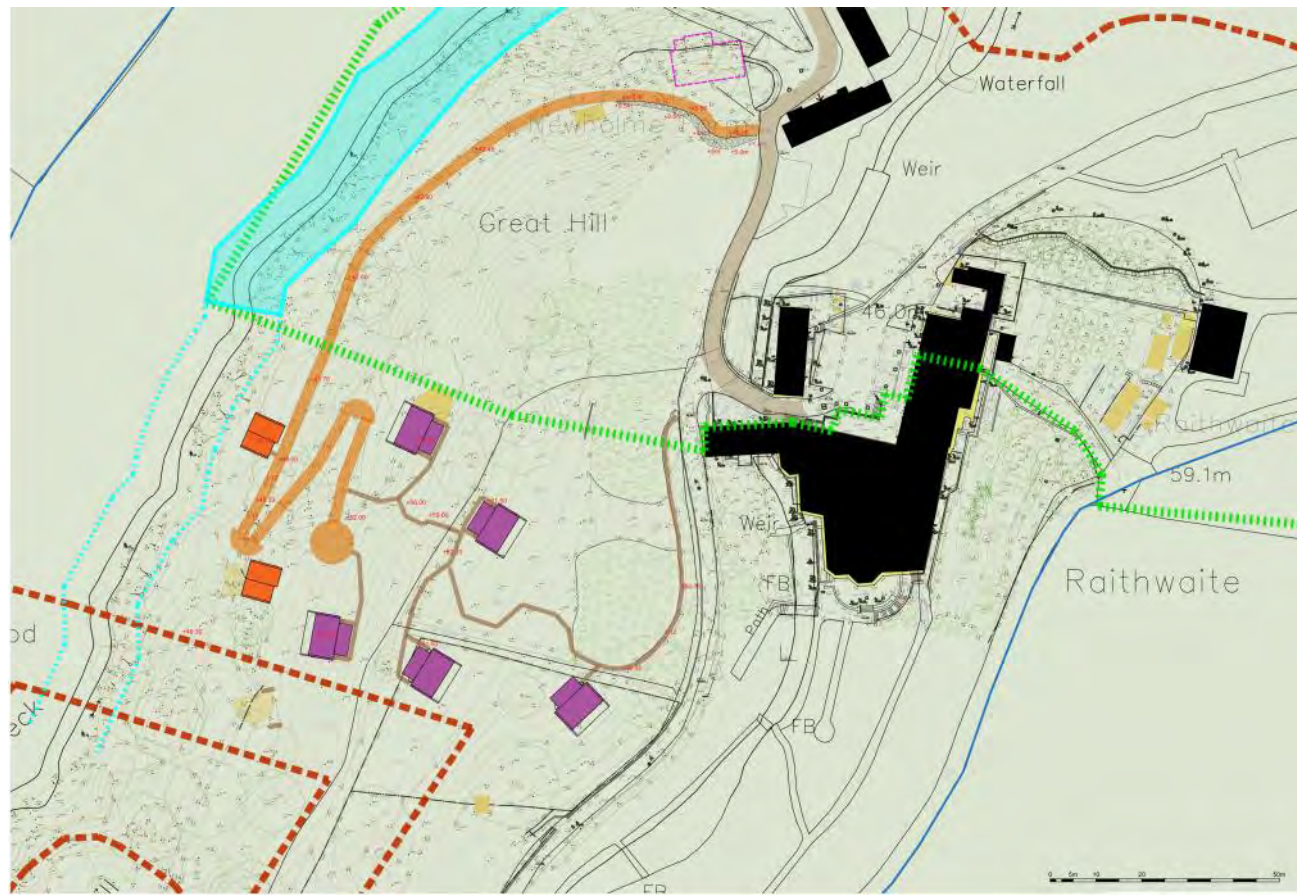
A number of options were considered to best balance the need to provide access to the rooms for guests and servicing against the impact on the woodland.

The preferred scheme opted to build on the theme of 'retreat' and minimise vehicular access to the woodland in favour of footpath access, using buggies to ferry guests to and from their rooms at the beginning and end of their stay using electric buggies only.

It was proposed to do so around the outline of the existing track through the woodland to ensure that the impact on the existing trees is minimised. Woodland Rooms themselves have subsequently been laid out so that they can be easily accessed by footpath.



Sketch scheme presented at pre-application stage



Sketch layouts considered, with preferred 'minimal impact' scheme highlighted for further development

Woodland Room Layout Previously Submitted

The proposed site layout takes into account the site constraints and the woodland room unit designs to achieve the following:

- Woodland Rooms have been nestled into the valley amongst the trees to create an intimate relationship with the woodland environment and in the process reduce their visual impact
- Rooms have been positioned to avoid the main specimen trees identified in the arboricultural survey
- Staggering Rooms in plan to respond to the site's topography. This in turn enables a variety in height between each unit and so contributes to a decrease visual impact
- The Replanted Ancient Woodland buffer zone has been avoided
- The existing tracks have been used where possible, with additional footpaths laid out to follow existing features and avoid trees and dense scrubland Construction methodology for tracks and paths is included later in this document
- Buggy turning, Disabled access parking bay and emergency vehicle turning have been accommodated in the layout.












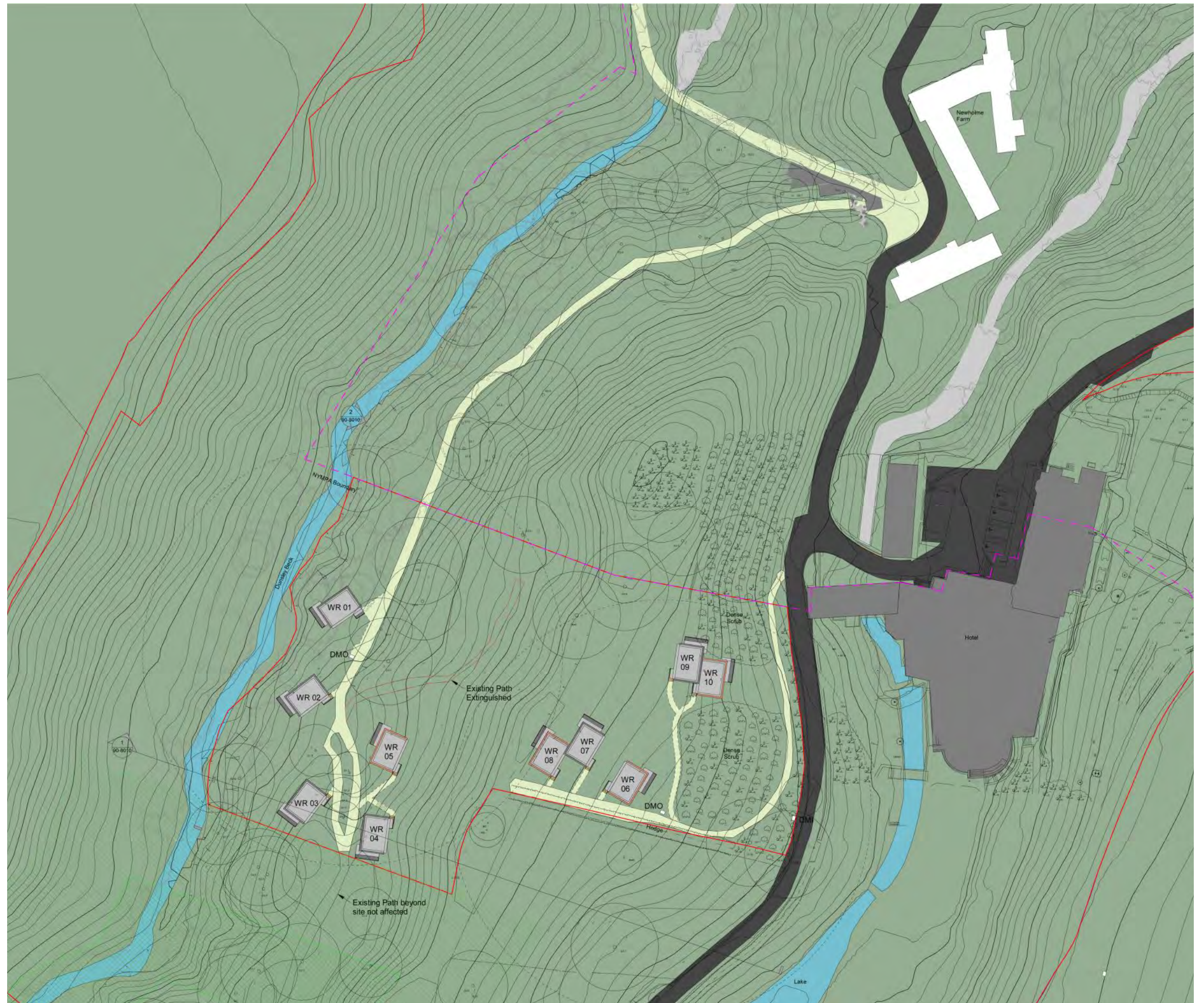
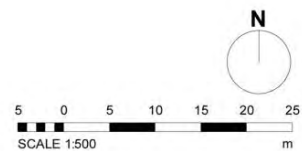
Revised Woodland Room Layout

Over the course of subsequent design development, and in response to concerns raised around the impact on the ecology and wildlife of the woodland, the layout has been further amended to reduce the number of units from the original brief of 12, to 10 units.

In addition to the previous considerations, this revised layout seeks to achieve the following:

- A reduction in woodland area affected by the development. This is achieved by positioning the woodland rooms in two independent clusters of 5 units each. The first grouped around the existing track through the woodland along Dunsley Beck, the second as a cluster set into the woodland edge, opposite the existing hotel.
- The woodland rooms in the woodland have been positioned to be accessible from the existing tracks, with the number of new access paths through the woodland significantly reduced.
- A section of existing track running up the woodland slope is to be extinguished to contain human activity to a small area as possible, and restore a wildlife path along a North/ South route, uninhibited by development.
- Buggy turning is still available along the existing tracks, and will be the only traffic permitted to use the tracks

-  Proposed Site Boundary
-  Land within applicant's ownership
-  Existing paved road
-  Existing tracks and paths
-  Proposed tracks and paths
-  North York Moors National Park Boundary
-  Existing Buildings
-  Replanted Ancient Woodland
-  Replanted Ancient Woodland Buffer
- DMI Dry Mains Inlet
- DMO Dry Mains Outlet

