

**From:**  
**To:** [Planning](#)  
**Cc:**  
**Subject:** NYM/2021/0450/FL- Butter Park Farm, Egton  
**Date:** 30 September 2021 12:26:54

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Dear Megan,

Thank you for passing on the completed SCAIL assessment for the above application. Elspeth and I have had a look at this and would like clarification on an irregularity in the data. Can the applicant confirm exactly what input data they included for each assessment? We would like to determine whether the inputs for the 'existing' situation assessment included the whole farm (all cattle on the farm) or just cattle in the existing barn referred to in the application. Also can they clarify whether the whole farm was included along with the proposed barn development as inputs for the 'proposed' situation or just the proposed barn, excluding the rest of the farm.

Please see attached summary of the two SCAIL assessments and the difference in emissions shown on tab 'sheet 1'. As you can see there are some % increases and decreases in the results for the same particulate.

If you'd like to discuss this further please let me know and we can arrange some time early next week.

Thanks

Holly Ramsden  
Conservation Officer

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

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

Detailed RECEPTORS		PC PM10 (ug m-3)	PM10 Background (ug m-3)	PM10 PEC (ug m-3)	PM10 EAL (ug m-3)	PC NH3 (ug m-3)	NH3 Background (ug m-3)	NH3 PEC (ug m-3)	NH3 EAL (ug m-3)	% EAL	PC ODOUR (OU m-3)	ODOUR	ODOUR PEC (OU m-3)	ODOUR EAL (OU m-3)	PC NDEP (ka/ha/yr)	NDEP Background (ka/ha/yr)	NDEP TOTAL (ka/ha/yr)	NDEP CLOAD (ka/ha/yr)	PC ACID DEP (kEqH+/ha/yr)	ACID DEP Background (kEqH+/ha/yr)	ACID DEP TOTAL (kEqH+/ha/yr)	ACID DEP CLOAD (kEqH+/ha/yr)	NITROGEN HABITAT	ACID HABITAT
1	Arnciff	0	9.98	9.98	40	2.0758	0.98	3.06758	1-3	209%	0	0	0	3	16.3	27.11	43.41	10	1.1	2.37	3.47	1.37	Broadleaved	Mixed and Yew Woodland
2	Arnciff and Park Hole Woods	0	9.98	9.98	40	2.07389	0.98	3.05389	1-3	207%	0	0	0	3	16.2	27.11	43.31	10	1.1	2.37	3.47	1.36	Old sessile oak woods with Ilex and Blechnum in the British Isles	Old sessile oak woods with Ilex and Blechnum in the British Isles
3	Arnciff & Park Hole Woods	0	9.98	9.98	40	2.07389	0.98	3.05389	1-3	207%	0	0	0	3	16.2	27.11	43.31	5	1.1	2.37	3.47	1.36	Broadleaved	Broadleaved
4	North York Moors	0	10.39	10.39	40	0.4477	0.98	1.4277	1-3	45%	0	0	0	3	2.3	17.5	19.8	10	0.16	1.57	1.73	0.47	Dwarf shrub heath - upland	Dwarf shrub heath - upland
5	North York Moors	0	10.39	10.39	40	0.44656	0.98	1.42656	1-3	45%	0	0	0	3	2.3	17.5	19.8	5	0.16	1.57	1.73	0.47	Pluvialis arctica (North-western Europe - breeding)	Pluvialis arctica (North-western Europe - breeding)
6	North York Moors	0	10.39	10.39	40	0.44656	0.98	1.42656	1-3	45%	0	0	0	3	2.3	17.5	19.8	5	0.16	1.57	1.73	0.5	Blanket bog	Blanket bog
7	Beck Hole	0	10.36	10.36	40	0.04069	1.08	1.12069	1-3	4%	0	0	0	3	0.32	25.66	25.98	5	0.022	1.48	1.502	0.78	Broadleaved	mixed and yew woodland
8	Scar End Wood	0	9.29	9.29	40	0.0178	0.89	0.9078	1-3	2%	0	0	0	3	0.14	26.85	26.99	5	0.009	2.36	2.369	1.3	Broadleaved	mixed and yew woodland
9	Newtondale	0	9.43	9.43	40	0.00769	0.92	0.92769	1-3	1%	0	0	0	3	0.06	25.14	25.2	5	0.004	1.44	1.444	0.39	Broadleaved	mixed and yew woodland
10	Tranmere	0	10.3	10.3	40	0.00692	1.4	1.40692	1-3	1%	0	0	0	3	0.04	17.11	17.15	10	0.002	1.49	1.492	4.86	Neutral grassland upland	Neutral grassland upland
11	Fen Bog	0	9.66	9.66	40	0.00606	0.92	0.92606	1-3	1%	0	0	0	3	0.03	16.06	16.09	10	0.002	1.44	1.442	0.6	Transition mires and quaking bogs	Transition mires and quaking bogs
12	Littlebeck Wood	0	10.34	10.34	40	0.00563	0.9	0.90563	1-3	1%	0	0	0	3	0.04	25	25.04	5	0.003	1.42	1.423	2.08	Broadleaved	mixed and yew woodland

