

**From:**  
**To:** [Planning](#)  
**Subject:** Response to application from Fylingdales Parish Council  
**Date:** 23 August 2018 10:05:54

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**NYM/2018/0462/FL** Application for re-building of a section of stone wall at Fyling Hall School, Robin Hood's Bay.  
The Parish Council supports this application because it is work that needs to be done.

Virginia Ramsey

Date: 6 August 2018  
Our ref: 254222  
Your ref: NYM/2018/0462/FL



Miss H Frank  
North York Moors National Park Authority  
[planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY**

Dear Miss Frank

**Planning consultation:** Application for re-building of a section of stone wall  
**Location:** Fyling Hall School, Robin Hoods Bay

Thank you for your consultation on the above dated and received by Natural England on 26 July 2018

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.

#### **SUMMARY OF NATURAL ENGLAND'S ADVICE**

##### **NO OBJECTION**

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected sites.

Natural England's advice on other natural environment issues is set out below.

#### **Sites of Special Scientific Interest Impact Risk Zones**

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the [data.gov.uk](http://data.gov.uk) website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to .

Yours sincerely

Joanne Widgery  
Consultations Team

Natural England offers the following additional advice:

### **Landscape**

Paragraph 109 of the National Planning Policy Framework (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 in order to respect 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 & 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.

### **Protected Species**

Natural England has produced [standing advice](#)<sup>1</sup> to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

### **Environmental enhancement**

Development provides opportunities to secure a net gain for nature and local communities, as outlined in paragraphs 9, 109 and 152 of the NPPF. We advise you to follow the mitigation hierarchy as set out in paragraph 118 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you may wish to consider off site measures, including sites for biodiversity offsetting. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

### **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 other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered

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<sup>1</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

where appropriate.

**Biodiversity duty**

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

**From:** [Planning](#)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2018/0462/FL - Case Officer Miss Harriet Frank - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: [building@northyorkmoors.org.uk](mailto:building@northyorkmoors.org.uk)  
**Date:** 30 July 2018 17:11:54

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It is clear that both the retaining wall and flagged surface have been repaired in the past with a cementitious mortar. This has inhibited the porosity of the structure and contributed to failure. It can be seen in the disjoining of the mortar and the stone work. Cementitious mortars encourage water to pass through stonework, leading to stone decay and water retention. The ability of moisture to escape is necessary for the function and longevity of historic and traditionally constructed buildings. As the surveyor illustrated the original mortar would have been lime based.

I have concerns about the mortar limetec HLM5 at a ratio of 1:4.5. The guidance issued by Limetec specifies a mix of 1:2. Recent research has indicated that the standardisation of hydraulic lime mortars is unreliable. I would have preferred to see a hot-mix quick lime mortar with pozzolan additive recommended for the repair works. However, as research is currently ongoing I will permit the use of a hydraulic lime mortar in this instance; but current research would suggest this will fail in due course for the same reasons as the previously applied cement. I have strong objections to the use of cement in relation to any of the stonework (including flags). Only a lime based non-cementitious mortar should be used in relation to any of the stonework.

Please apply condition MATS03

Should a scheme be proposed that has been amended to include these items then I would see no reason to refuse consent; all other conditions being equal.

Comments made by Building Conservation of The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP  
via email: [building@northyorkmoors.org.uk](mailto:building@northyorkmoors.org.uk)  
Phone: 01439 772700  
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Preferred Method of Contact is: Post

Comment Type is Object with comments  
Letter ID: 504966