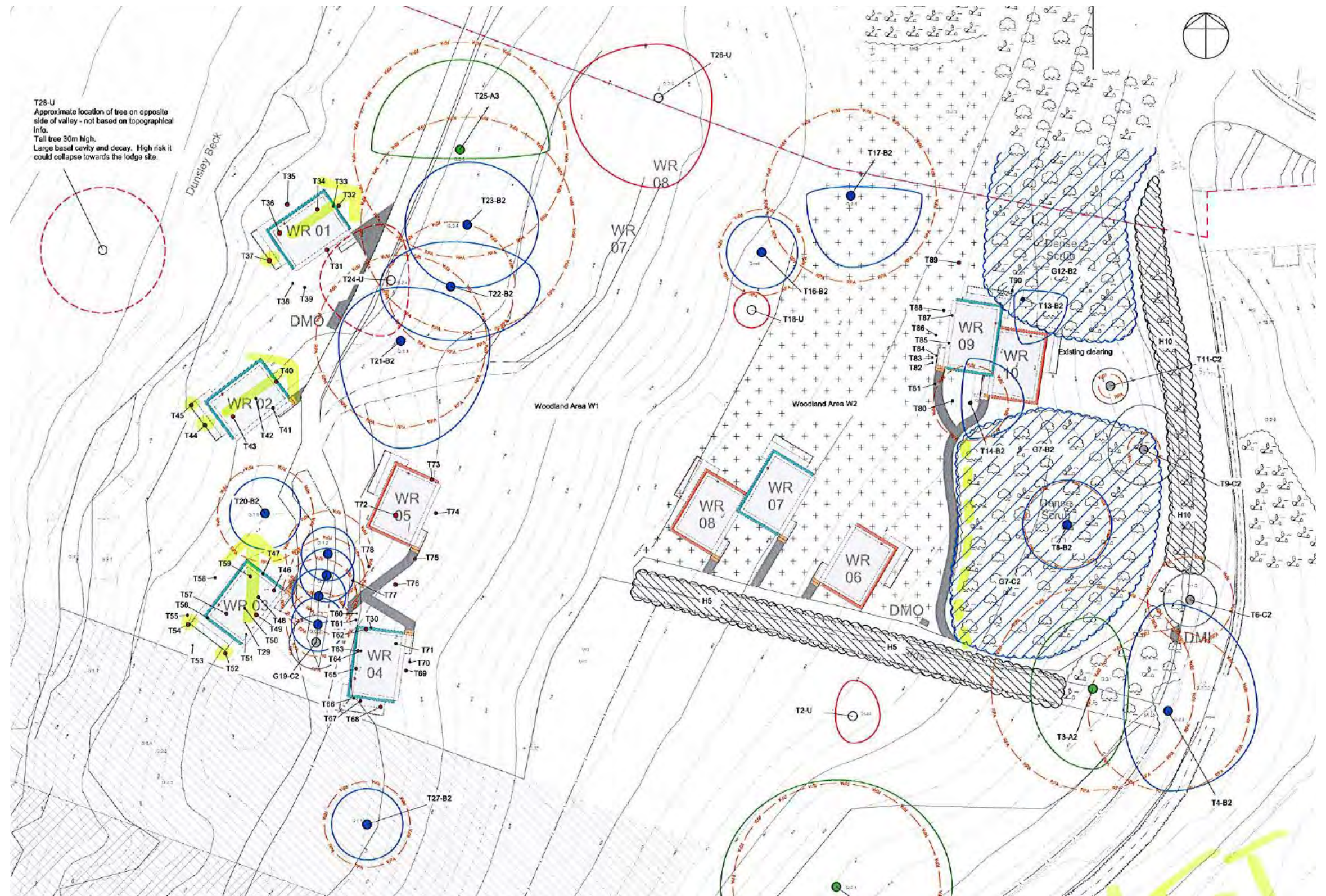


Revised Woodland Room Layout - Finetuning

With the layout revised, the outline of each lodge was set out on site using pegs, and a more detailed survey of trees and ecology was undertaken and the layout fine-tuned to ensure the impact was reduced further. This led to the following tweaks, to give the final submitted layout:

- Minor adjustments to the location of WR01, WR 02 and WR 03 to enable the retention of a number of smaller tree specimens.
- Re-alignment of the new path leading to WR09 and WR10 to lead it through area currently overgrown with Rhododendron, sparing the ecologically more valuable undergrowth to Woodland Area W2.

These tweaks have given rise to the final layout proposed, which is shown on the revised submitted drawings.



Use, Scale and Amount

Over the course of design development, the proposal has been revised, now providing only 10 woodland rooms - a reduction from the previous 12 self-contained 'Woodland Rooms'.

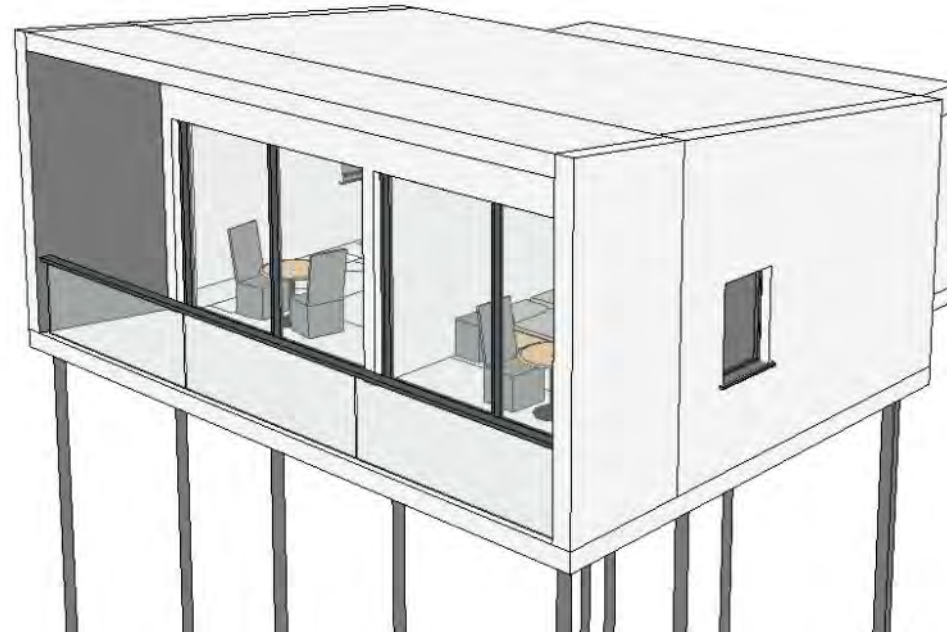
With a footprint of around 30m², each unit provides the following accommodation:

- a small entry vestibule with room for coat and boot storage and a small kitchenette to provide basic meals and beverages from hotel-delivered meal kits;
- a compact main bedroom space big enough for a king-sized bed and space for lounging and eating or working;
- a spacious bathroom with WC, shower and bathing facilities; and
- an external terraced seating area

In order to minimise the impact of the rooms on the character of the existing woodland, the design ensures that the rooms are kept as small in plan and volume as possible.

Architecturally, the design has been developed to reduce the overall visual impact of the rooms. Key design moves to achieve this are shown in the adjacent design development schemes

1. 'back-to-back' rooms were considered in the first instance ease construction. The massing of this was felt to be too harsh in the woodland however.



2. To address this concern, steps were introduced into the façade and a roof profile was considered. A first sense of materiality was introduced to soften the appearance. Rooms were however still considered as 'pairs' within a single built unit



3. Rooms were separated and treated as individual units. With smaller footprints, these could better address the topography and the constraints presented by the trees: they could be positioned more freely either in pairs or individually to respond to these conditions. In addition, variety of fenestration was introduced to maximise privacy

4. Design and detailing was simplified, removing overhanging eaves to reduce the visual impact, and materiality was explored further to introduce a different material to further break down the compositions visually.

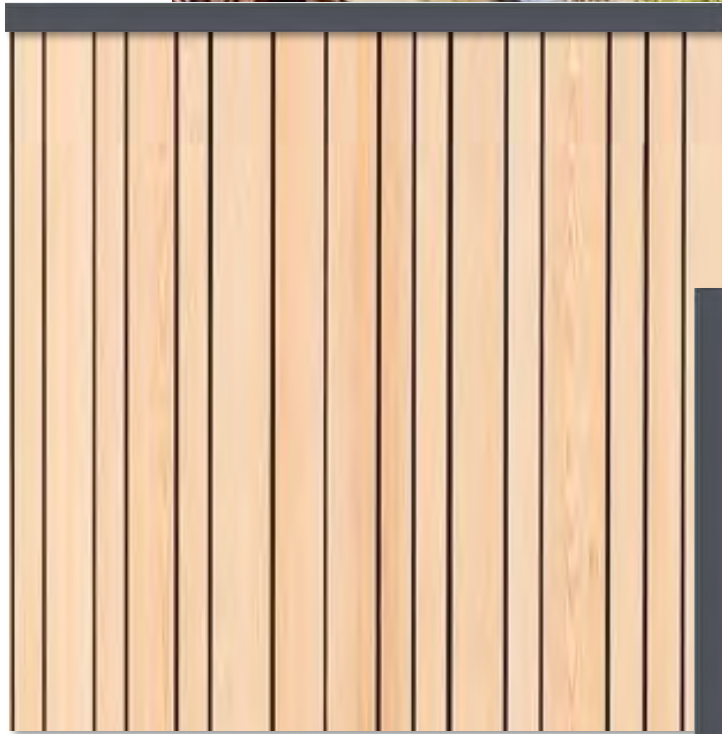


Character, Materiality and Detailing



Metal trims
to match window frames to timber buildings, to match standing seam to metal elevations

Sedum Roof



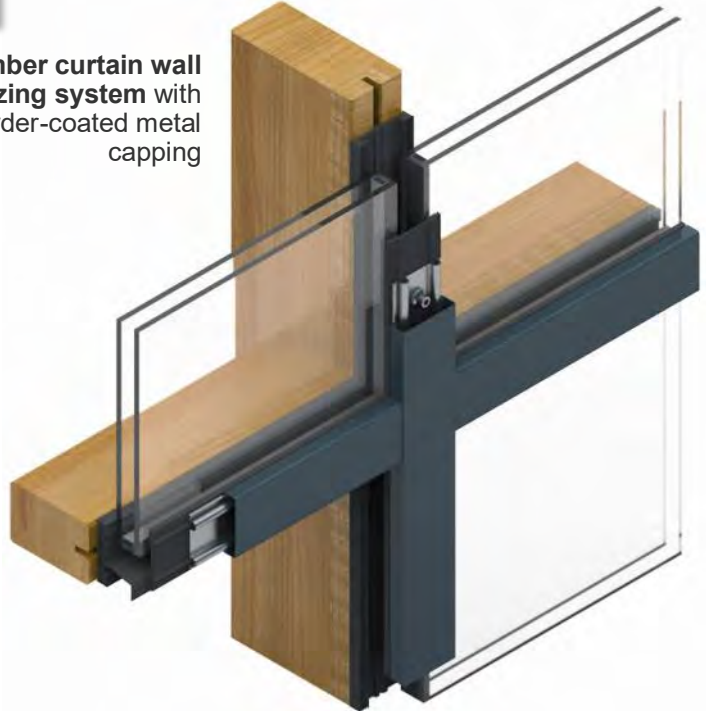
Siberian Larch cladding
Mixed width timber
Cladding in vertical open rainscreen arrangement.



Standing Seam
400mm profile in Pigmento Autumn Red finish



Timber curtain wall glazing system with powder-coated metal capping



Raithwaite Bay Whitby

Proposed Woodland Room Design



Dunsley Beck - Lower Rooms



Typical View from Decking



Construction Methodology

Whereas the Design and Access Statement sets out an overview of the construction methodology for developments of this type delivered elsewhere, this document sets out more specific considerations based on the specific topographic and ecological constraints of the site to propose the method in which construction of the Woodland Rooms can take place without unduly disturbing the woodland environment.

The objective is in the first instance to have the absolute minimum impact on the woodland environment during construction works. The added complexity of access and space make this a more complicated logistics challenge which will require careful management of site activities so that the only works that take place in the woodland are those which cannot be done elsewhere.

This document sets out how the construction might be managed in principle to avoid damage or other negative impacts on the woodland environment during the build.

Woodland Protection

Trees and woodland undergrowth are the primary attractors to the site, and it is of vital importance that appropriate protections are in place to avoid accidental damage, particularly by movements of heavy plant machinery.