Detailed RECEPTORS		PC PM10 (ug m-3)	PM10 Background (ug m-3)	PM10 PEC (ug m-3)	PM10 EAL (ug m-3)	PC NH3 (ug m-3)	NH3 Background (ug m-3)	NH3 PEC (ug m-3)	NH3 EAL (ug m-3)	% of EAL	PC ODOUR (OU m-3)	ODOUR	ODOUR PEC (OU m-3)	ODOUR EAL (OU m-3)	PC NDEP (ka/ha/yr)	NDEP Background (ka/ha/yr)	NDEP TOTAL (ka/ha/yr)	NDEP CLOAD (ka/ha/yr)	PC ACID DEP (kEqH+/ha/yr)	ACID DEP Background (kEqH+/ha/yr)	ACID DEP TOTAL (kEqH+/ha/yr)	ACID DEP CLOAD (kEqH+/ha/yr)	NITROGEN HABITAT	ACID HABITAT
1	Arnciff	0	9.98	9.98	40	1.41709	1.04	2.45709	1-3	142%	0	0	0	3	11	28.84	39.84	10	0.74	2.37	3.11	1.37	Broadleaved	Mixed and Yew Woodland
2	Arnciff and Park Hole Woods	0	9.98	9.98	40	1.41709	1.04	2.45709	1-3	142%	0	0	0	3	11	28.84	39.84	10	0.74	2.37	3.11	1.36	Old sessile oak woods with Ilex and Blechnum in the British Isles	Old sessile oak woods with Ilex and Blechnum in the British Isles
3	Arnciff & Park Hole Woods	0	9.98	9.98	40	1.40994	1.04	2.44994	1-3	141%	0	0	0	3	11	28.84	39.84	5	0.74	2.37	3.11	1.36	Broadleaved	mixed and yew woodland
4	North York Moors	0	10.39	10.39	40	0.53128	1.04	1.57128	1-3	53%	0	0	0	3	2.8	18.62	21.42	10	0.19	1.57	1.76	0.79	Dwarf shrub heath - upland	Dwarf shrub heath - upland
5	North York Moors	0	10.39	10.39	40	0.5298	1.04	1.5698	1-3	53%	0	0	0	3	2.8	18.62	21.42	5	0.19	1.57	1.76	0.47	Pluvialis arctica (North-western Europe - breeding)	Pluvialis arctica (North-western Europe - breeding)
6	North York Moors	0	10.39	10.39	40	0.52834	1.04	1.56834	1-3	53%	0	0	0	3	2.7	18.62	21.32	5	0.18	1.57	1.75	0.5	Blanket bog	Blanket bog
7	Beck Hole	0	10.36	10.36	40	0.04008	1.15	1.19008	1-3	4%	0	0	0	3	0.31	27.3	27.61	5	0.021	1.48	1.501	0.78	Broadleaved	mixed and yew woodland
8	Scar End Wood	0	9.29	9.29	40	0.01819	0.95	0.96819	1-3	2%	0	0	0	3	0.14	26.96	26.7	5	0.009	2.36	2.369	1.3	Broadleaved	mixed and yew woodland
9	Newtondale	0	9.43	9.43	40	0.00765	0.98	0.98765	1-3	1%	0	0	0	3	0.06	26.74	26.8	5	0.004	1.44	1.444	0.39	Broadleaved	mixed and yew woodland
10	Tranmere	0	10.3	10.3	40	0.0069	1.49	1.4969	1-3	1%	0	0	0	3	0.04	18.2	18.24	10	0.002	1.49	1.492	4.86	Neutral grassland upland	Neutral grassland upland
11	Fen Bog	0	9.66	9.66	40	0.00605	0.98	0.98605	1-3	1%	0	0	0	3	0.03	17.08	17.11	10	0.002	1.44	1.442	0.6	Transition mires and quaking bogs	Transition mires and quaking bogs
12	Littlebeck Wood	0	10.34	10.34	40	0.00558	0.96	0.96558	1-3	1%	0	0	0	3	0.04	26.6	26.64	5	0.003	1.42	1.423	2.08	Broadleaved	mixed and yew woodland

