

From:

Cc: [Planning](#)

Subject: NYM/2023/0088 Warnbeck Farm, The Byre, Dunsley Lane, Dunsley

Date: 07 March 2023 15:47:37

Hi Megan,

The proposed elevations show that this development will introduce substantial glazing in a rural area. This could lead to detrimental light spill affecting nocturnal wildlife and dark skies qualities. I would welcome some modifications by the applicant to reduce the potential for light spill into the local area, for example by a modest reduction in the proposed glazing or use of glazing films, black out blinds etc. although those measures relying on human behaviour will be likely to have the lowest effectiveness.

If you are minded to approve this, a bat informative and a swift informative should be included. I would also recommend that a bat box or swift box is included, to ensure that the development delivers enhancements for biodiversity.

Best wishes,

Zara Hanshaw ACIEEM

Assistant Ecologist

[\(she/her\)](#)

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

From:
To: [Planning](#)
Subject: NYM/2022/0088 Fox and Rabbit Farm, Lockton.
Date: 22 April 2022 12:18:20

NYM/2022/0088 Fox and Rabbit Farm, Lockton.

Thanks for supplying the required tree survey and arboricultural impact assessment.

It's clear from the information provided that some tree cover has been recently cleared and other trees have been compromised through the construction of the hardstanding. I concur with the arboriculturalist's findings that no significant additional damage will accrue from the proposed development.

The trees to be removed are of limited arboricultural or amenity value.

The retained trees are also of relatively low value but the willows in particular will have some ecological interest.

I am therefore pleased to report that in respect of arboricultural considerations the development can proceed as proposed. Given that some trees will have to be removed and others are likely to need removal in the future due to the proximity to a structure, it would be beneficial to secure additional tree planting on the site if there are suitable locations where the trees can reach their full potential.

Mark Antcliff
Woodland Officer
North York Moors National Park Authority

www.northyorkmoors.org.uk

Mark Antcliff

Sent: 29 March 2022 18:07

To: Helen Stephenson

Cc: Elspeth Ingleby

Subject: RE: New application post - NYM/2022/0088 - Fox and Rabbit Farm, Lockton - Ecology

Helen

The aerials indicate that there are trees close by and so the applicant really needs to provide a tree survey and arboricultural impact assessment so that we can assess if there is an ecological and amenity loss associated with the proposal.

Has anyone been to the site?

Mark

Mark Antcliff
Woodland Officer
North York Moors National Park Authority
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From:
To:
Cc: [Planning](#);
Subject: NYM/2022/0088 - Fox and Rabbit Farm, Lockton
Date: 24 March 2022 13:52:58

Dear Helen

The proposed location appears to affect existing mature tree lines to the north and south, most likely leading to their removal. This will result in a loss of habitat for the site which will need to be adequately compensated for. Whilst I presume Mark will require more specific details regarding tree loss/impacts, the applicant will also need to consider how any losses can be replaced leading to a biodiversity net gain for the site once the degree of loss has been quantified.

In addition the building should be fitted with adequate guttering to capture clean water from the roof. This should either be captured for re-use or directed to soakaway. If the latter approach is taken, then given the surrounding arboricultural interest the applicant will need to indicate where the soakaway will be located in order to ensure tree roots are not impacted by the works.

Many thanks

Elsbeth

Elsbeth Ingleby ACIEEM

Ecologist

North York Moors National Park Authority

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

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0088 - Case Officer Mrs Helen Stephenson - Received from David Smith - Ranger South at NYMNPA,
Date: 17 March 2022 15:29:48

The public footpath immediately to the north of the proposed development runs between an avenue of trees. As such, it would appear that the footpath will not be affected by the new building.

Comments made by David Smith - Ranger South of NYMNPA

Preferred Method of Contact is: Email

Comment Type is Comment
Letter ID: 584001