



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

Our ref: P01564358

18 October 2023

Dear Mrs Saunders

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LOW LAITHES FARM, HAWSKER
Application No. NYM/2023/0481**

Thank you for your letter of 9 October 2023 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

We have previously provided advice to your authority on this development proposal on 15th August 2023.

At that time it was our advice and recommendation that we did not wish to offer advice and suggested you sought the views of your specialist conservation and archaeological advisers.

We have now been provided with additional information, being an email and attachment referring to the need to improve the highway visibility from the Low Laithes Farm access on Hawsker Lane, southward, for a distance of approximately 25 meters. It is suggested that this would necessitate the removal and relocation of a section of the existing roadside hedge, moving it a *minimum* distance of a 800mm eastwards.

Moving the hedge eastwards would move it closer to, and possibly within, the nationally important Scheduled Monument of 'Moated site at Low Laithes Farm, Whitby Laithes', NHLE 1020402.

Significance:



The monument includes earthwork and buried remains of a medieval moated site and parts of the surrounding medieval agricultural system.

The moated site lies in the eastern part of the monument. It has a steep sided ditch enclosing three sides of a central platform. The fourth, western side of the moat has been infilled and now lies beneath the current farm buildings. The encircling ditch is 2.5m deep and 4m wide along the sides widening out at the corners.

To the west of Low Laithes Farm, towards the location of the proposed works, there are remains of further earthworks. These have been interpreted as the remains of gardens including features such as ponds. Aerial photographs taken in 1968 show clearly the detail of these remains. Subsequent landscaping has reduced these earthworks but traces can still be seen and taken with the aerial photographs demonstrate how the land was used in the medieval period.

To the south west of the moated site (again in close proximity to the proposed works) there is a substantial linear bank with an adjacent ditch on the northern side. The bank is 5m wide and up to 1.75m high. The ditch is 5m wide and has been partly infilled and now survives as a depression up to 0.5m deep. The bank and ditch extends westwards for 90m. It is not currently clear what the function of this feature was although it may be a linear fishpond taking water from the moat to the east. To the south of this bank are clear remains of the medieval field system in the form of ridge and furrow earthworks. These include a broad area of rounded parallel ridges up to 4m wide and 0.30m high which are separated by furrows up to 3m wide. The ridge and furrow is orientated east to west.

Impact:

It is not clear from the supporting information exactly what is proposed. It is not clear whether the hedge is to be better managed or moved, and if the latter where the new line of the hedge is to be located, and how this might then relate to the landscape and earthwork features within the Scheduled area.

Reference to Google Earth indicates that the section of hedge in question encases a dry stone wall at the northern end of the alignment. It is not clear therefore whether the dry stone wall continues along and inside the whole length of the hedge line, and whether this too is to be removed and relocated. If both the hedge and wall are to be relocated, how is this to be carried out?

Policy:

The application in its current form does not meet the aim and objectives of the National Planning Policy Framework (NPPF), para 194.



Position:

Whilst we consider that the proposed conversion of the farm buildings is welcome, it is not yet possible to understand the impact of the proposed amendments on the significance of the application site, or the degree to which they might be located within the Scheduled area.

The nature and location of the proposed hedge works has to be clearly defined, and an archaeological condition applied if necessary. Depending on the exact alignment of the hedge, Scheduled Monument Consent might be required in addition to any planning approval.

We also wish to reiterate the point made by your own specialist archaeological advisor that Scheduled Monument Consent will be required for the installation of the Klargesten unit, and this too will require an archaeological condition for an archaeological watching brief.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

It is not clear from the supporting information exactly what is proposed in this Amendment. It is not clear whether the hedge is to be better managed or moved, and if so where the new line of the hedge is to be located, and how this might then relate to the landscape and earthwork features within the Scheduled area.

Whilst we consider that the proposed conversion of the farm buildings is welcome, it is not yet possible to understand the impact of the proposed amendments on the significance of the application site, or the degree to which they might be located within the Scheduled area.

The nature and location of the proposed hedge works has to be clearly defined, and an archaeological condition applied if necessary. Depending on the exact alignment of the hedge, Scheduled Monument Consent might be required in addition to any planning approval.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraph 194 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.





Historic England

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Keith Emerick

Keith Emerick
Ancient Monuments Inspector

cc: Nick Mason, Archaeology Officer, NYMNPA.
Mr Darren Coates.



37 TANNER ROW YORK YO1 6WP

HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION



Application No: **NYM23/0481**

Proposed Development: conversion of two outbuildings to provide six en-suite holiday letting bedroom (revised scheme following refusal of NYM/2023/0222)

Location: Low Laithes Farm, Hawsker

Applicant: Mr Darren Coates

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

Area Ref: 4/33/287C **Tel:**

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

To: North York Moors National Park Authority **Date:** 2 October 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 design standard for the site is the Design Manual for Roads and Bridges and the required visibility splay is 2.4 metres by 90 metres. The current available visibility is 2.4 metres by 40 metres. The applicant has included in the application, details to move the hedge to achieve the design standard level.