Combined RECEPTORS		PC PM10 (ug m-3)	PM10 Background (ug m-3)	PM10 PEC (ug m-3)	PM10 EAL (ug m-3)	% of PM10	PC NH3 (ug m-3)	NH3 Background (ug m-3)	NH3 PEC (ug m-3)	NH3 EAL (ug m-3)	% of EAL	PC ODOUR (OU m-3)	ODOUR	ODOUR PEC (OU m-3)	ODOUR EAL (OU m-3)	% of ODOUR	PC NDEP (ka/ha/yr)	NDEP Background (ka/ha/yr)	NDEP TOTAL (ka/ha/yr)	NDEP CLOAD (ka/ha/yr)	% of CLOAD	PC ACID DEP (kEqH+/ha/yr)	ACID DEP Background (kEqH+/ha/yr)	ACID DEP TOTAL (kEqH+/ha/yr)	ACID DEP CLOAD (kEqH+/ha/yr)	% of CLOAD	NITROGEN HABITAT	ACID HABITAT
1	Arnciff	0	9.98	9.98	40	0	2.45709	1.04	2.45709	1-3	142.00%	0	0	0	0	0	11	28.84	39.84	10	25.00%	0.74	2.37	3.11	1.37	36.39%	Broadleaved	Mixed and Yew Woodland
2	Arnciff and Park Hole Woods	0	9.98	9.98	40	0	2.45709	1.04	2.45709	1-3	142.00%	0	0	0	0	0	11	28.84	39.84	10	25.00%	0.74	2.37	3.11	1.36	36.43%	Old sessile oak woods with Ilex and Blechnum in the British Isles	Old sessile oak woods with Ilex and Blechnum in the British Isles
3	Arnciff & Park Hole Woods	0	9.98	9.98	40	0	2.44994	1.04	2.44994	1-3	141.00%	0	0	0	0	0	11	28.84	39.84	5	12.50%	0.74	2.37	3.11	1.36	36.47%	Broadleaved	mixed and yew woodland
4	North York Moors	0	10.39	10.39	40	0.08358	1.04	1.57128	1-3	5.30%	0	0	0	0	0	0	2.8	18.62	21.42	10	45.74%	0.19	1.57	1.76	0.79	43.20%	Dwarf shrub heath - upland	Dwarf shrub heath - upland
5	North York Moors	0	10.39	10.39	40	0.08324	1.04	1.5698	1-3	5.32%	0	0	0	0	0	0	2.8	18.62	21.42	5	23.00%	0.19	1.57	1.76	0.47	26.38%	Pluvialis arctica (North-western Europe - breeding)	Pluvialis arctica (North-western Europe - breeding)
6	North York Moors	0	10.39	10.39	40	0.08178	1.04	1.56834	1-3	5.18%	0	0	0	0	0	0	2.7	18.62	21.32	5	23.00%	0.18	1.57	1.75	0.5	28.00%	Blanket bog	Blanket bog
7	Beck Hole	0	10.36	10.36	40	-0.00061	1.15	1.19008	1-3	-0.05%	0	0	0	0	0	0	0.31	27.3	27.61	5	-0.20%	-0.001	1.48	1.501	0.78	-0.13%	Broadleaved	mixed and yew woodland
8	Scar End Wood	0	9.29	9.29	40	0.00039	0.95	0.96819	1-3	0.04%	0	0	0	0	0	0	0.14	26.96	26.7	5	0.00%	0	2.36	2.369	1.3	0.00%	Broadleaved	mixed and yew woodland
9	Newtondale	0	9.43	9.43	40	-0.0005	0.98	0.98765	1-3	-0.00%	0	0	0	0	0	0	0.06	26.74	26.8	5	0.00%	0	1.44	1.444	0.39	0.00%	Broadleaved	mixed and yew woodland
10	Tranmere	0	10.3	10.3	40	0	1.49	1.4969	1-3	0.00%	0	0	0	0	0	0	0.04	18.2	18.24	10	0.00%	0	1.49	1.492	4.86	0.00%	Neutral grassland upland	Neutral grassland upland
11	Fen Bog	0	9.66	9.66	40	0	0.98	0.98605	1-3	0.00%	0	0	0	0	0	0	0.03	17.08	17.11	10	0.00%	0	1.44	1.442	0.6	0.00%	Transition mires and quaking bogs	Transition mires and quaking bogs
12	Littlebeck Wood	0	10.34	10.34	40	0	0.96	0.96558	1-3	0.00%	0	0	0	0	0	0	0.04	26.6	26.64	5	0.00%	0	1.42	1.423	2.08	0.00%	Broadleaved	mixed and yew woodland