To this end, a number of temporary physical protection measures are proposed to ensure that accidental damage is less likely to occur. These include:

- Establishment of exclusion zones with clear physical demarcations;
- Height restrictions clearly marked in advance of entry into the woodland to prevent snagging of the tree canopy
- Strictly enforced speed restrictions
- Use of banksmen at all times to ensure safe manoeuvring
- Barriers in place around trees within the working areas to avoid damage. In addition, financial incentive mechanisms may be incorporated within the building contract rewarding protection of trees, conversely financial penalties for damage;



Site Equipment and Operations

Groundworks and Slab

1. Woodland rooms are constructed off mini-piles constructed with a small tracked vehicle that should cause minimal damage to the woodland floor.
2. Any site clearance for piling is minimal, and where required only undertaken to the area directly beneath a woodland room
3. In most cases, such clearance will not be required, and slabs simply sit above the undulations of the site topography. Note that undergrowth adjacent to units is barely disturbed by construction works



1.



2.



3.

Superstructure

4. Bulk deliveries will take place to the compound at Newhome Farm to avoid traffic into the woodland. Panels will be brought to each site individually on a 'just in time' basis
5. A four-wheel drive telescopic handler is the only equipment required to assemble a unit, and in most cases this can be achieved from a single fixed position from the main track, avoiding 'churning' the surface around each unit.
6. Scaffolding required to finish the exterior of the unit can be constructed around existing features of topography as well as adjacent trees



4.



5.



6.

Post-construction Woodland Recovery

7. Where landscape levels require amendment to get to unit entrances, this can be sensitively achieved so that the woodland flora can re-colonise any disturbed soil.
8. The ground around units recovers quickly once construction activities have ceased and scaffolding is removed, as is the case at this site in the Forest of Dean. The picture has been taken following construction, but prior to opening of the accommodation
9. The final effect is of units that sit comfortably within the woodland, and show no sign of disturbance.



7.



8.



9.

Raithwaite Bay Whitby

Deliveries, Materials Storage and Welfare

To avoid needlessly disturbing the woodland undergrowth, it is proposed that the site around the junction of Home Farm is used to accept deliveries, provide materials storage and welfare facilities for site workers (red). This will ensure that access to the site is restricted to essential construction works only.

Height control can be introduced at the start of the track (purple), beyond which a telescopic handling vehicle can enter the woodland for construction works only (orange). The off-road nature of the vehicles are such that additional civil engineering should not be required to support the vehicle as it runs along the existing track. Temporary barriers installed either side of the track will indicate the allowable driving zone.

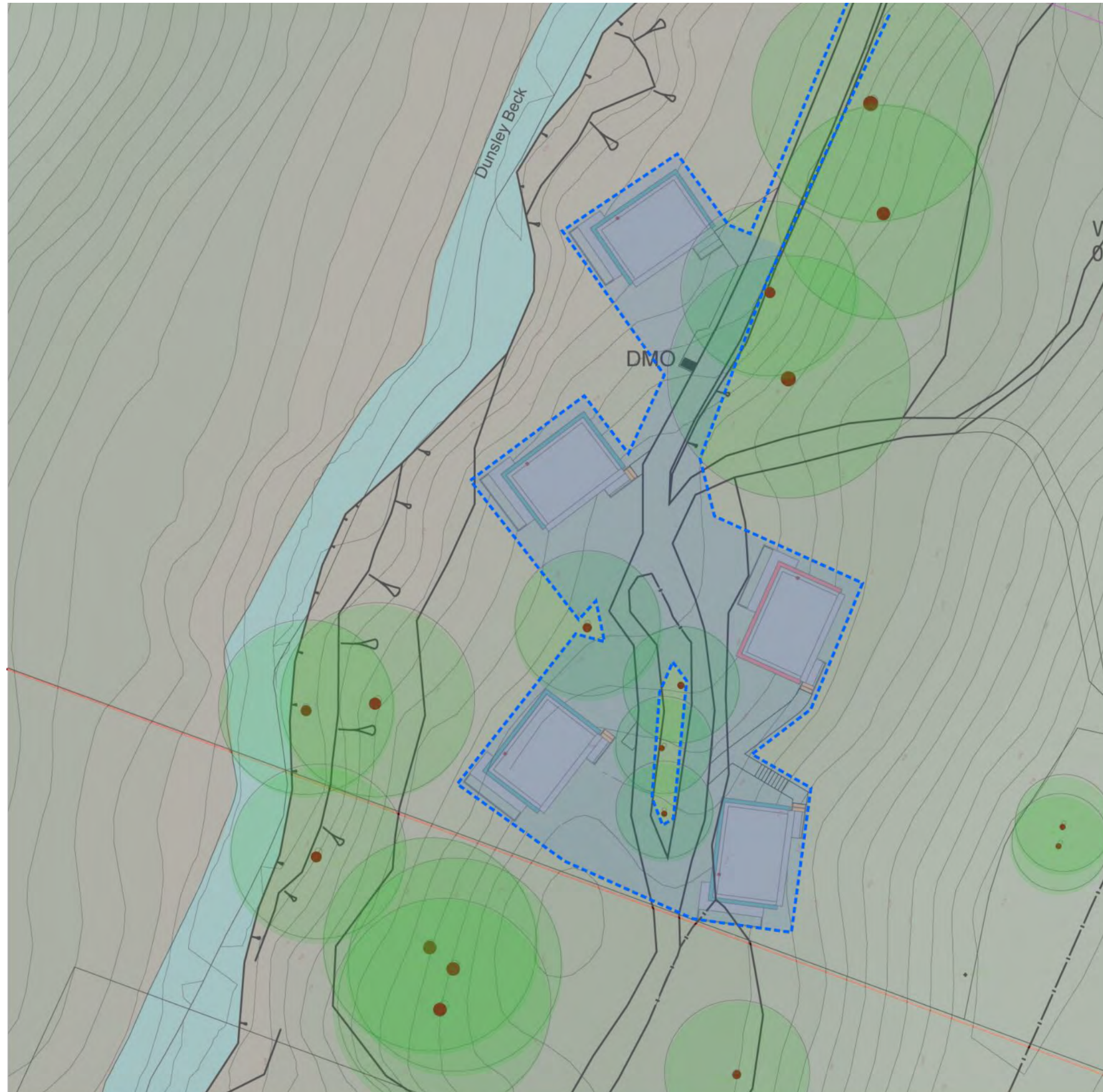
The working zone (blue) will be demarcated by temporary exclusion barriers to contain construction activities. Note that vehicles will remain within the orange zone at all times during construction.

Working within the woodland zone is expanded in the following diagrams.



Exclusions and Working Areas

Woodland Exclusion Zone barriers (Blue dashed) can be temporarily installed to contain construction activities to a permitted working area (light blue). Localised protection barriers provided to individual or clusters of trees.

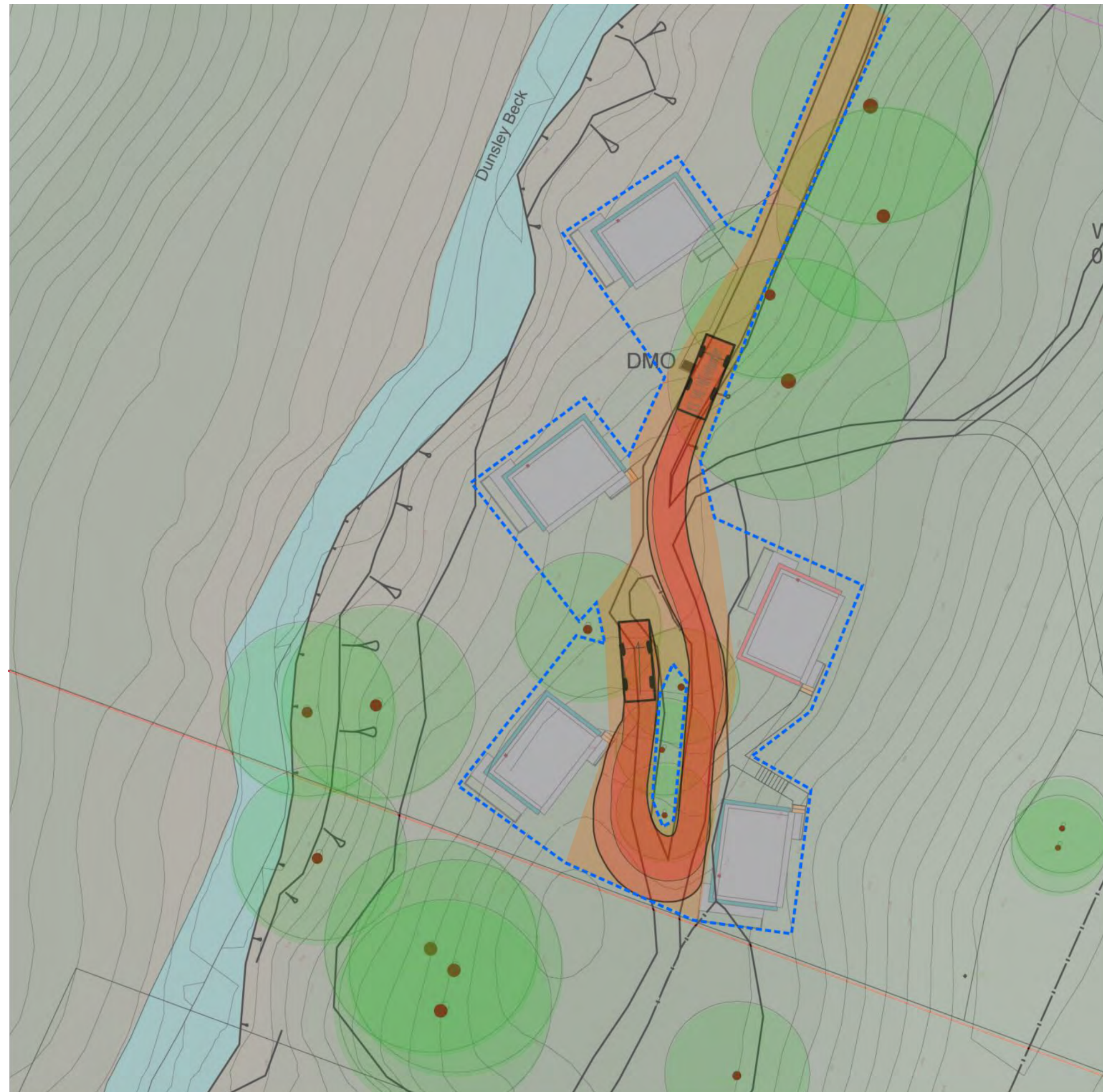


Construction Plant Areas

Construction can be undertaken by a single off-road telescopic handler. This can operate from the existing tracks with only minimal overspill into woodland areas.

