

**From:** Victoria Pitts  
**Sent:** 16 April 2024 15:31  
**To:** Planning  
**Subject:** Re: NYM/2024/0124, Newton Haye, Lousy Hill Lane, Littlebeck

Dear Team

Please be advised that at the meeting of the parish council on the 8 April 2024, the parish council RESOLVED No Objections but with the following comments:

- a) Concern about impact on water supply, which is spring fed
- b) Concern about future development in relation to tourism and impact on the environment

Regards

Victoria Pitts  
Clerk  
Eskdaleside cum Ugglebarnby Parish Council  
Davison Farm  
Egton  
North Yorkshire  
YO21 1UA

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**From:** Nathan McWhinnie  
**Sent:** Friday, April 5, 2024 2:34 PM  
**To:** Hilary Saunders  
**Subject:** NYM/2024/0124 - Newton Haye, Falling Foss

Hi Hilary,

I had a look at this site the other week. It's a very tight squeeze to get in between these trees, but the methods they're proposing to use do mean almost no disturbance of the root protection areas, so I have no objections from that point of view. My main concern was the woodland ground flora that could be covered over, but in fact there's very little of interest that I could see, besides some celandines, and not much to differentiate it from the rest of the field. Though as Zara says, there'd need to be some BNG.

Most of the trees have had at least some of their basal bark nibbled off down the years. Those that are marked for felling are dead or nearly dead because of this. Two of the trees marked for retention – T24 & T37 – are also almost completely ring-barked and I think should also be felled if the project were to go ahead. In terms of the other tree work proposed, most are recommended for a 'crown clean'. I'd ask that this isn't done – it's a bit of an outdated concept. It generally means removing crossing branches and dead wood. Crossing branches are now considered important as natural bracing in the

crown and deadwood is one of the most important habitats in any wood. In the absence of ground flora and a shrub layer, much of the habitat value in this wood is in the canopies, and much of it will be deadwood. It would be perfectly reasonable to remove deadwood over the cabin areas, but it should be retained where possible, or shortened at least, in low use areas. Deadwood in oaks tends to crumble away in place rather than fall, so the safety risk is low.

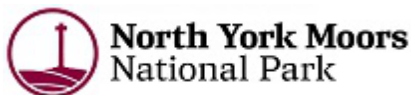
I noticed a pile of stones around the base of one tree (pic attached) – it's important that all the trees get the same level of care as they're proposing for the development, and this isn't a promising start. I also spotted some ugly ochraceous residue just where a small spring emerges, between the parking area and the first proposed cabin – I don't know if this would be a material consideration, but it doesn't look healthy. I don't know if someone's spilled something or if it's emerging from the spring.

Let me know if you need any further info.

Regards,

Nathan

Nathan McWhinnie  
Tree & Woodland Officer  
Conservation & Climate Change  
North York Moors National Park Authority













**From:**  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2024/0124 - Case Officer Hilary Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,  
**Date:** 28 March 2024 14:52:30

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#### Holding Comment

The site is on historic parkland to Newton House a grade 2 listed building. Therefore, this application has been determined in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the NPPF and Policy ENV11 of the North York Moors National Park Authority Local Plan.

The site in question belongs to a mid 20th century property on Lousy Hill Lane. The site is however part of the historic parkland to Newton Haye and can be seen on the OS 1854 Map and so has the opportunity to affect the setting of the listed building.

The proposed holiday cabins will be sited in-between mature trees and so will be partially screened.

The main concerns are any strong lighting that could cause dominance in the parkland and affect the setting of the listed building or any formal access track.

Being parkland we would not want to see any type of formal/ornate driveway, gateposts etc that could 'blur' the historic entranceway to the listed building.

Further details are needed to clarify the above

ALR

Comments made by Building Conservation of The Old Vicarage

Bondgate

Helmsley

York

YO62 5BP

Preferred Method of Contact is: Post

Comment Type is Comment

Letter ID: 620935

**From:**  
**To:**  
**Cc:**  
**Subject:** NYM/2024/0124 Newton Haye, Lousy Hill Lane, Littlebeck  
**Date:** 25 March 2024 16:33:45

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Hi Hilary,

As this application will result in the loss of habitat, and potentially priority habitat, this development is required to demonstrate biodiversity net gain. Given that the habitat onsite is woodland, which may meet the priority habitat definition, the small sites metric will likely not be suitable in this instance, and the standard metric will be needed. This must be completed by a qualified ecologist. Details of how the development will be able to meet the 10% net gain in biodiversity, as required by the Environment Act 2021, should be provided prior to determination.