**From:**  
**To:** [Planning](#)  
**Subject:** NYM/2021/0450/FL  
**Date:** 24 August 2021 11:47:02

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Natural England is not able to fully assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes or, provide detailed advice on the application. If you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require advice.

The lack of detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

Generic advice is provided in the Annex attached.

## **Annex - Generic advice on natural environment impacts and opportunities**

### **Sites of Special Scientific Interest (SSSIs)**

Local authorities have responsibilities for the conservation of SSSIs under [s28G of the Wildlife & Countryside Act 1981 \(as amended\)](#). The National Planning Policy Framework (paragraph 175c) [states that development likely to have an adverse effect on SSSIs should not normally be permitted](#). Natural England's SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the [Natural England Open Data Geoportal](#). Our initial screening indicates that one or more Impact Risk Zones have been triggered by the proposed development, indicating that impacts to SSSIs are possible and further assessment is required. You should request sufficient information from the developer to assess the impacts likely to arise and consider any mitigation measures that may be necessary.

### **Air quality impacts on SSSIs**

The interest features of affected designated sites may be sensitive to impacts from aerial pollutants, To determine any likely air quality impacts arising from this proposal, an initial screening for air quality impacts should be completed. Simple screening tools are available via the internet, such as the Simple Calculation of Atmospheric Impact Limits (SCAIL) model: <http://www.scail.ceh.ac.uk/>. The results of this screening should inform the need for any further, more detailed assessment which may be required to fully assess the impacts of the proposal.

### **Biodiversity duty**

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

### **Protected Species**

Natural England has produced [standing advice<sup>\[1\]</sup>](#) to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

### **Local sites and priority habitats and species**

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. The list of priority habitats and species can be found [here<sup>\[2\]</sup>](#). Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

### **Ancient woodland, ancient and veteran trees**

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a SSSI or in exceptional circumstances.

### **Protected landscapes**

For developments within or within the setting of a National Park or Area of Outstanding Natural Beauty (AONB), we advise you to apply national and local policies, together with local landscape expertise and information to determine the proposal. The National Planning Policy Framework (NPPF) (paragraph 172) provides the highest status of protection for the landscape and scenic beauty of National Parks and AONBs. It also sets out a 'major developments test' to determine whether major developments should be exceptionally be permitted within the designated landscape. We advise you to consult the relevant AONB Partnership or Conservation Board or relevant National Park landscape or other advisor who will have local knowledge and information to assist in the determination of the proposal. The statutory management plan and any local landscape character assessments may also provide valuable information.