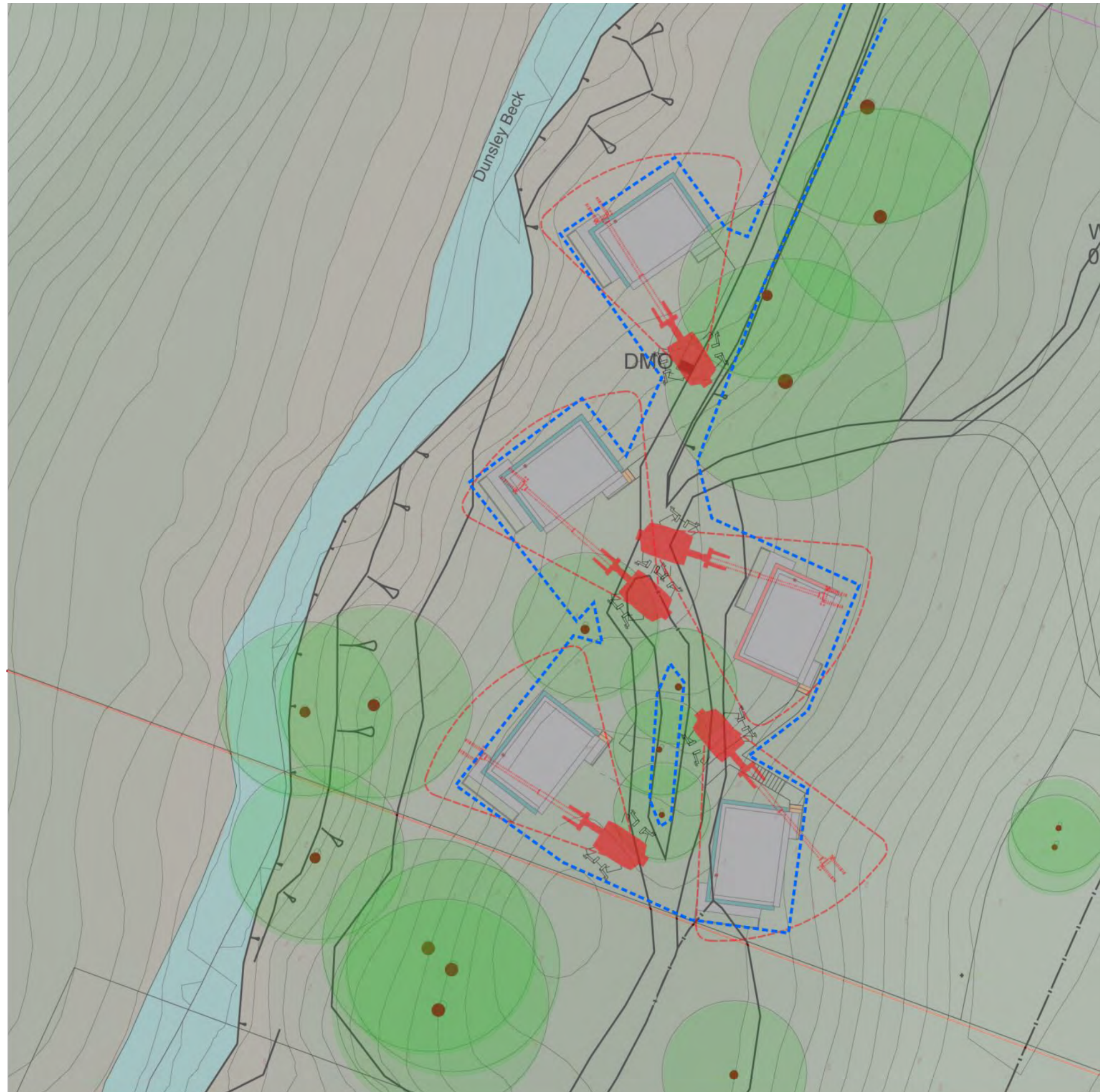
The tracking for a typical vehicle is shown in red, the orange area represents the anticipated limit of vehicular activity, including parking up of the telescopic handler for construction.

In this way, the disturbance to woodland undergrowth is kept to a minimum, and the need for large civil works are avoided.



Construction Plant Areas

From their construction positions, each woodland room can be constructed without vehicles leaving the driving zone.



Movement To, From and Within the Development

Site Access

Access to the development is proposed using the existing forest track from the North at Newholme Farm, where it splits off from the main vehicle route through the estate.

Key to the character of the development this route is that it is designed as a modest upgrade as described in the construction methodology, rather than a piece of hard-landscaped infrastructure. To ensure that this can be maintained, the management of the new rooms is set out below

Arrival Sequence

Part of the appeal of the Woodland Rooms over the existing hotel experience is their added sense of retreat, to be away from the city surrounded by the woodland countryside. In order to retain this unique quality that Dunsley Beck offers, personal motor vehicles will not be permitted regular access to the woodland.

In order to manage this as part of the existing Raithwaite Hotel room inventory, guests will arrive at the hotel main reception to check in much as they would for any other part of the regular 'hotel experience'.

Upon check-in, guests and their luggage will be transported to their Woodland Room either on foot, or more commonly accompanied by staff using an electric buggy. It is the weight and manoeuvrability of these vehicles that enables the tracks to retain

Once in their room, guests are free to explore the estate and the surrounding countryside on foot, or perhaps using rental bikes, and if assistance is required to use hotel services, transport using the same electric buggies can be arranged by contacting reception.

Room Service Access

Room service access to the woodland rooms will use the same electric buggy approach, with only the final section of servicing done on foot.

Access for Emergency Services

It is essential that emergency services can gain access to the woodland rooms in the event of an emergency. The key consideration is access for fire-fighting services in the event of an incident.

In order to enable the fighting of a fire within the woodland rooms, a dry fire-fighting main is proposed with an inlet from the edge of the lakeside road. Two accompanying outlet units will be positioned off the main track so that all rooms lie within 45m of the outlet as shown in the adjacent diagram.

Universal Access

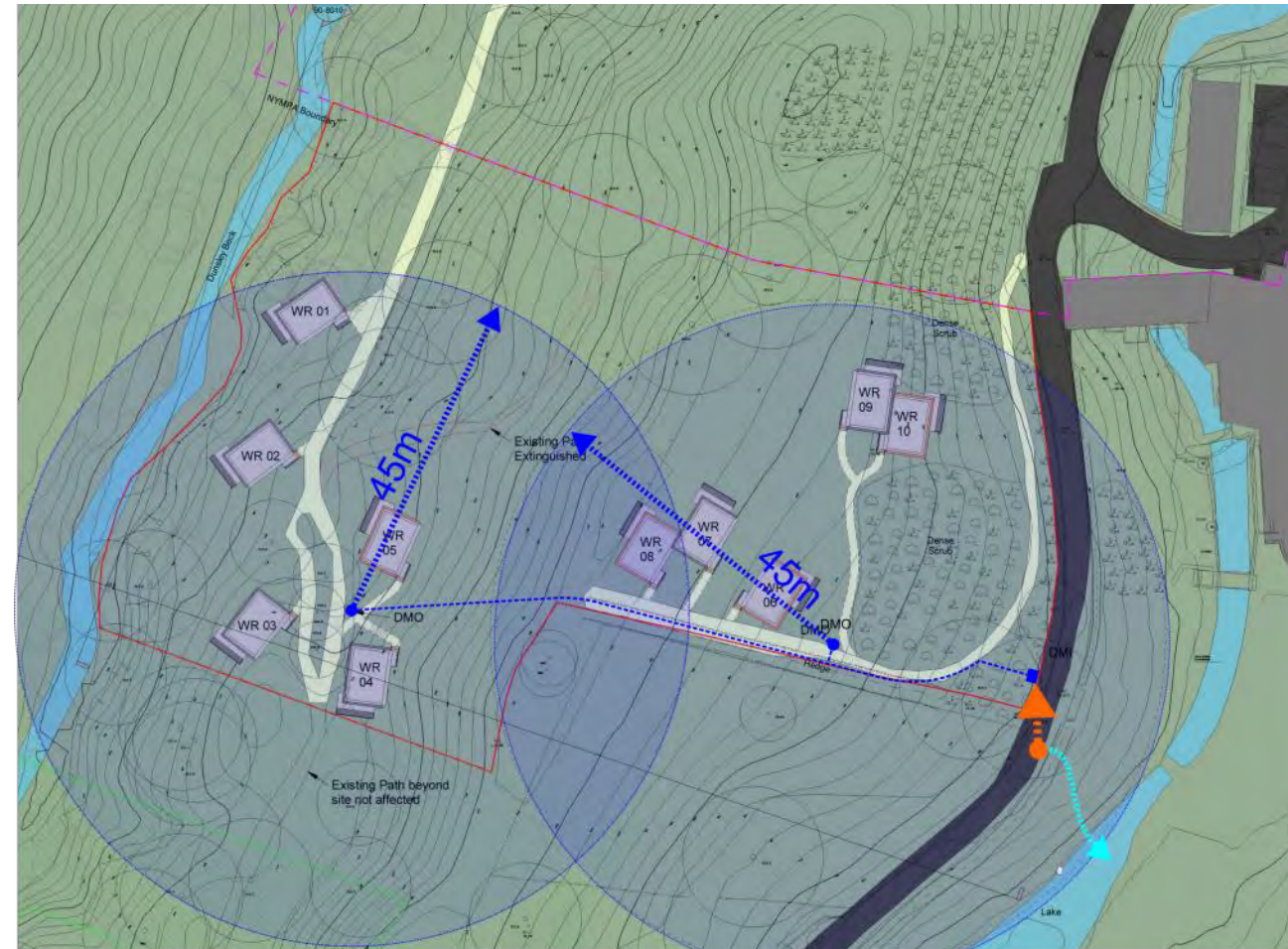
The physical and mental health benefits of contact with the natural environment, and especially where it concerns natural woodland environments has

been widely reported. At the same time however, these natural environments by their nature can provide significant barriers of access due to their often physical remoteness, wild plant growth or challenging topographies.

These elements are indeed also factors around the proposed development site, however there is a unique opportunity here through the site layout and the design of the Woodland Rooms themselves to provide an experience that is accessible to all, regardless of any impairments a guest might have.

To ensure that this can be offered practically, the following provision has been made:

- One Woodland Room (10%) will be fully wheelchair accessible. It will feature step-free access from the drop-off point. Internally, the layout will be designed in accordance with the guidance given in British Standard BS 8300 to ensure that all facilities are fully accessible.
- One Woodland Room (10%) will be suitable for people with impairments who are not wheelchair-bound ('ambulant disabled'). It directly accessible from the main track and shares the same design as the other units in the scheme, including a step-free shower access, but will in addition be fitted with grab rails, and fold-down seat within the shower cubicle.
- The overall layout of the remaining units is identical to the ambulant disabled unit, and so could easily be converted to provide further ambulant disabled accessible units, though the limitations of access to these units due to topography should be borne in mind.



Emergency Access

- Fire fighting main - Inlet
- Fire fighting main - outlet
- Pump appliance access
- Access to watercourse



Universal Access

- Wheelchair accessible
- Ambulant disabled access

Community Safety

There are several wider aspects to consider in order to more fully understand the impact of the design to create a safer environment.

Firstly, by the nature of its use as a holiday destination, the general everyday users of the site will likely be totally unfamiliar to their temporary surroundings. On top of this, they are visiting in order to relax and unwind. To ensure these two seemingly opposing factors are reconciled, the proposed development will need to be designed to create an exceptional sense of safety.

Secondly, the site is relatively remote and secluded, on top of which large parts of it are covered with dense woodland. These factors are at once the draw to the site as a suitable location and setting for a retreat, but at the same time if designed incorrectly, these factors could quickly combine to give a sense of being exposed, cut-off and vulnerable.

Thirdly, there is a requirement for accommodation to have high degrees of privacy, which by its nature means that it is undesirable to be overlooked. It is therefore not possible to wholly rely on passive surveillance.

It is in this context that design for community safety is to be considered at a level above one that might be the case for a development in an urban setting, and a number of steps have been taken to ensure that a safe environment is created as outlined in the schedule

In trying to design the right environment for the site it is important to consider that the way the site is designed requires that it is actively managed.