Best wishes,

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

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

**From:**  
**To:**  
**Subject:** NYM/2024/0124 Newton Haye, Lousy Hill Lane, Littlebeck YO22 5JD Natural England Response  
**Date:** 15 March 2024 09:24:42  
**Attachments:**

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Our ref: 469056  
Your ref: NYM\_2024\_0124

Dear Mrs Hillary Saunders

**Planning consultation: Application for removal of containers, erection of three cabins for holiday letting purposes with associated parking, access paths, bin store and landscaping works**

**Location: Newton Haye, Lousy Hill Lane, Littlebeck YO22 5JD**

Thank you for your consultation on the above dated 4 March 2024.

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.

Further information on when to consult Natural England on planning proposals is here- [Planning and transport authorities: get environmental advice on planning - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/planning-and-transport-authorities-get-environmental-advice-on-planning)

Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.

Natural England advises Local Planning Authorities to use the following tools to assess the impacts of the proposal on the natural environment:

Impact Risk Zones:

Natural England has provided Local Planning Authorities (LPAs) with Impact Risk Zones (IRZs) which can be used to determine whether the proposal impacts statutory nature conservation sites. Natural England recommends that the LPA uses these IRZs to assess potential impacts. If proposals do not trigger an Impact Risk Zone then Natural England will provide an auto-response email.

Standing Advice:

Natural England has published Standing Advice. Links to standing advice are in Annex A

If after using these tools, you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require Natural England's advice.

Further information on LPA duties relating to protected sites and areas is here- [Protected sites and areas: how to review planning applications - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/protected-sites-and-areas-how-to-review-planning-applications)



Further guidance is also set out in Planning Practice Guidance on the natural environment [Natural environment - GOV.UK \(www.gov.uk\)](https://www.gov.uk) and on Habitats Regulations Assessment [Appropriate assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

Non detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

Should the proposal change, please consult us again.

Yours sincerely,

Ryan

Mark Ryan Davies

Operations Delivery  
Consultations Team  
Natural England  
County Hall  
Spetchley Road  
Worcester  
WR5 2NP

[www.gov.uk/natural-england](https://www.gov.uk/natural-england)



**Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.**

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)



## Annex A –Natural England general advice

### Protected Landscapes

Paragraph 182 of the [National Planning Policy Framework](#) (NPPF) requires great weight to be given to conserving and enhancing landscape and scenic beauty within Areas of Outstanding Natural Beauty (known as National Landscapes), National Parks, and the Broads and states that the scale and extent of development within all these areas should be limited. Paragraph 183 requires exceptional circumstances to be demonstrated to justify major development within a designated landscape and sets out criteria which should be applied in considering relevant development proposals. [Section 245](#) of the Levelling Up and Regeneration Act 2023 places a duty on relevant authorities (including local planning authorities) to seek to further the statutory purposes of a National Park, the Broads or an Area of Outstanding Natural Beauty in England in exercising their functions. This duty also applies to proposals outside the designated area but impacting on its natural beauty.

The local planning authority should carefully consider any impacts on the statutory purposes of protected landscapes and their settings in line with the NPPF, relevant development plan policies and the Section 245 duty. The relevant National Landscape Partnership or Conservation Board may be able to offer advice on the impacts of the proposal on the natural beauty of the area and the aims and objectives of the statutory management plan, as well as environmental enhancement opportunities. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to development and its capacity to accommodate proposed development.

### Wider landscapes

Paragraph 180 of the 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 and 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.

### Biodiversity duty

The local planning authority has a [duty](#) to conserve and enhance biodiversity as part of its decision making. Further information is available [here](#).

### Designated nature conservation sites

Paragraphs 186-188 of the NPPF set out the principles for determining applications impacting on Sites of Special Scientific Interest (SSSI) and habitats sites. Both the direct and indirect impacts of the development should be considered. A Habitats Regulations Assessment is needed where there is a likely significant effect on a habitats site and Natural England must be consulted on '[appropriate assessments](#)'. Natural England must also be consulted where development is in or likely to affect a SSSI and provides advice on potential impacts on SSSIs either via [Impact Risk Zones](#) or as standard or bespoke consultation responses.

### Protected Species

Natural England has produced [standing advice](#) to help planning authorities understand the impact of particular developments on protected species. 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. A protected species [licence](#) may be required in certain cases.

### Local sites and priority habitats and species

The local planning authority should consider the impacts of the proposed development on any local wildlife or geodiversity site, in line with paragraphs 180, 181 and 185 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity to help nature's recovery. 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,



## Annex A –Natural England general advice

wildlife trust, geoconservation groups or recording societies. Emerging [Local Nature Recovery Strategies](#) may also provide further useful information.

Priority habitats and species are of particular importance for nature conservation and are 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. A list of priority habitats and species can be found on [Gov.uk](#).

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](#).