Public bodies have a duty to have regard to the statutory purposes of designation in carrying out their functions (under (section 11 A(2) of the National Parks and Access to the Countryside Act 1949 (as amended) for National Parks and S85 of the Countryside and Rights of Way Act, 2000

for AONBs). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Heritage Coasts are protected under paragraph 173 of the NPPF. Development should be consistent with the special character of Heritage Coasts and the importance of its conservation.

### **Landscape**

Paragraph 170 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

### **Best and most versatile agricultural land and soils**

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 170 and 171). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

### **Access and Recreation**

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

### **Rights of Way, Access land, Coastal access and National Trails**

Paragraphs 98 and 170 of the NPPF highlights the importance of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way, coastal access routes and coastal margin in the vicinity of the development and the scope to mitigate any adverse impacts. Consideration should also be given to the potential impacts on any nearby National Trails, including the England Coast Path. The National Trails website

[www.nationaltrail.co.uk](http://www.nationaltrail.co.uk) provides information including contact details for the National Trail Officer.

### **Environmental enhancement**

Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). We advise you to follow the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

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**From:**

**Sent:** 17 August 2021 09:30

**To:** SM-NE-Consultations (NE)

**Subject:** NYM/2021/0450/FL

**Importance:** High

Reference: NYM/2021/0450/FL.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

The Authority is following Government advice concerning Covid-19 as such our working arrangements may change. We will ensure our letters and website are updated as and when required in order to provide our customers with the most up to date information.

Kind regards

**Chris France**

Chris France  
Director of Planning  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley, York YO62 5BP  
Tel: 01439 772700  
[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)



**North York Moors**  
National Park

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

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[1] <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

[2] <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

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**From:**  
**To:**  
**Subject:** RE: NYM/2021/0450/FL  
**Date:** 21 July 2021 10:48:51

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Good morning

The council have no objections to this application.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

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**From:**  
**Sent:** 23 June 2021 12:05  
**To:**  
**Subject:** NYM/2021/0450/FL  
**Importance:** High

Reference: NYM/2021/0450/FL.

The North York Moors National Park Authority Planning Service welcomes public engagement in all aspects of its work. You have received this email in relation to a current planning matter. The attached correspondence contains important information which you are advised to retain for your records. If you have any queries, please do not hesitate to contact us. When replying it's best to quote our reference number, which is included in the attached letter.

The Authority is following Government advice concerning Covid-19 as such our working arrangements may change. We will ensure our letters and website are updated as and when required in order to provide our customers with the most up to date information.

Kind regards

***Chris France***

Chris France  
Director of Planning  
North York Moors National Park Authority  
The Old Vicarage  
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Helmsley, York YO62 5BP  
Tel: 01439 772700  
[www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)



**From:**  
**To:**  
**Cc:**  
**Subject:** NYM/2021/0450/FL - Butter Park Farm, Egton Grange, Egton  
**Date:** 12 July 2021 16:01:34

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Dear Ailsa,

This is a new livestock building which falls within an air pollution risk zone for potential impacts on designated sites. In order for us to clarify that a likely significant effect on the notified features of nearby SSSIs, SACs and SPAs can be ruled out, we will require further information from the applicant with regard to air pollution.

The applicant should use the freely available SCAIL agriculture modelling tool (see here; SCAIL - Simple Calculation of Atmospheric Impact Limits (ceh.ac.uk) to assess the impact of the proposed barn based on the maximum head of stock that the new barn can house (this is to allow for future stock increases if the new barn is not expected to be used to capacity immediately based on current and projected herd size). We would also ask the applicant to run a second model on the existing situation and submit both results back to us for analysis and comparison.

Additionally, the nearest water course is 90m away so guttering directed to a soakaway would be the recommended suggestion to mitigate the additional 587m<sup>2</sup> of floor space and to catch any water runoff from agricultural machinery.

Thanks,

Holly

Holly Ramsden  
Conservation Officer

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

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

**From:**  
**To:** [Planning](#)  
**Subject:** RE: NYM/2021/0450/FL  
**Date:** 25 June 2021 11:17:32

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Natural England is not able to fully assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes or, provide detailed advice on the application. If you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require advice.

