

---

**From:** Zara Hanshaw

**Sent:** Tuesday, August 29, 2023 9:14 AM

**To:** Hilary Saunders

**Subject:** RE: New application post - NYM/2023/0284, Land adj the Bungalow, Kingston Garth - Applicant/Agent post

Hi Hilary,

Sorry I had not received the revised metric. I have had a look at the details included, and on balance I am happy with the information contained within. I would recommend that the hedgerow to be replanted is a species rich native mix, and the area of grassland could be sown with a grassland/flower mix that is suitable for disturbed ground. An arable margin mix is often a good choice in this instance. I would recommend that a Biodiversity Enhancement Management Plan, should be secured as a condition of any consent. This should include detailed information on the species to be planted, as well as management prescriptions, and the details and locations of any bird boxes, etc.

Best wishes,

**Zara Hanshaw ACIEEM**

**Ecologist**

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

**From:**

**Cc:** [Planning](#)

**Subject:** NYM/2023/0284 land adjacent to The Bungalow, Kingston Garth, Fylingthorpe

**Date:** 18 July 2023 11:55:06

---

Hi Hilary,

I've reviewed the Small Sites Metric submitted with this application, and I'm not satisfied that it has been completed correctly, or that this development will result in no net loss for biodiversity. Firstly, the site has been assessed as 'other neutral grassland'. Other neutral grassland is defined as containing perennial ryegrass at <30% and between 9 and 15 species per m<sup>2</sup>. This is actually a relatively species rich grassland (historically it would have been defined as species rich semi-improved grassland). From the photos submitted, and understanding of the sites historic use, I would not be confident in this assessment. I would recommend that the UK Hab definitions are reviewed, and the site reassessed. Additionally, no enhancement measures have been proposed at all, so only biodiversity loss is being reported at this time. The NPPF requires that all development secured 'reasonable enhancements for biodiversity, and 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'. Thus, at the moment, the development is contrary to national and local policy.

Best wishes,

**Zara Hanshaw ACIEEM**

**Ecologist**

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

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

# NORTH YORKSHIRE COUNCIL

## LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



**Application No:** **NYM23/0284**

**Proposed Development:** proposed dropped kerb and creation of parking area (revised scheme following refusal of NYM/2022/0915)

**Location:** land adjacent to The Bungalow, Kingston Garth, Fylingthorpe

**Applicant:** Mr Geoff Simms

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

**Area Ref:** 4/29/720A **Tel:**

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

**To:** North York Moors National Park Authority **Date:** 1 June 2023

**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 area is sufficiently large enough to meet the standard size for a parking space perpendicular to the road.

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 on land adjacent to The Bungalow Kingston Garth Fylingthorpe

The development must not be brought into use until the access to the site 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 footway must be constructed in accordance with the 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.

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation  
sheet:

Application No:

**NYM23/0284**

- The final surfacing of any private access within one metre of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway.

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 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 Council as the Local Highway Authority, is available to download from the 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\\_edition.pdf](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_edition.pdf) .

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

<p><b>Signed:</b></p>  <p style="text-align: center;"><b><i>Ged Lyth</i></b></p> <p><i>for Corporate Director of Environment</i></p>	<p><b>Issued by:</b></p> <p style="text-align: center;"><i>Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</i></p> <p><b>e-mail:</b></p>
--	---