### **Biodiversity and wider environmental gains**

Development should provide net gains for biodiversity in line with the NPPF paragraphs 180(d), 185 and 186. Major development (defined in the [NPPF glossary](#)) is required by law to deliver a biodiversity gain of at least 10% from 12 February 2024 and this requirement is expected to be extended to smaller scale development in spring 2024. For nationally significant infrastructure projects (NSIPs), it is anticipated that the requirement for biodiversity net gain will be implemented from 2025.

Further information on biodiversity net gain, including [draft Planning Practice Guidance](#), can be found [here](#).

The statutory [Biodiversity Metric](#) should 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 the [Biodiversity Metric](#) and is designed for use where certain criteria are met.

The mitigation hierarchy as set out in paragraph 186 of the NPPF should be followed to firstly consider what existing habitats within the site can be retained or enhanced. Where on-site measures are not possible, provision off-site will need to be considered.

Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 74, 108, 124, 180, 181 and 186). Opportunities for enhancement might include incorporating features to support specific species within the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife.

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 the [Biodiversity Metric](#) and is available as a beta test version.

Further information on biodiversity net gain, the mitigation hierarchy and wider environmental net gain can be found in government [Planning Practice Guidance for the natural environment](#).

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

The local planning authority should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 186 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 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.

### **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 180 and 181). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England.



## Annex A –Natural England general advice

Further information is contained in [GOV.UK guidance](#) Agricultural Land Classification information is available on the [Magic](#) website and the [Data.Gov.uk](#) website

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. For mineral working and landfilling, separate guidance on soil protection for site restoration and aftercare is available on [Gov.uk](#) website. Detailed guidance on soil handling for mineral sites is contained in the Institute of Quarrying [Good Practice Guide for Handling Soils in Mineral Workings](#).

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.

### Green Infrastructure

Natural England's [Green Infrastructure Framework](#) provides evidence-based advice and tools on how to design, deliver and manage green and blue infrastructure (GI). GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, greenspaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the [15 Green Infrastructure Principles](#). The GI Standards can be used to inform the quality, quantity and type of GI to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority GI strategies should be delivered where appropriate.

GI mapping resources are available [here](#) and [here](#). These can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

### 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 urban fringe areas should also be explored to strengthen access networks, reduce fragmentation, and promote wider green infrastructure.

### Rights of Way, Access land, Coastal access and National Trails

Paragraphs 104 and 180 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.

Further information is set out in Planning Practice Guidance on the [natural environment](#)



**From:** Don Fundira  
**Sent:** 14 March 2024 09:55  
**To:** Planning  
**Subject:** NYM/2024/0124 Newton Haye, Lousy Hill Lane, Littlebeck 24/00571/EHC100

Good morning

I have had a look at the above-mentioned planning application for the removal of containers, erection of three cabins for holiday letting purposes with associated parking, access paths, bin store and landscaping works at Newton Haye, Lousy Hill Lane, Littlebeck and I recommend that the applicant submit a report from a competent individual/organisation giving details of the light impact of the proposed development on nearby properties in accordance with the Guidance Notes for the Reduction of Light Pollution 2000, produced by the Institution of Lighting Engineers. The report should take into account the guidance below.

### **LP2 light limits**

The proposed development area has been categorised in as a  
{E1: Intrinsically Dark Area – National Park, Area of outstanding Natural Beauty etc}  
{E2: Low district brightness area – Rural or small village locations}  
{E3: Medium district brightness areas – Small town centres or urban locations}  
{E4: High district brightness areas - Town/city centres with high levels of night time activity}  
as defined within the Guidance Notes for the Reduction of Light Pollution 2000, Produced by the Institution of Lighting Engineers. Therefore the obtrusive light limit for the exterior lighting installation of ## Lux before the curfew of #am/pm and ## Lux after the curfew of # am/pm light into the window of neighbouring residential properties should not be exceeded. The applicant should submit a scheme showing details of the light impact of the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to any residential use commencing and shall be retained whilessoever any part of the premises is occupied in a residential capacity.

Regards

**Don Fundira** BSc (hons)  
Environmental HHealth Officer

North Yorkshire Council  
Environmental Health Services  
Town Hall  
St Nicholas Street  
Scarborough  
YO11 2HG

Web: [www.northyorks.gov.uk](http://www.northyorks.gov.uk)



**From:** Victoria Pitts  
**Sent:** 13 March 2024 14:58  
**To:** Planning  
**Subject:** Re: NYM/2024/0124, Newton Haye, Lousy Hill Lane, Littlebeck

Dear Team

Our next meeting is on the 8 April, please can we ask for extension to respond?

