

From:
To: [Planning](#)
Subject: Re: NYM/2022/0803
Date: 10 January 2023 20:38:46
Attachments: [0.png](#)

Dear Planning

The above application for land opposite Hollins Farm was discussed this evening.

Unfortunately the Parish Council would like to object to this application. It is felt that the application is in a valuable open space for nature and biodiversity. The proposal is of excessive size and completely out of character. The access is poor and is outside the core of the village.

The council object on these grounds.

Kind regards

Connie

Mrs Connie Wiggins
Clerk to Grosmont Parish Council
Moorgarth
The Mill Green Way
Goathland
Whitby
YO22 5LZ

From:
To:
Cc: [Planning](#)
Subject: NYM/2022/0803 land opposite Hollins Farm, Eskdaleside, Grosmont
Date: 22 December 2022 11:23:23

Hi Hilary,

I have reviewed the information submitted with this application. The habitat onsite is mapped as priority habitat- deciduous woodland- on MAGIC maps. Although from aerial and phase one mapping it appears this may not be the case, and the submitted information states that the site is an abandoned allotment, ecological assessment of the habitats onsite should be undertaken to ascertain the impacts of the development on priority habitats. Allotments can provide substantial value for biodiversity, and if left unmanaged could be a refuge for many species.

Additionally, as this development will result in the loss of habitats, enhancement measures should be provided. Although the implementation of formal 10% Biodiversity Net Gain is not scheduled until 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”

I recommend that a Biodiversity Net Gain assessment is completed, to assess the loss of habitats onsite, and provide enhancement measures appropriate to ensure that a net gain for biodiversity can be achieved.

Best wishes,

Zara Hanshaw ACIEEM
Assistant Ecologist
[\(she/her\)](#)

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: **NYM22/0803/FL**

Proposed Development: Application for construction of dwelling with associated access, garage, parking, amenity space and landscaping works

Location: Hollins Farm Eskdaleside

Applicant: Mr Peter Harland

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

Area Ref: 4/52/416E **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 21 December 2022

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 design standard for the site is Manual for Streets and the required visibility splay is expected to be 2.4 metres by 36 metres. The current visibility is 2.4 metres by 12 metres. The proposed plans showing visibility splays are not drawn correctly as their are not drawn to the nearside channel line of the carriageway. Therefore, the plans do not demonstrate that the required visibility would be achieved.

Following a site visit, to be able to achieve the required visibility splays, significant works would be required to the existing wall, hedges and ground levels. The LHA would require additional information to demonstrate the extents of the works required to demonstrate how the splays could be achieved.

Consequently, the Local Highway Authority recommends that Planning Permission is **REFUSED** for the following reasons:

R2 VISIBILITY AT NEW ACCESS

The Planning Authority considers that clear visibility of 36 metres cannot be achieved (without significant works requiring more details) along the public highway in both directions from a point 2.4 metres from the carriageway edge measured down the centre line of the minor/access road and consequently traffic generated by the proposed development would be likely to create conditions prejudicial to highway safety

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

NYM22/0803/FL

Application No:

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail:

From:
To: [Planning](#)
Subject: Fw: NYM/2022/0847
Date: 15 December 2022 22:10:37
Attachments: [0.png](#)
[NYM_2022_0847.pdf](#)
Importance: High

Dear planning

Unfortunately this application along with Hollins Farm have missed our Parish Council meeting, our next meeting is not until the 14th February, could you confirm if this will be acceptable.

Many thanks

Connie

Mrs Connie Wiggins
Clerk to Grosmont Parish Council
Moorgarth
The Mill Green Way
Goathland
Whitby
YO22 5LZ

From: .
To: [Planning](#)
Subject: Hollins Farm, Eskdaleside, Grosmont - Application for construction of dwelling with associated access, garage, parking etc.
Date: 06 December 2022 16:05:59

FAO Mrs Hilary Saunders

Hollins Farm, Eskdaleside, Grosmont - Application for construction of dwelling with associated access, garage, parking etc.

I refer to your e-mail of the 6th December 2022 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing or environmental health grounds.

Thanks

Steve

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