Activities will range from woodland and landscape management, routine maintenance to properties and rubbish collection, to the shuttle services that may operate the site to get people from their accommodation to the newly provided facilities and room-service like activities to Woodland Rooms. All these will require human presence at varying intervals throughout the day, which between them will provide a network of passive surveillance to the site.

Community Safety - Design Measures

Layout

1. Creation of a site layout that is legible and easy to understand for first-time visitors. The way that roads and spaces are laid out forms a major part in this to give an immediate understanding of how the site operates. This legibility will aid in the creation of the impression of a well-managed and therefore safe environment. At the same time, it will deter people with malicious intent from entering the site – this may be particularly effective as there is only a single vehicular entrance in and out of the site that requires surveillance.
2. Clustering of accommodation that means no unit sits in complete isolation
3. Layout of units to give focused views to give a sense of privacy without creating pockets of unobservable space

Specification

1. Enhancing an obvious layout with a carefully designed signage system that is comprehensive and without gaps so that visitors do not suddenly find themselves not knowing where to go next.
2. Provision of an external lighting scheme that is appropriate to the setting, taking into consideration the fact that the topography and woodland will by their nature create shaded places, and particularly in winter may extend the hours of darkness even further. Lighting schemes will need to balance the factors of personal safety through avoiding sharp contrasts, long shadows and bad colour rendering, with the needs of the ecological sensitivity of the site.
3. Specification of all windows and doors will be such that they will deter break-ins, particularly in areas such as private terraces that are not easily overlooked by others

Management

1. Sensitive and targeted use of CCTV in areas that might otherwise be especially prone to theft, vandalism or anti-social behaviour such as car parks, cash handling areas, access points to amenity buildings
2. Publication of central contact numbers to areas that are staffed 24 hours a day to enable visitors to speak to someone to talk through security and safety concerns

Lighting Design

Ecology and Wildlife

The ecological and bat behaviour studies for the application site have identified areas of bat habitation and activity. These show foraging and migration routes alongside the main watercourse of Dunsley Beck, which need to be considered carefully in the design of lighting as part of the impact of the development, with specifically the adoption of a bat sensitive approach to lighting design.

Such sensitivities include:

- Ensuring lamp selections are appropriate in colour temperature and intensity to ensure impacts on migration routes and predation patterns are minimised.
- Screening lights from lateral view to minimise effects over distance to bats and other nocturnal species.
- Locating lights at low level to allow migration corridors to persist and emerge above the lit areas.

Design Aims

Given the ecological considerations, the design aims will pay particular attention to:

- Avoid upward distribution of light. Luminaire selection will ensure no distribution of light above horizontal.
- Control of lighting intensity. Luminaire selections will shield the lamps from direct lateral view. Lamp selection will be limited to fluorescent, LED or low wattage discharge sources. Use of high intensity discharge lamps (sodium, mercury or metal halide lamps above 70Watts rating) will be avoided. Use of tungsten halogen lamps will not be used anywhere in the design.
- Avoidance of unnecessary light spill. Luminaires will be rationed throughout the site to focus on the **safety** and **security** of staff and guests, and their **safe orientation** around the site, rather than blanket illuminance levels
- Control of light spill from the use of the woodland rooms themselves.

These aims will remain central to the design of all lighting for the proposed development.

Design Proposal

The following illumination types and controls are proposed within the development

Wayfinding and Orientation along communal pedestrian paths

It is necessary to ensure guests are able to safely walk between their accommodation and other areas of the site. This requires adequate lighting to assist in orientation, and to guide guests along safe walkways and paths (pools of light to follow rather than continuous illumination).

This will be achieved by discrete bollard lighting with a downward projection angle to create a series of intermittent pools of light. The design of the luminaires will be such that the illumination source is not directly visible when seen from a distance.



Examples of bollard lights creating pools of light

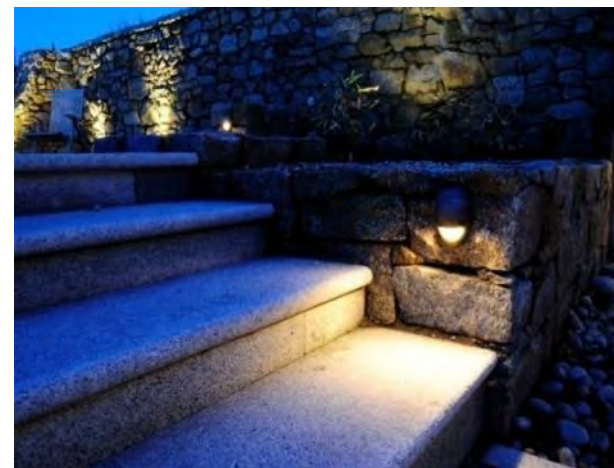
Pedestrian approach to individual Woodland Room units

To approach each individual unit from the main path, low level lighting is proposed to illuminate any steps or level changes using a similar approach to that applied to the shared paths, locally illuminating the level change or steps as a potential hazard. Using low level lighting angled back towards the building will ensure that light spillage is avoided.

Spillage of Interior light from Woodland Rooms

A key element of lighting that requires consideration is that of 'uncontrolled' light spilling from rooms as they are used by occupants. The proposed solution for this is two-fold.

Firstly, the specification of low-level subdued lighting where possible, or in tightly focussed spot



Examples of low-level ground lights to illuminate hazards

lighting where function demands a more intense level of illumination - for example kitchenettes and bathrooms. This will naturally also contribute to the 'cozy' woodland retreat experience that will be offered to guests.

Secondly, the provision of automated internal black-out blinds to ensure that core hours of darkness can be observed. This can be accompanied with explanatory materials for guests as to the need to avoid noise or light in the special location in which they are staying.

It should be noted that external terrace lighting is not proposed for the scheme.



Examples of subdued internal lighting and black-out blinds

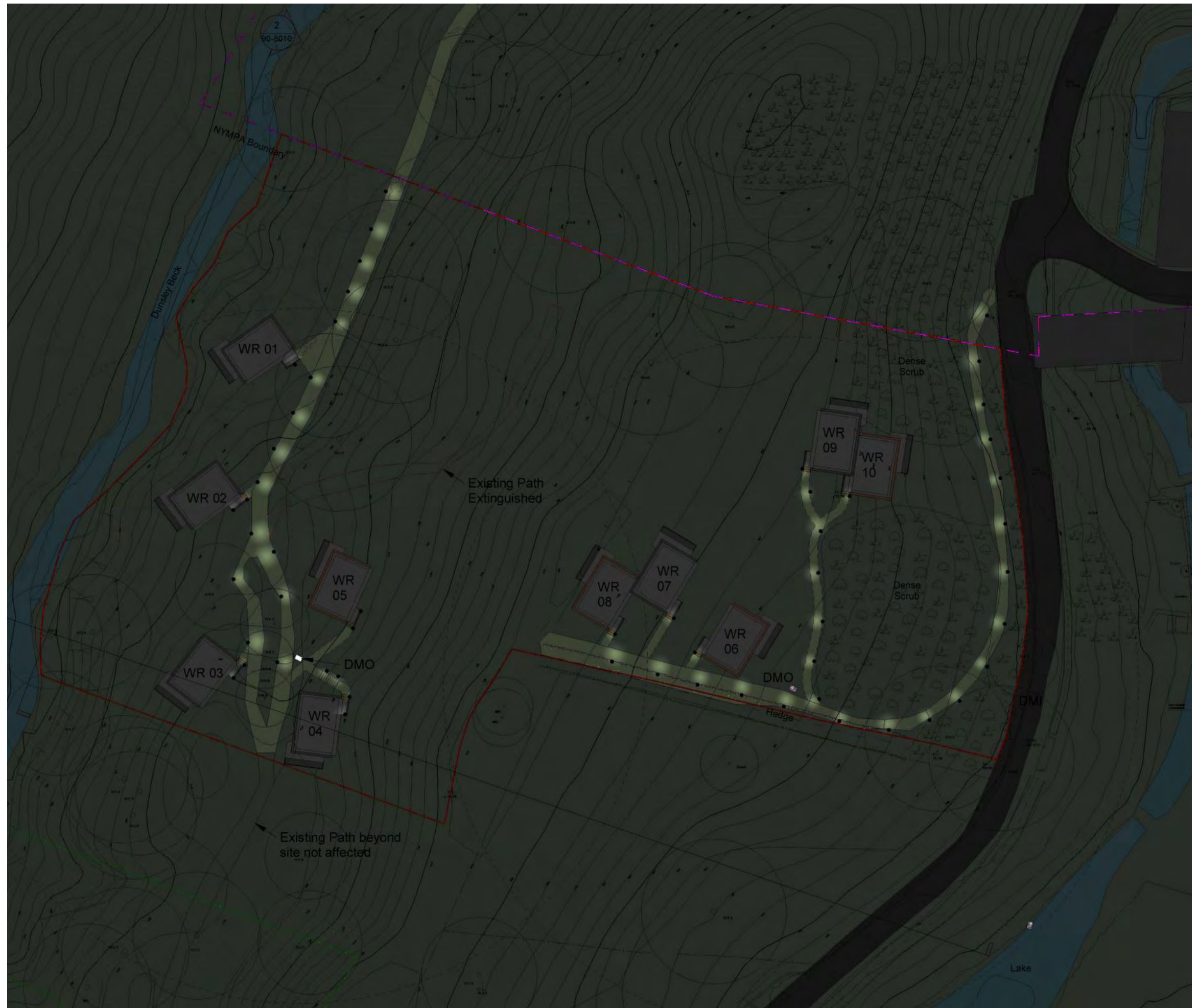


Diagram showing proposed lighting concept

Sustainability

Sustainability has been embedded in the design approach to ensure that the impact of the construction and operation of the new buildings on the environment is reduced as far as possible.

In addition to considering the environment, it is essential that a scheme of this scale is financially sustainable, contributes positively to the local economy and offers wider community benefits

This approach covers everything from reducing pollution and energy use, to increasing

biodiversity and creating environments that are healthy for people. This will be done through a range of methods outlined in this section.

Socio-economics

It is essential that a development of this kind contributes in the long term to the economic wellbeing of the area and to communities that it affects. Some of the direct benefits of the scheme will include:

- Job creation for local people, both during construction and in the longer term in the operation of the new facilities;
- Increased spending by visitors to the local area;
- Extension of the tourism season throughout the year, creating a more balanced income pattern to the area
- Opportunities for local companies and organisations to supply the construction site

In operation, it may also be possible to:

- Source food, drink and operational services from local companies and suppliers
- Improve the local skills base through staff training programmes and apprenticeships

Transport

A number of provisions will be made to ensure that sustainable forms of transport are encouraged, for example:

- a site layout that is designed around pedestrians and cyclists so people can get to the amenity facilities without having to use their car;

Water Use

- Specification of low water-use appliances wherever possible
- Design of buildings and landscaping to ensure flow of rainwater is attenuated so that sewers are not over-burdened, that rainwater run-off does not contribute to land erosion or contribute to localised flooding.

Pollution

- Design of energy efficient building systems that reduce noxious emissions and noise

Health and Wellbeing

Ensure that the environment created within the development is the best possible quality by:

- ensuring that access to the ample countryside is maximised – both directly through pathways, but also indirectly by framing views and ensuring that the development doesn't adversely impact the experience for people passing through;
- making sure that the materials used to construct the buildings aren't harmful to the occupants, either directly through contact or indirectly through giving off harmful substances over time.