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

MHC-05 Visibility Splays at Low Laithes, Hawsker Lane

There must be no access or egress by any vehicles between the highway and the application site until splays are provided giving clear visibility of 90 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 1.05 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

In the interests of highway safety

MHi-D Visibility Splays –(MHC-05)

OFFICIAL

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation
sheet:

Application No:

NYM23/0481

An explanation of the terms used above is available from the Local Highway Authority.

Signed:

Ged Lyth

for Corporate Director of Environment

Issued by:

*Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ*

e-mail:

From: Hawsker Stainsacre
Sent: 05 September 2023 21:02
To: Planning
Subject: Hawsker cum Stainsacre Parish Council

NYM/2023/0481 - Application for conversion of two outbuildings to provide six en-suite holiday letting bedroom (revised scheme following refusal of NYM/2023/0222) at Low Laithes Farm, Hawsker – No Objections

Kind regards,

Clerk to Hawsker cum Stainsacre Parish Council

From:
To:
Cc: [Planning](#)
Subject: RE: AMENDED PLAN TO ACTIONFW: NYM/2023/0481, Low Laithes Farm, Hawsker,
Date: 25 August 2023 14:15:32

Hi Hilary,

I have reviewed the plans submitted. Could we please get clarification on the proposals regarding the hedge? From the plans I can't tell whether the proposal is to dig out the hedge, and replant further back from the road, or to just trim it back and lay. From google streetview, it looks like there is a wall within the hedge, which may make laying/moving it more complicated.

Many thanks,

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

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

From:
To:
Subject: FW: NYM/2023/0481, Low Laithes Farm, Hawsker,
Date: 24 August 2023 14:10:41
Attachments: [NYM_2023_0481.pdf](#)
Importance: High

Afternoon Hilary,

The application for conversion of two outbuildings at Low Laithes Farm, Whitby, will require archaeological conditions if successful. This relates to the proposed installation of a new water treatment works to replace an old septic tank; the conversion of outbuildings and hedge laying at the road junction do not require archaeological intervention.

The proposed location of the new treatment works falls within the boundary of the Moated site at Low Laithes Farm Scheduled Monument. Presumably the installation of the existing septic tank had some effect on the archaeological deposits present, but it is very likely there will still be some deposits in situ to be recorded during the new installation, and during any changes or removal to the old system.

All below-ground works related to the septic systems should be subject to an archaeological watching brief. This should be conditioned as part of any planning approval. Conditions AR03 and AR04 should be sufficient, meaning a Written Scheme of Investigation (archaeology methodology) must be approved by the authority before commencement.

This watching brief will be for the same reasons as those carried out as part of applications 40330199 in 1996 and NYM/2019/0199/FL, likelihood of medieval features being present and it being important that we record these any chance we have being the main one.

As ever if the applicants or their appointed archaeologists want to discuss the site I am very happy to be contacted.

Best,

Nick Mason
Archaeology Officer

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

From:

Subject: RE: NYM/2023/0481, Low Laithes Farm, Hawsker,
Date: 22 August 2023 15:40:26

Hi,

Thanks for consulting me on this application. The access road to this property is also recorded on this Authority's Definitive Map as Public Footpath 55 Hawsker-cum-Stainsacre and whilst I have no objection to the proposal, please inform the applicant that this route must remain open for use and unobstructed at all times during the construction period and afterwards too.

Many thanks.

Emma

Emma Ashton-Wickett
Rights of Way Officer
Recreation and Well-Being
North York Moors National Park Authority
Danby Lodge National Park Centre
Lodge Lane
Danby
Whitby
North Yorkshire
YO21 2NB



Historic England

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

Our ref: **W:** P01564358

15 August 2023

Dear Mrs Saunders

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LOW LAITHES FARM, HAWSKER
Application No. NYM/2023/0481**

Thank you for your letter of 9 August 2023 regarding the above application for planning permission.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Yours sincerely

Keith Emerick

Keith Emerick
Ancient Monuments Inspector



37 TANNER ROW YORK YO1 6WP

[HistoricEngland.org.uk](https://historicengland.org.uk)



From:
To: [Planning](#)
Subject: Low Laithes Farm, Hawsker - Conversion of two outbuildings to provide six en-suite holiday letting rooms
NYM/2023/0481
Date: 09 August 2023 13:54:02
Attachments: i

FAO Mrs Hilary Saunders

Low Laithes Farm, Hawsker - Conversion of two outbuildings to provide six en-suite holiday letting rooms NYM/2023/0481

I refer to your e-mail of the 9th August 2023 in respect of the above application. I hereby confirm that I have no comments to make in respect of the proposals on housing grounds.

Thanks

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

North Yorkshire Council
Housing Services
Town Hall
St Nicholas Street
Scarborough
YO12 2HG

