

**From:**  
**To:**  
**Cc:** [Planning](#)  
**Subject:** NYM/2021/1011/FL - Blea Wyke Lodge, Ravenscar  
**Date:** 03 February 2022 15:44:14

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Dear Helen

This application is for the construction of a garage of approx. 63m<sup>2</sup> and a stable with hardstanding totalling approx. 106m<sup>2</sup>. When comparing the proposed plans to aerial photographs and our existing habitat data, it appears that the garage will largely be sited within existing hard standing, although with some encroachment onto the surrounding grassland, whilst the stable will sit wholly within the surrounding grassland on rising ground. Our phase 1 habitat data for this area, based on physical surveys in the 1980s and 90s, updated by remote sensing technology in 2021, indicates that the grassland on this site is a mix of unimproved neutral grassland and acid grassland/dry heath mosaic. Whilst phase 1 habitats do not translate directly to the priority habitats as defined by the Joint Nature Conservancy Council (as the habitats being the most threatened and requiring conservation action), they are indicative that priority habitats such as lowland dry acid grassland, lowland meadows and lowland heathland are likely to be present.

National legislation has now been passed regarding Biodiversity Net Gain to ensure that there is a 10% increase in the value of habitats as a result of development. Whilst the legislation regarding BNG will not come into force nationally until November 2023, 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"*

The national legislation is evolving, and it has not yet been determined whether there will be a de minimis threshold for BNG. However it has already been made clear that where there are high or very high distinctiveness habitat (ie priority habitats) present, then no de minimis threshold will apply and any loss will have to be appropriately offset where it cannot be avoided.

The applicant should engage a suitably qualified ecologist to assess the land where the development has been proposed for its ecological value. Should priority habitat be present, consideration should first be given to whether the development can be re-sited so as not to detrimentally effect priority habitat. Where loss of priority habitat cannot be avoided, then the full Biodiversity Metric 3.0 should be used to demonstrate how they can provide an adequate degree of mitigation to ensure there is no net loss in biodiversity units. This metric must be completed by a suitably qualified ecologist. This is available on this link; [The Biodiversity Metric 3.0 - JP039 \(naturalengland.org.uk\)](#)

Where priority habitat has been ruled out as not being present, or where the

development has been moved to avoid this, then the applicant should utilise the Small Sites Metric produced by DEFRA for enabling assessment of Biodiversity Net Gain with small developments. This is available from this link; [The Small Sites Metric - JP040 \(naturalengland.org.uk\)](https://naturalengland.org.uk) It should be noted that it is not essential that this metric is completed by a suitably qualified ecologist, although this can be helpful. 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 metric (in spreadsheet form including all tabs) should be provided, along with appropriate plans of the proposed mitigation actions and ecological survey report from the site.

An external lighting condition will also be required if approved and guttering should be provided to collect the clean rainwater, or discharge it to soakaway.

Many thanks

Elsbeth

**Elsbeth Ingleby 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:** **NYM21/1011/FL**  
**Proposed Development:** Application for construction of detached garage and stable building  
**Location:** Blea Wyke Lodge, Station Road, Ravenscar  
**Applicant:** Mr Steve Turner

**CH Ref:** **Case Officer:** Kay Aitchison  
**Area Ref:** 4/27/207 **Tel:**  
**County Road No:** **E-mail:**

**To:** North York Moors National Park  
Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 24 January 2022  
**FAO:** Helen Stephenson **Copies to:**

There are **no local highway authority objections** to the proposed development, located from a constructed private access road.

**Signed:**

***Kay Aitchison***

*For Corporate Director for Business and Environmental Services*

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

**e-mail:**

Date: 20 January 2022  
Our ref: 379819  
Your ref: NYM/2021/1011



North York Moors National Park

**BY EMAIL ONLY**

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

Dear Mrs Helen Stephenson,

**Planning consultation:** Application for construction of detached garage and stable building.  
**Location:** Blea Wyke Lodge, Station Road, Ravenscar.

Thank you for your consultation on the above dated 05 January 2022 which was received by Natural England on 05 January 2022.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

#### **SUMMARY OF NATURAL ENGLAND'S ADVICE**

##### **NO OBJECTION**

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

Natural England's generic advice on other natural environment issues is set out at Annex A.

#### **European sites**

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development. To meet the requirements of the Habitats Regulations, we advise you to record your decision that a likely significant effect can be ruled out.

#### **Sites of Special Scientific Interest**

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

#### **Sites of Special Scientific Interest Impact Risk Zones**

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our 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 [data.gov.uk](https://data.gov.uk) website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

Shannon Bowes  
Consultations Team

## Annex A – Additional advice

Natural England offers the following additional advice:

### Landscape

Paragraph 174 of the [National Planning Policy Framework](#) (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 to respond to 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 174 and 175). 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.

### 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 Site of Special Scientific Interest 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 175 and 179 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. 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](#).

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

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

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

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 180 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 Site of Special Scientific Interest or in exceptional circumstances.

## **Environmental gains**

Development should provide net gains for biodiversity in line with the NPPF paragraphs 174(d), 179 and 180. Development also provides opportunities to secure wider environmental gains, as outlined in the NPPF (paragraphs 8, 73, 104, 120, 174, 175 and 180). We advise you to follow the mitigation hierarchy as set out in paragraph 180 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.

Natural England's [Biodiversity Metric 3.0](#) may be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of [Biodiversity Metric 3.0](#) and is designed for use where certain criteria are met. It is available as a beta test version.

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).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside [Biodiversity Metric 3.0](#) and is available as a beta test version.

## **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 100 and 174 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website [www.nationaltrail.co.uk](http://www.nationaltrail.co.uk) provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

### **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](#).



**From:**  
**To:** [Planning](#)  
**Subject:** NYM/2021/1011 Planning Application Blea Wyke Lodge Station Road Ravenscar  
**Date:** 18 January 2022 11:45:52

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Good Morning

**Planning Application NYM/2021/1011**  
**Application for construction of detached garage and stable building**  
**Blea Wyke Lodge Station Road Ravenscar**

Thank you for asking me to review this application.

Having reviewed the available documents I have no comments to make in relation to them.

Yours faithfully

*Mrs LAEllmore*

A. Ellmore MSc BSc (Hons) Cert. of CLM  
Environmental Health Technical Officer  
Commercial Regulation  
Environmental Health Services  
Scarborough Borough Council  
Town Hall  
St Nicholas Street  
Scarborough  
North Yorkshire  
YO11 2HG

**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2021/1011  
**Date:** 16 January 2022 13:49:57

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## **Construct detached garage and stable building, Blea Wyke Lodge, Station Rd, Ravenscar.**

The above application has been considered by Staintondale Parish Council and no objections are offered.

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J Marley (Mrs) CiLCA  
Clerk to Staintondale Parish Council  
Annan,  
41 Scalby Road,  
Burniston,  
Scarborough