Management

A lot of waste and negative environmental, social and economic impact can often be designed out at the early stages, or controlled through appropriate management procedures. These could include:

- Procurement to ensure a competent contractor with a track record of delivering high quality and sustainable design;
- Registering the scheme for the Considerate Constructor's Scheme (or similar) to ensure surrounding residents and communities are not adversely affected by construction works;
- Mitigation of construction site impacts such as noise, dust, contamination etc; and

Land use and ecology

The biodiversity of the site, and its rural feel are key attractors to the site as a holiday destination. As such, it is key that the design maintains and where possible improves these factors by:

- Designing newly planted areas to feature native species that complement the surrounding countryside, avoiding invasive species and where possible non-native species.
- Use of green roofs to reduce visual impact and replace some of the ecological losses by the creation of the buildings

In operation, it may also be possible to:

- Provide education resources for staff and visitors to the site to raise awareness of the ecology of the site, for example through events or educationally informative signage boards around the site

Energy

The scheme will be fully compliant with the current Building Regulation Part L, though specifically, this will be achieved by:

- ensuring that buildings are designed in the first instance to reduce their energy need, for example by use of high levels of insulation and correct orientation to maximise solar gains but preventing overheating;
- supplementing with technologies which further reduce energy demand, such as high-efficiency heating systems, natural ventilation of building cooling where possible and use of energy efficient lighting systems such as LED technology; and then

Materials

The choice of materials can have a significant impact on the environment. The scheme aims to minimise the impact by:

- Use of off-site manufacture for the Woodland Rooms to ensure that processes are optimised and construction waste minimised
- Specifying BRE Green Guide to Specification A or A+ rated materials where possible
- Use of recycled construction materials where feasible, or materials with a high-recycled content
- Design and detailing to ensure robust and durable construction

Waste

Reducing waste in construction is the first tenet in the philosophy of 'reduce-re-use-recycle'. As such, it is key that the design is efficient to optimise the use of materials so that waste is minimised. It is proposed to:

- Design for off-site construction in a factory to further reduce wasted construction material through efficient design and fewer mistakes
- Use design to minimise to optimise the use of materials and minimise construction waste

In operation, it may also be possible to:

- Establish policies to enable zero waste to landfill through operation of the estate
- Educate visitors and staff on ways to reduce waste production

Drawings

Number	Title	Scale	Revision
RTWT-HMA-ZZ-XX-DR-A-90-8001	Site Location Plan	1:2500	P2
RTWT-HMA-08-XX-DR-A-90-8002	Dunsley Beck - Existing Site Plan	1:500	P2
RTWT-HMA-08-XX-DR-A-90-8003	Dunsley Beck - Proposed Site Plan	1:500	P5
RTWT-HMA-08-XX-DR-A-90-8010	Proposed Site Sections	1:500	P3
RTWT-HMA-08-00-DR-A-00-8002	Woodland Room Type A	1:50	P3
RTWT-HMA-08-00-DR-A-00-8003	Woodland Room Type B (DDA)	1:50	P3
RTWT-HMA-08-00-DR-A-00-8004	Woodland Room Type C	1:50	P3



Rev.	Status	Date	Check	Description
P1	S1	26/05/2020	WS	FIRST ISSUE
P2	S1	23/07/2020	WS	Rooms 09/10 moved, site photographs updated
P3	S1	14/01/2020	WS	Design Revisions in response to planning officer feedback
P4	S1	06/05/2021	WS	Layout tweaks following setting out and ecology comments

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SF3014-2 Woodland Rooms, Raithwaite

ARBORICULTURAL SURVEY REPORT | BS 5837:2012

Revision F - June 2021

AMENDED

NYMNPA

15/07/2021

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Document Check Sheet

Job Title: Woodland Rooms, Raithwaite		Job Number: 3014-2		
Document Title: Arboricultural Survey Report				
Revision: -	Date: 09.04.2020	Prepared by: DR	Checked by: MS	Approved by: MS
Revision: A	Date: 14.07.2020	Rev Note: Updated to new layout.		
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1.0 Introduction

Smeeden Foreman Ltd has been appointed to undertake an arboricultural survey of trees at Raithwaite Hotel.

The survey was undertaken on 2nd April 2020 and was based upon topographical survey plan 13975A produced by Greenhatch Group. The trees have been surveyed in accordance with BS5837:2012. The limitations of survey techniques and analysis are included in Appendix A.

1.1 Site Description

The site is located in the woodland adjacent to the Raithwaite Hotel, Raithwaite Estate, Sandsend Road, Sandsend, Whitby, YO21 3SR (see Figure 1). The site comprises a mixed species woodland.

1.2 Legal status of trees

The trees on site are not subject to a Tree Preservation Order (Checking digital mapping provided by Scarborough Council, accessed 03.12.2019). The site is not situated within a Conservation Area (Checking digital mapping provided by Scarborough Council, accessed 03.12.2019).

Trees may be subject to legal protection under a range of legislation, which is aimed at wildlife and habitat protection, particularly nesting birds and bats.

No work should be done to any trees until either suitable permission has been granted or it has been verified that the intended work does not require permission.

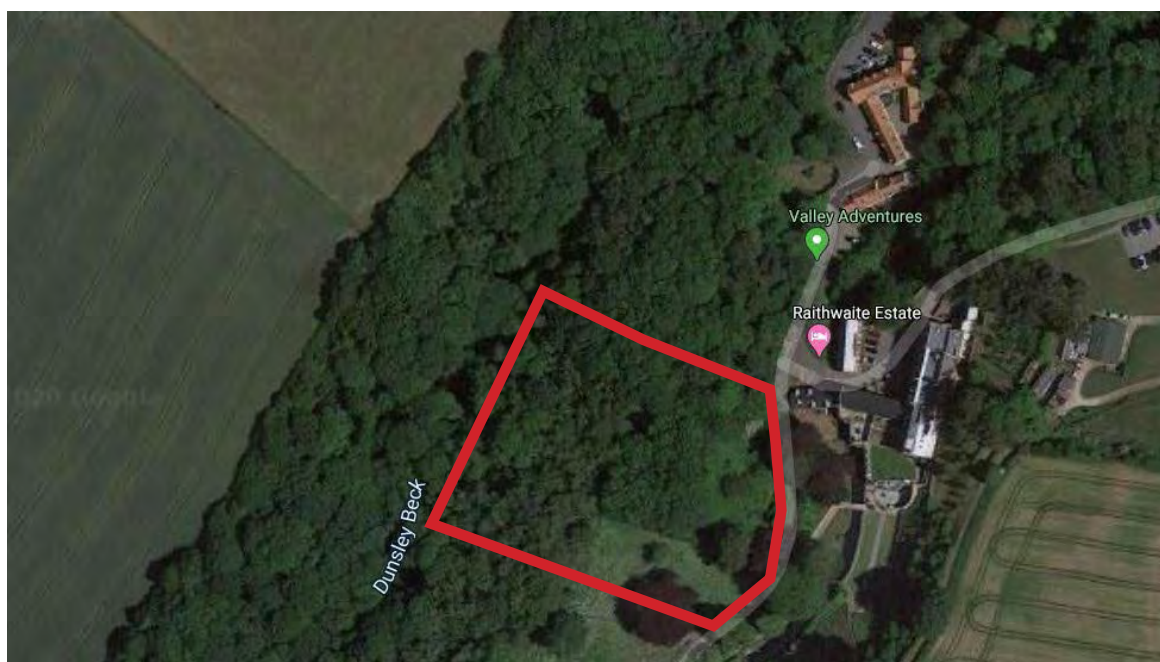


Figure 1 – Location Plan

2.0 Aims and Methodology

2.1 Aims

The aims of the survey are to undertake a non-invasive survey of the identified trees and any trees which have the potential to be affected by future works within the vicinity. The Tree Constraints Plan shows the location and category of the surveyed trees.

2.2 Survey Methodology

The survey was carried out to British Standard 5837:2012 using the categories explained below:

2.2.1 The trees were assessed visually from ground level. Where potential problems were identified, further inspection by tree climbing is recommended. No digging or drilling methods were employed during this survey

2.2.2 The tree numbers or group numbers within the schedules refer to the order in which the trees were recorded and shown on the tree survey plan

2.2.3 The approximate height of each tree is measured from ground level to top of canopy using a clinometer;

2.2.4 The diameter of each tree is measured at 1.5m above ground level. Where a tree stem divides below 1.5m each stem is measured at 1.5m above ground level in accordance with Annex C of the British standard. The diameter of trees where the trunk was inaccessible have been estimated and marked as such within the schedules.

2.2.5 The age of each tree is based upon our experience and is divided into young, semi-mature, early-mature, mature, over-mature.

2.2.6 The water demand of each tree (As listed in table 12, appendix 4.2 – A, NHBC standard chapter 4.2) noted on or adjacent to the site is recorded. Shrinkable soils are subject to changes in volume as their moisture content is altered. Soil moisture content varies seasonally and is influenced by a number of factors including the action of tree roots. The resulting shrinkage or swelling of the soil can cause subsidence or heave damage to foundations, the structures they support or services.

Engineers should consider the soil condition and the potential impact of the species of the trees/hedges on and adjacent to the site when preparing building/structure design.

2.2.7 The physiological condition of the trees is based upon our experience and is an assessment of the health and vigour of the tree.

2.2.8 The structural condition and description is also based on our experience.

2.2.9 Estimated remaining contribution and category/rating of each tree is based on our experience;

2.2.10 The retention category of each tree or group of trees is based upon the information detailed above using the following categories:

- A Trees of high quality and estimated remaining life expectancy of at least 40 years (Light green on plan)
- B Trees of moderate quality and estimated remaining life expectancy of at least 20 years (Mid blue on plan)
- C Trees of low quality and estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm Grey on plan)
- U Trees cannot realistically be retained as living trees in context of current land use for longer than 10 years (Dark red on plan)

2.2.10 The following subcategories have been used in rating tree value:

- 1 Mainly arboricultural value
- 2 Mainly landscape value
- 3 Mainly cultural values, including conservation

2.3 **Key to Survey Schedules**

Tree no.	Tree number as recorded on the plan: T1, T2 etc and for tree groups: G1, G2 etc. Hedges: H1, H2 etc. Woodland: W1, W2 etc.
Species	Common name / Scientific name
Height	Overall estimated height of the tree in metres (rounded up to the nearest metre for trees over 10m high).
Stem Dia	Stem diameter measured in millimetres at 1.5m above ground (on sloping ground measured on the upslope of the stem) in accordance with Annex C of BS5837:2012.
Branch spread	Measured in metres (rounded up to the nearest half metre) along the four cardinal points: north, east, south and west to derive an accurate representation of the crown.
Ht crown clearance	The existing height, measured in metres, above ground level of: the first significant branch and direction of growth and the canopy.
Age class:	
Young (Y)	Recently planted or establishing tree. Typified by vigorous growth and distinct apical dominance (definite, discernible leader).
Semi-mature (SM)	Tree that has not reached its ultimate potential height. Phase includes considerable girth thickening and the start of crown spreading.
Early mature (EM)	A tree that is reaching its ultimate potential height. The growth rate is slowing down but the tree, will still increase in stem diameter and crown spread.
Mature (M)	The tree has attained its largest proportions and has reached its ultimate height. The tree is typified by thicker bark plates and a large spreading crown.
Over-mature (OM)	The tree has attained its maximum height and growth rate slows considerably. Characterised by the loss of large limbs, large amounts of deadwood and decay. Limited safe life expectancy.
Water Demand	High, Moderate, Low (As listed in table 12, appendix 4.2 – A, NHBC standard chapter 4.2)
Physiological condition	Good (G), moderate (M), poor (P), dead (D).
Structural condition	Overall form of tree, presence of any decay, any physical defects and observations
Preliminary Management Recommendations	Including any further investigations required, wildlife habitat potential, management or pruning works.
ERC	The estimated remaining contribution measured in years: <10, 10+, 20+, 20-30+, 40+
Cat	Category U or A to C grading as defined in Table 1 BS 5837: 2012
RPA	Root protection area measured in square metres, calculated according to BS 5837:2012

