

From: [Elspeth Ingleby](#)
To: [Hilary Saunders](#)
Cc: [Planning](#); [Mark Antcliff](#)
Subject: NYM/2021/0970/FL - land of Raikes Lane, Sneaton
Date: 18 January 2022 15:47:16

Dear Hilary

The proposed application will convert a small area of agricultural land for use as a commercial holiday letting site with a number of shepherds huts and associated infrastructure. Land will be lost to the development within the parking areas, access paths, under the huts and decking of each unit. Whilst the habitats to be lost to the proposal are not considered highly species rich, there will nevertheless be some loss inherent in the proposals of land that could otherwise be used by a range of flora and fauna. National legislation regarding Biodiversity Net Gain to ensure that there is a 10% in habitats as a result of development has recently been passed within the Environment Act 2021. However, within the National Park, we already have policies to require that development does not cause a detrimental impact on our habitats and wildlife, in effect requiring 'no biodiversity net loss'. These policies include;

- Strategic Policy A - Sustainable development means development which *"maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species"*;
- Strategic Policy E - *"The quality and diversity of the natural environment will be conserved and enhanced"* and;
- Strategic Policy H - All development will be expected to; *"Maximise opportunities to strengthen the integrity and resilience of habitats and species within the National Park and provide a net gain in biodiversity"*

Given the location and land holding of the applicant, it is likely in this case that by providing a certain amount of habitat enhancement or creation, the biodiversity loss inherent in the proposals can be appropriately mitigated. The applicant should demonstrate how they can provide an adequate degree of mitigation by utilising the Small Sites Metric produced by DEFRA for enabling assessment of Biodiversity Net Gain. This is available here; [The Small Sites Metric - JP040 \(naturalengland.org.uk\)](#) It should be noted that it is not essential that the metric is completed by a suitably qualified ecologist. The base requirement for this metric is that it must be completed by a 'competent person'. This is defined as someone who; *"is confident in identifying habitats present on the site before the development AND identifying the management requirements for habitats which will be created or enhanced within the landscape design."*

A completed copy of the small sites metric should be provided, along with appropriate plans of the proposed mitigation actions.

In addition, the application details the installation of a septic tank. Due to recent changes in legislation, septic tanks can now only discharge to drainage fields and not to watercourse or drain. The applicant should provide more information regarding how the tank will discharge, particularly bearing in mind the proximity of the Ancient Woodland to the north west. It will be crucial that this irreplaceable habitat is not affected by either the installation of the drainage field, or any potential increase in nutrients leaching from the drainage field.

Given the remote location, any external lighting must be minimal and of course compliant with our dark skies policies, so the usual lighting condition will be necessary if

minded to approve.

Best wishes

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

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

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM21/0970/FL**

Proposed Development: Application for use of land for the siting of 10 no. shepherds huts for holiday letting purposes, use of existing field shelter and store to provide bike and waste water storage facilities and associated access, parking, linkage paths, landscaping and drainage works

Location: land off Raikes Lane, Sneatonthorpe, Sneaton

Applicant: Ms Rachel Barker

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

Area Ref: 4/31/139A **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 23 December 2021

FAO: Hilary Saunders **Copies to:**

Note to the Planning Officer:

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

The visibility splay at the existing gated access is good in both directions but no formal crossing has been constructed across the grass verge area and the gate opens outwards over the highway verge.

Consequently the Local Highway Authority recommends that the following **Condition** is attached to any permission granted:

MHC-03 New and altered Private Access or Verge Crossing

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM21/0970/FL

The development must not be brought into use until the access to the site at the existing gated access has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The crossing of the highway verge must be constructed in accordance with the approved details and Standard Detail number E50 and the following requirements.

- Any gates or barriers must not be able to swing over the existing highway.
- That part of the access extending 6 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1 in 10.
- Provision to prevent surface water from the site/plot discharging onto the existing highway must be constructed and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within 1 metre of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway.

All works must accord with the approved details.

Reason for Condition

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

MHi-C New and altered Private Access or Verge Crossing –(MHC-03)

Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:

https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edi.pdf .

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

Signed:

Ged Lyth

Issued by:

Whitby Highways Office

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM21/0970/FL

Discovery Way
Whitby
North Yorkshire
YO22 4PZ

For Corporate Director for Business and Environmental Services

e-mail: _____

Our Ref: 643-1-2021 MR
Your Ref: NYM/2021/0970/FL

Date 23 December 2021



Partnership Hub

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

Dear Mrs Saunders,

Proposal **Application for use of land for the siting of 10 no. shepherds' huts for holiday letting purposes, use of existing field shelter and store to provide bike and wastewater storage facilities and associated access, parking, linkage paths, landscaping and drainage works**

Location **land off Raikes Lane, Sneatonthorpe, Sneaton**

Many thanks for giving North Yorkshire Police (NYP) the opportunity to comment on this application. I have carried out analysis of crime and disorder for a 12-month period (1 December 2020 to 30 November 2021), for an area within a 1Km radius of the site, which showed that the site is located within a low crime & disorder area, with no crimes or anti-social behaviour incidents recorded by NYP.

Having reviewed the documents and drawings I would make the following comments.

1 Cycle Storage

1.1 It is pleasing to note that provision is to be made for the secure storage of cycles, as due to the nature of this type of development, it is likely that people using the facility will bring pedal cycles with them. Pedal cycles are an attractive item to steal, as they can be of significant value and are relatively easy to dispose of.

1.2 I would suggest that the proposed store should have an appropriate number of cycle anchorage points included, to enable guests to secure their cycles separately and that the door be fitted with either a key or fob operated lock. Digital locks should be avoided as their management is often overlooked, leaving the code unchanged.

2 Lighting

2.1 Although it is accepted that light pollution may be a consideration, lighting, or the lack of it can have a significant impact on crime and the fear of crime. Therefore, consideration should be given to providing each Shepheard hut with appropriate security lighting that is operated by a [photocell sensor, with manual override switch.

3 Doors & Windows

3.1 Although it is accepted that physical security may not fall within the remit of planning, I would also give the following general security advice. Where possible, all doors and windows should be to a good security standard to make forced entry harder to achieve.

I have no other comments to make at this time, but should you require any further information, please do not hesitate to contact me.

Yours sincerely,

Mr Mark Roberts
Police Designing out Crime Officer

From:
To:
Subject: NYM/2021/0970/FL
Date: 17 December 2021 13:06:01

Your ref: NYM/2021/0970/FL
Proposal: Application for use of land for the siting of 10no. shepherds huts for holiday letting purposes, use of existing field shelter and store to provide bike and waste water storage facilities and associated access, parking, linkage paths, landscaping and drainage works
Address: Land off, Raikes Lane, Sneatonthorpe, Sneaton

With reference to the above application, I confirm that we have no objections in principle to the granting of planning consent. However, the applicant should be aware of the need to apply for a caravan site licence. Additionally, if water is supplied to the site via a private water supply, the site will be subject to the Private Water Supplies (England) Regulations 2015, annual testing and five yearly risk assessment will be required, costs to be borne by the relevant person, and I would encourage the applicant to contact me to discuss this further.

Regards,

Stephanie Baines ACIEH
Technical Officer (Residential Regulation Team)
Environmental Health
Scarborough Borough Council

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