Regards

Victoria

Victoria Pitts  
Clerk  
Eskdaleside cum Ugglebarnby Parish Council  
Davison Farm  
Egton  
North Yorkshire  
YO21 1UA

Website: <http://www.eskdaleside-cum-ugglebarnby-pc.org.uk/>



**Our Ref:** 128-1-2024 MR  
**Your Ref:** NYM/2024/0124

Date 11 March 2024



Partnership Hub

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

Dear Mrs Saunders,

**Proposal** Application for removal of containers, erection of three cabins for holiday letting purposes with associated parking, access paths, bin store and landscaping works.  
**Location** Newton Haye, Lousy Hill Lane, Littlebeck

Many thanks for giving North Yorkshire Police (NYP) the opportunity to comment on this application. I have conducted analysis of crime and disorder for a 12-month period (1 March 2023 to 29 February 2024), for an area within a 1Km radius of the site, which showed that the site is located within a low crime & disorder area, with 1 crime and no anti-social behaviour incidents being recorded by NYP.

Having reviewed the documents and drawings I would make the following comment.

1 Location of Accommodation

1.1 It is noted that the accommodation is to be located within close proximity of Newton Haye from where they will be managed, and this will provide guests with a sense of safety and security.

2 Car parking

2.1 It is always preferable for owners to be able to see their vehicles and therefore where possible the parking provision should ideally be adjacent to or within view from the accommodation it serves.



2.2 It is noted from the submitted drawings that the parking area is a short distance away from the camping pods and there is “new planting” between this area and the nearest pod. In order to enable some overlooking of the parking area consideration should be given in regard to the necessity of the proposed new planting and if this is required then it should either have a maximum growth height of 1m or should be maintained to that height.

### 3 Cycle Storage

3.1 Due to the nature of this type of development, it is likely that people using the facility will bring pedal cycles with them, which is acknowledged in the supporting information. . Pedal cycles are an attractive item to steal, as they can be of significant value<sup>1</sup>, are relatively easy to dispose of, and are often left insecure. I would therefore suggest that consideration should be given to providing some form of secure cycle storage, either for each unit in the form of a cycle anchorage point that enables both of the wheels and crossbar to be locked to it, or with a cycle locker; or by the provision of a secure communal storage area, which should have an appropriate number of independent cycle anchorage points available.

### 4 Lighting

4.1 Lighting, or the lack of it can have a significant impact on crime and the fear of crime and it is therefore pleasing to note that lighting is to be provided in the parking area, to illuminate the route to the camping pods and also adjacent to the entrance door of the pods.

### 5 Doors & Windows

5.1 Although it is accepted that physical security may not fall within the remit of planning, I would also give the following general security advice. Where possible, all doors and windows should be to a good security standard to make forced entry harder to achieve, preferably to PAS24 or an equivalent standard.

Yours sincerely,

Mr Mark Roberts  
Police Designing out Crime Officer

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<sup>1</sup> Data from the Office of National Statistics shows that over ¾ (83%) of all stolen cycles were valued £100 or more with 38% being valued between £200 and £499.



**From:**  
**To:** [Planning](#)  
**Subject:** RE: NYM/2024/0124, Newton Haye, Lousy Hill Lane, Littlebeck  
**Date:** 05 March 2024 10:07:30

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The application details state that *Lighting is required to the pathways and entrances of the pods to aid access during darkened hours. Lighting is to be switched using PIR sensors, therefore lighting will not be permanently on, only during actual physical human movement. All lighting is to be downward facing, limiting impact on the tree canopy above. We have selected the fitting Modern Leya LED pillar light as a potential suitable option.*

Whilst the above statement, specifically the intention to minimise impact on the tree canopy and to use motion sensors, is helpful it is important that more detail is provided on the specific lighting units to be installed. It is not clear from a brief review of the online product details for the proposed 'Modern Leya pillar light' whether these are appropriately shielded units, notwithstanding the specification of 3000k bulbs. It is considered important in this location that fully shielded bollard and wall lights are specified, in order to ensure compatibility with dark skies objectives. It would therefore be helpful if the applicant could be asked to provide more information on this matter or, alternatively, and if permission is granted, to impose a condition requiring submission of further details of dark skies compliant lighting for approval.

Kind regards

Rob Smith  
Senior Minerals Planner

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



**From:**  
**To:**  
**Subject:** Newton Haye, Lousy Hill Lane, Littlebeck - erection of three cabins for holiday letting purposes with associated parking etc. NYM/2024/0124  
**Date:** 04 March 2024 13:39:26  
**Attachments:** [image001.png](#)

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FAO Mrs Hilary Saunders

**Newton Haye, Lousy Hill Lane, Littlebeck - erection of three cabins for holiday letting purposes with associated parking etc. NYM/2024/0124**

I refer to your e-mail of the 4th March 2024 in respect of the above application. I hereby confirm that I have no objections to the proposals on housing grounds.

Thanks

Steve

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

North Yorkshire Council  
Housing Services  
Town Hall  
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