Other abbreviations used:

N	North
S	South
E	East
W	West
GL	Ground level
Asym.	Asymmetrical (crown shape)
OSB	Outside site boundary
MS	Multi-stemmed
#	Estimate
NWR	No work required

3.0 Tree Survey Schedules

3.1 Woodland areas

Tree No.	Species	Top Height (m)	Branch Spread (m)				Stem Dia. (mm)	Age Class	Water Demand	Condition	Comments	ERC (years)	Recommendations	Category
			N	E	S	W								
W1	Acer pseudoplatanus (sycamore) Larix decidua (larch) Fraxinus excelsior (ash) Alnus glutinosa (alder) Pinus nigra (corsican pine)	15/20	4	4	4	4	200 to 400 ave.	EM	M	Good	Quality and condition of individual trees is varied. Some leaning/fallen trees.	40+	Remove trees to create required space to facilitate proposed lodges. Remove any trees in poor condition that are within falling distance of lodges or paths.	B2
W2	Acer pseudoplatanus (sycamore) Fraxinus excelsior (ash) Crataegus monogyna (Hawthorn)	15	3	3	3	3	200 ave.	Y/SM	M/H	Good	Relatively young canopy trees, with understory of hawthorn.	<10	Remove any trees in poor condition that are within falling distance of lodges or paths.	B2

3.2 Individual trees and groups

Tree No.	Species	Top Height (crown height) m	Branch Spread (m)				Stem Dia. (mm)	Age Class	Water Demand	Condition	Comments	ERC (years)	Recommendations	Category
			N	E	S	W								
T1	Fagus sylvatica (Beech)	18(2)	12	13	10	13	970	M	M	Good	Broken branches in crown. Major deadwood in crown.	40+	Remove major deadwood. Remove broken/damaged branches.	A2
T2	Crataegus monogyna (Hawthorn)	5(0.5)	4	3	3	2	300,300,300	OM	M	Poor	Decay present on stem. Fungal brackets visible on stem. Cavity on stem. Broken branches in crown. Major deadwood in crown.	<10	Remove	U
T3	Pinus nigra 'maritima' (Corsican Pine)	20(6)	8	4	9	7	950	M	M	Good	Stem divides above 1.5m. Included bark present in fork. Unbalanced crown shape.	40+	NWR	A2
T4	Fagus sylvatica (Beech)	16(2)	12	10	9	5	750	M	M	Good	Leaning East. Cavity on stem. Major deadwood in crown.	40+	Remove major deadwood.	B2
T6	Ilex aquifolium (Holly)	12(2)	3	3	3	3	400	M	L	Fair	Decay present on stem. Major bark wounding on stem. Large basal wound - appears to be adapted by wound wood and buttress roots.	10+	Monitor condition and check for signs of further decay .	C2

Tree No.	Species	Top Height (crown height) m	Branch Spread (m)				Stem Dia. (mm)	Age Class	Water Demand	Condition	Comments	ERC (years)	Recommendations	Category
			N	E	S	W								
G7	Rhododendron	4(0)	2	2	2	2	100	M	Not listed	Good	Dense thicket of MS shrubs.	20+	Prune back bushes on north edge of group- to facilitate proposed lodge.	B2
T8	Acer pseudoplatanus (Sycamore)	10(4)	5	5	5	5	400	SM	M	Good	Unable to inspect stem due to undergrowth.	40+	NWR	B2
T9	Prunus avium (Wild Cherry)	8(1)	5	4	4	4	150	SM	M	Good	Small tree- overhangs clearing.	40+	Crown lift in relation to proposed lodge.	C2
T11	Salix caprea (Goat Willow)	6(1)	2	2	2	2	100,50	Y	H	Fair	Multiple stems at ground level.	10+	Remove to facilitate lodge	C2
G12	Rhododendron	6(0)	2	2	2	2	150	M	Not listed	Good	Dense thicket of MS shrubs.	40+	Prune back bushes on south edge of group- to facilitate proposed lodge.	B2
T13	Acer pseudoplatanus (Sycamore)	15(2)	1	5	5	1	400	SM	M	Good	Leaning East. Stem divides above 1.5m. Unbalanced crown shape.	40+	Crown lift.	B2
T14	Juglans regia (Walnut)	10(1.5)	5	6	4	1	350	SM	M	Good	Stem divides above 1.5m. Unbalanced crown shape.	40+	Crown lift.	B2
T16	Acer pseudoplatanus (Sycamore)	15(3)	4	4	4	4	400	EM	M	Good	Cavity on stem. Major deadwood in crown.	40+	Remove major deadwood.	B2

Tree No.	Species	Top Height (crown height) m	Branch Spread (m)				Stem Dia. (mm)	Age Class	Water Demand	Condition	Comments	ERC (years)	Recommendations	Category
			N	E	S	W								
T17	Acer pseudoplatanus (Sycamore)	20(5)	1	8	8	5	800	M	M	Fair	Leaning East. Epicormics on stem. Suckers around stem base. Major deadwood in crown. Unbalanced crown shape. branch cavities.	20+	Remove major deadwood.	B2
T18	Fraxinus excelsior (Ash)	8(6)	2	2	2	2	600	OM	M	Poor	Main stem has collapsed east. New stem is weakly attached to decaying trunk.	<10	Remove new leader to make safe.	U
G19	Acer pseudoplatanus (Sycamore) Larix decidua (European Larch)	15(6)	3	3	3	3	250 to 400	SM/ EM	M	Fair	Some trees leaning east.	10+	NWR	C2/ B2
T20	Larix decidua (European Larch)	20(6)	4	4	4	4	450	EM	M	Fair	Leaning South.	10+	NWR	B2
T21	Fraxinus excelsior (Ash)	30(10)	6	10	12	7	800	M	M	Fair	Broken branches in crown. Major deadwood in crown. large branch with decay south.	40+	Remove major deadwood. Remove broken/damaged branches.	B2
T22	Fraxinus excelsior (Ash)	25(10)	5	10	6	8	600	M	M	Fair	Leaning East.	20+	NWR	B2
T23	Acer pseudoplatanus (Sycamore)	25(4)	7	8	7	7	1000	M	M	Good	Stem divides above 1.5m. Included bark present in fork. Broken branches in crown. Major deadwood in crown.	40+	Remove major deadwood.	B2

Tree No.	Species	Top Height (crown height) m	Branch Spread (m)				Stem Dia. (mm)	Age Class	Water Demand	Condition	Comments	ERC (years)	Recommendations	Category
			N	E	S	W								
T24	Fraxinus excelsior (Ash)	25(10)	6	10	12	7	600	M	M	Fair	Leaning West. Die-back in crown. Broken branches in crown. Major deadwood in crown. Overhanging footpath.	40+	Remove stems and retain coppice stool.	U
T25	Fraxinus excelsior (Ash)	30(15)	10	10	1	10	1000	V	M	Fair	Decay present on stem. Cavity on stem. Major bark wounding on stem. Stem divides above 1.5m. Broken branches in crown. Unbalanced crown shape.	10+	Avoid locating new lodges in the potential fall zone.	A3
T26	Acer pseudoplatanus (Sycamore)	25(10)	6	6	10	10	800	M	M	Poor	Decay present on stem. Fungal brackets visible on stem. Cavity on stem. Stem divides above 1.5m.	<10	Remove tree and retain root.	U
T27	Larix decidua (European Larch)	20(10)	4	4	4	4	400	EM	M	Fair	Leaning East.	20+	NWR	B2
T28	Fagus sylvatica (Beech)	30(20)	7	7	7	7	800	OM	M	Poor	Decay present on stem. Cavity on stem. Located on opposite side of stream- falling distance of proposed lodge site.	<10	Remove tree and retain root.	U

3.3 Hedges

Hedge No.	Species	Height (m)	Water Demand	Physiological condition	Structural condition	Recommendations
H5	Fagus sylvatica (Beech)	3	Moderate	Good	Maintained	Remove 2x small section to facilitate site access paths to lodge
H10	Rhododendron, Prunus laurocerasus (Cherry Laurel)	4	Not listed	Good	Overgrown	NWR

4.0 Above Ground Constraints

- 4.1 The potential for retaining trees on a development site includes the extent of the influence of the tree at the time of survey. Consideration is also given to the effects of future growth within the context of the proposed development. In addition, the potential nuisance caused by shading to new buildings both after construction and also once trees reach their ultimate size is also considered.
- 4.2 The extent to which a tree may represent a constraint to development will depend both upon the location of the trunk and size and nature of the canopy and also the extent of the roots below ground. The tree constraints drawing (SF3014 TC01) plots the location and extent of the tree above ground.

5.0 Below Ground Constraints

- 5.1 The Root Protection Area (RPA) represents a potential constraint to development which may be modified in pattern, although not overall area, by existing site conditions such as structures and surfaces, soil types and drainage, and an appreciation of the nature of particular tree species and root morphology.
- 5.2 Within the tree root protection area there should be a presumption against excavation, excess vehicular or pedestrian movement, storage of materials, construction, or changes in ground level unless consideration is given to the potential effects on the tree to be retained and the efficacy of any construction techniques designed to reduce adverse effects on the tree.
- 5.3 The tree constraints drawing (SF3014 TC01) plots the location and extent of the tree below ground through application of the calculation provided in section 4.6 of the BS5837:2012 Trees in relation to design demolition and construction – Recommendations.

6.0 Arboricultural Impact Assessment

- 6.1 The development proposals produced by Holder Mathias Architects have been assessed in relation to the existing trees on drawing SF3014 TC02- Tree Constraints Plan (Appendix B).
- 6.2 A tree survey was undertaken (to BS5937:2012) to identify the most significant trees located in the areas of woodland where the woodland rooms were to be considered. This survey recorded the larger, mature trees of high/moderate quality (mostly category A and B), and any larger trees in a dangerous condition (category U). This survey was used to design the layout of woodland rooms, using the tree constraints information (canopy spread and RPA) to ensure the more valuable quality specimen trees were retained.
- 6.3 Tree T25 (Ash - category A3) is a large mature tree with veteran features which are of high value. The layout has been designed to retain this tree, with the nearest woodland room located outside the RPA and canopy spread of this tree. The existing track which runs adjacent to this tree will be upgraded to provide access to the development. A detailed method statement has been provided to ensure the RPA of this tree is not damaged (see drawing SF3014 TPP01-01).
- 6.4 The positions of the proposed woodland rooms have been pegged out on site. A further detailed tree survey has been carried out to record and quantify the trees which would be impacted by the proposed development. The results of this survey are recorded in the schedule 6.4.7.
- 6.4.5 As a result of this second detailed survey the positions of the woodland rooms have been adjusted to retain the trees highlighted yellow in the schedules.
- 6.4.6 The detailed survey and tree removal plan shows that the majority of the trees proposed for removal are young/semi-mature larch and sycamore of low quality and value. The findings and conclusions of the Woodland Management and Monitoring Plan is in support of thinning these trees, along with replanting different species to improve the quality of the woodland (see section 6.5).
- 6.4.7 The woodland into which the proposed lodges will be incorporated is of mixed age and species. This characteristic will be reinforced through the new planting included within the woodland management proposals associated with the application. A woodland exhibiting these characteristics has the greatest resilience to potential windthrow and which may occur after selective removal of individual or groups of trees within a woodland. The valley within which the woodland grows will also afford a degree of protection from strong winds. Whilst the propensity for trees to be uprooted is a combination of factors such as unusual wind strength and direction and also soil moisture levels, the anticipated risk of windthrow in the context of the proposed works is anticipated to be low.