The lack of detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

Generic advice is provided in the Annex attached.

## **Annex - Generic advice on natural environment impacts and opportunities**

### **Sites of Special Scientific Interest (SSSIs)**

Local authorities have responsibilities for the conservation of SSSIs under [s28G of the Wildlife & Countryside Act 1981 \(as amended\)](#). The [National Planning Policy Framework \(paragraph 175c\)](#) states that [development likely to have an adverse effect on SSSIs should not normally be permitted](#). Natural England's SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the [Natural England Open Data Geoportal](#). Our initial screening indicates that one or more Impact Risk Zones have been triggered by the proposed development, indicating that impacts to SSSIs are possible and further assessment is required. You should request sufficient information from the developer to assess the impacts likely to arise and consider any mitigation measures that may be necessary.

### **Air quality impacts on SSSIs**

The interest features of affected designated sites may be sensitive to impacts from aerial pollutants. To determine any likely air quality impacts arising from this proposal, an initial screening for air quality impacts should be completed. Simple screening tools are available via the internet, such as the Simple Calculation of Atmospheric Impact Limits (SCAIL) model: <http://www.scaill.ceh.ac.uk/>. The results of this screening should inform the need for any further, more detailed assessment which may be required to fully assess the impacts of the proposal.

### **Biodiversity duty**

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

### **Protected Species**

Natural England has produced [standing advice<sup>\[1\]</sup>](#) to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

### **Local sites and priority habitats and species**

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. The list of priority habitats and species can be found [here<sup>\[2\]</sup>](#). Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

### **Ancient woodland, ancient and veteran trees**

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a SSSI or in exceptional circumstances.

### **Protected landscapes**

For developments within or within the setting of a National Park or Area of Outstanding Natural Beauty (AONB), we advise you to apply national and local policies, together with local landscape expertise and information to determine the proposal. The National Planning Policy Framework (NPPF) (paragraph 172) provides the highest status of protection for the landscape and scenic beauty of National Parks and AONBs. It also sets out a 'major developments test' to determine whether major developments should be exceptionally be permitted within the designated landscape. We advise you to consult the relevant AONB Partnership or Conservation Board or relevant National Park landscape or other advisor who will have local knowledge and information to assist in the determination of the proposal. The statutory management plan and any local landscape character assessments may also provide valuable information.

Public bodies have a duty to have regard to the statutory purposes of designation in carrying out their functions (under (section 11 A(2) of the National Parks and Access to the Countryside Act 1949 (as amended) for National Parks and S85 of the Countryside and Rights of Way Act, 2000 for AONBs). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Heritage Coasts are protected under paragraph 173 of the NPPF. Development should be consistent the special character of Heritage Coasts and the importance of its conservation.

### **Landscape**

Paragraph 170 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

#### **Best and most versatile agricultural land and soils**

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 170 and 171). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

#### **Access and Recreation**

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

#### **Rights of Way, Access land, Coastal access and National Trails**

Paragraphs 98 and 170 of the NPPF highlights the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way, coastal access routes and coastal margin in the vicinity of the development and the scope to mitigate any adverse impacts. Consideration should also be given to the potential impacts on any nearby National Trails, including the England Coast Path. The National Trails website [www.nationaltrail.co.uk](http://www.nationaltrail.co.uk) provides information including contact details for the National Trail Officer.

#### **Environmental enhancement**

Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). We advise you to follow the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal.

Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

**From:**  
**To:** [Planning](#)  
**Subject:** RE: NYM/2021/0450/FL  
**Date:** 25 June 2021 10:53:27

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Good morning

Re NYM/2021/0450/FL

FAO Mrs Ailsa Teasdale

I hereby confirm that I have no objections to the application on housing or environmental health grounds.

Kind regards

**Mark Baxter.**

Mark Baxter BSc (Hons) MCIEH  
Environmental Health Officer,  
Residential Regulation Team,  
Scarborough Borough Council,

web: [www.scarborough.gov.uk](http://www.scarborough.gov.uk)