6.4.7

Schedule of trees impacted by the development

Woodland Room WR 01				
Tree No.	Tag No.	Species	Stem dia. (mm)	Proposed Works
T29	671	Sycamore	100	Removal
T30	691	Sycamore	100	Removal
T31	650	Larch	400	Removal
T32	651	Larch	400	Removal
T33	652	Larch	200	Dead- Removal
T34	653	Larch	400	Removal
T35	658	Larch	450	Removal
T36	654	Larch	500	Removal
T37	656	Larch	500	Retained.
T38	657	Sycamore	250	Retained.
T39	655	Larch	250	Dead and leaning on another tree- Removal

Total = 9 trees proposed for removal

Woodland Room WR 02				
Tree No.	Tag No.	Species	Stem dia. (mm)	Proposed Works
T40	659	Larch	400	Removal
T41	660	Sycamore	300	Removal
T42	661	Larch	250	Leaning- Removal
T43	662	Larch	400	Removal
T44	664	Larch	400	Retained.
T45	663	Larch	400	Retained.

Total = 4 trees proposed for removal

Woodland Room WR 03				
Tree No.	Tag No.	Species	Stem dia. (mm)	Proposed Works
T46	666	Larch	350	Removal
T47	667	Sycamore	200	Removal
T48	668	Larch	300	Removal
T49	670	Larch	400	Removal
T50	669	Sycamore	200	Removal
T51	672	Sycamore	100	Removal
T52	673	Elm	300	Retained.
T53	676	Larch	150	Retained.
T54	677	Larch	450	Retained.
T55	678	Larch	250	Removal
T56	675	Elm	200	Removal
T57	674	Larch	350	Leaning - Removal
T58	679	Larch	250	Removal
T59	680	Larch	300	Fallen - Removal

Total = 11 trees proposed for removal

Woodland Room WR 04				
Tree No.	Tag No.	Species	Stem dia. (mm)	Proposed Works
T60	688	Sycamore	100	Removal
T61	689	Sycamore	200	Removal
T62	690	Larch	400	Removal
T63	692	Sycamore	300	Removal
T64	693	Sycamore	200	Removal
T65	694	Larch	300	Removal
T66	695	Sycamore	200	Removal
T67	696	Larch	300	Leaning- Removal
T68	697	Larch	400	Leaning- Removal
T69	698	Larch	300	Removal
T70	699	Sycamore	200	Removal + Remove dead fallen tree resting on stem.
T71	700	Sycamore	250	Removal

Total = 12 trees proposed for removal

Woodland Room WR 05				
Tree No.	Tag No.	Species	Stem dia. (mm)	Proposed Works
T72	681	Larch	500	Removal
T73	682	Larch	400	Removal
T74	683	Larch	300	Removal
T75	684	Larch	300	Removal
T76	685	Larch	400	Removal
T77	687	Sycamore	250	Removal
T78	686	Larch	400	Removal

Total = 7 trees proposed for removal

Woodland Room WR 09/10				
Tree No.	Tag No.	Species	Stem dia. (mm)	Proposed Works
T14	449	Walnut	340	Retain- crown lifting pruning
T80	450	Sycamore	300	Removal
T81	451	Sycamore	150	Removal
T82	452	Sycamore	150	Removal
T83	453	Sycamore	150	Removal
T84	454	Sycamore	200	Removal
T85	455	Sycamore	200	Removal
T86	456	Sycamore	150 x 2	Removal
T87	457	Sycamore	250	Leaning/basal decay- Removal
T88	458	Sycamore	200	Leaning/basal decay- Removal
T89	460	Hazel	150	MS- Fallen deadwood- Removal
T90	459	Sycamore	400	Removal- Remove surrounding dead saplings.
T13	461	Sycamore	400	Retain- crown lifting pruning

Total = 11 trees proposed for removal

6.5 **Woodland Appraisal and Management Plan**

(refer to document WOODLAND & ECOLOGY MANAGEMENT & MONITORING PLAN – PART 1 - Revision A April 2021).

- 6.5.1 A woodland appraisal has been undertaken to assess all the woodland within the ownership of the Raithwaite Estate which is located in the National Park boundary (including the application site).
- 6.5.2 Smeeden Foreman previously prepared a woodland management plan for the areas of woodland owned by the Raithwaite Estate which are located in the Scarborough and District Local Authority boundary. This report was originally produced to discharge conditions for planning permission (18/0024/FL).
- 6.5.3 The woodland management plan has now been updated and expanded to include the remaining areas of woodland owned by the Raithwaite Estate within the National Park boundary.
- 6.5.4 The woodland appraisal identified the following threats to the area of woodland in the application site:
- 6.5.4.1 Ash die-back disease (*Hymenoscyphus fraxineus*) is present on site and is likely to cause further loss of ash trees across the site.
- 6.5.4.2 Ramorum disease (*Phytophthora ramorum*) is a potential threat to the larch trees within the woodland. An infection would result in all larch trees in the woodland being removed under a plant health notice.
- 6.5.5 The woodland appraisal identified the following conclusions:
- 6.5.5.1 Thinning and replanting required to diversify the canopy species. Thinning ash and larch and carrying out planting of alternative species to build up resilience to the potential impacts of decimation of individual species by pest/disease/climate change.
- 6.5.5.2 Planting to enhance the shrub layer.
- 6.5.5.3 Protect mature/veteran trees and maintain canopy cover.
- 6.5.6 The conclusions and recommendations of the Woodland Appraisal and Management Plan have been reflected in the design of the woodland rooms layout. The proposed tree removal required to facilitate the development is supported by the findings of the Woodland Appraisal and Management Plan.

6.6 **Summary of arboricultural impacts**

Proposed development	Arboricultural Impact
Woodland Room 1	<p>Removal of 9 semi-mature larch, sycamore trees to create sufficient space for the proposed lodge site within the woodland W1. Felling to include any leaning trees or trees in poor condition within falling distance of the proposed lodge site.</p> <p>Fell and remove tree T24 (ash- category U). This tree has a significant lean towards the proposed lodge site. This tree is in decline and is unsuitable for long term retention in the vicinity of the proposed lodges.</p>
Woodland Room 2	<p>Removal of 4 semi-mature larch and sycamore trees to create sufficient space for the proposed lodge site within the woodland W1. Felling to include any leaning trees or trees in poor condition within falling distance of the proposed lodge site.</p> <p>Recommend the removal of T28 on opposite side of stream - tree is in dangerous condition and may be within falling distance of proposed lodge.</p>

6.6 *Summary of arboricultural impacts*

Woodland Rooms 3, 4 and 5	Removal of 30 semi-mature larch and sycamore trees to create sufficient space for the proposed lodge site within the woodland W1. Felling to include any leaning trees or trees in poor condition within falling distance of the proposed lodge site. Proposed lodges will be sited to retain tree group G19 and tree T20.
Woodland Rooms 6, 7 and 8	Removal of young/semi-mature ash, hawthorn and sycamore trees to create sufficient space for the proposed lodge site within the woodland W2. Felling to include any leaning trees or trees in poor condition within falling distance of the proposed lodge site.
Woodland Rooms 9 and 10	Lodges sited in an existing clearing between groups G7 and G12. Removal of 11 semi-mature sycamore trees to create sufficient space for the proposed lodge site. The edges of groups G7 and G12 will need to be cut back to provide sufficient space for the lodges.

6.7 *Tree Works*

- 6.7.1 All tree works recommend within this report shall be carried out to existing trees on site and shall be in accordance with BS 3998:2010 Recommendations for Tree Work, industry best practice and in line with any works already agreed with the Local Authority.
- 6.7.2 The Tree Surgeon shall be chosen from The Arboricultural Association's Approved Contractor list and all work shall be undertaken at the appropriate time and with the consent and approval of the Site Agent who shall approve a programme of work.

APPENDIX A

Tree survey to BS 5837:2012 -Trees in relation to design demolition and construction limitation notes

This survey to BS 5837:2012 is a visual assessment undertaken from ground level without any physical investigation and should be regarded as a preliminary overview of the trees on site. 'This term [visual] describes a general approach to tree surveying using visual observation and recording, combined with experience and knowledge of tree biology and structure to draw conclusions about tree condition'p8[1]

Observations on structural condition, preliminary management recommendations, (e.g. pruning) and the estimated remaining contribution are based on visual indicators present at the time of inspection (i.e. a single point in time).

It should be noted that numerous potential defects may not be detectable dependent upon timing of inspection, in particular wood decay fungi which may only occasionally produce external fructifications or may not provide external symptoms until an advanced state of invasion is achieved.

Trees are long lived organisms with a significant proportion of growth below ground, (in addition to what is evident above ground) that naturally lose branches and may potentially fail in many ways.

Risk Assessments

Whilst hazards may be identified in this document e.g. a defect 'that may cause harm'. The risk, (i.e. 'the chance high or low) that somebody could be harmed by these and other hazards, together with an indication of how serious the harm could be' is not assessed. [2]

Requirements for ongoing inspections (to monitor observed defects) and risk assessments will be suggested as necessary in the body of the report. The level and frequency of assessment required (in line with HSE advice) will depend on a range of factors for example 'the frequency of public access to the tree' p4 [3]. A balanced and proportionate approach to tree safety management is advocated in the National Tree Safety Group publication 'Common sense risk management of trees'. [4]

The health, (condition) and resulting safety of trees for a risk assessment should be checked on a cyclical basis, alternating between early and late seasons to ensure a full picture of the trees current health is established. Therefore the assessment of risk that trees present on a particular site would be additional to the scope of this BS 5837:2012 tree survey.

Arboricultural Impact Assessments, Tree Protection Plans, Method Statements, Tree Management Plans

These items are additional services identified relating to design demolition and construction in BS5837:2012 which may form part of a strategy to manage risks.

NHBC Guidelines

The technical requirements of the National House Building Council Chapter 4.2 Building near trees are not fully met under the requirements of BS BS5837:2012 in relation to shrinkable soils and 'vegetation surveys' (which include hedgerows and shrubs.). p4 [5]

References/ Further reading

[1] The Arboricultural Association Guidance Note 7 Tree Surveys: A Guide to good Practice.

[2] Health and Safety Executive Guidance <http://www.hse.gov.uk/risk/risk-assessment.htm>

[3] HSE guidance on Tree Management SIM01/2007/05 Management of the risk from falling trees or branches.

[4] National Tree Safety Group Guidance – Common Sense Risk Management of Trees.

[5] National House Building Council Chapter 4.2 Building near trees (Part 4 Foundations).

APPENDIX B

SF3014 TC02 Tree Constraints Plan