

From: Kieran Robinson
Sent: 15 November 2018 22:28
To: Ailsa Teasdale
Subject: RE: NYM2018/0681/FL Ladycross Plantation Caravan Park

Good evening Mrs Teasdale

Thank you for your letter and appreciate your time spent understanding and bringing the numerous planning applications together and I have copied your letter below and answered each paragraph to hopefully keep matters simple.

I hope my responses answer the points raised but should you need anything further please do not hesitate to contact me

Regards

Kieran

Copy of letter dated 15 November 2018

ref NYM/2018/0681/FL

Mr Kieran Robinson
Lady Cross Plantation Caravan Park
Egton
Whitby
North Yorkshire
YO21 1UA
Our ref:
Date:

Your ref:

NYM/2018/0681/FL
15 November 2018

Dear Mr Robinson

**Variation of conditions 2 (material amendment) and 6 of planning approval
NYM/2011/0111/FL to allow an amendment to the design of the holiday lodges at
Lady Cross Plantation Caravan Park, Egton**

Thank you for meeting me on site to discuss the current application, I apologise for the delay in getting back to you, but I have been on leave and I have only just had the opportunity to fully go through the planning history of your site over the last couple of days.

There have been a number of variations from the original application which was NYM2011/111/FL, however the current approval that you are operating under is NYM2016/0297/FL and therefore this is the application that should be referenced in the current application title. This allows for (among other things!) 41 timber lodges to be operated 12 months of the year. The reduction in number of lodges from 42 to 41 came about under NYM2012/0785/FL where you proposed to reorganised plots 4-6 to set the lodges within the trees better. As NYM2016/0297/FL only varied the opening hours, NYM2012/0785/FL would also need to be referenced to amend the allowed plans or it would be clearer going forward if the current application merely referred back to NYM2012/0785/FL and also included the all year around opening. (Sorry if this has got confusing!!).

Yes a little but thank you for your time reviewing and resolving the applications

To move this application forward I would therefore suggest the following:

- The application title should be amended to “*Variation of conditions 2 (material amendment) and 6 of planning approval NYM/2012/0785/FL/FL to allow an amendment to the design of the holiday lodges at Lady Cross Plantation Caravan Park, Egton and the removal of Condition 5 to allow the holiday park to remain open 12 months of the year.*”

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Yes I would agree with your suggestion

- The layout plan submitted to the Authority on the 30 October 2018 to amend the approved road layout to be retained as existing has been drawn on the wrong plan as it shows the extra unit in plots 4-6 which has since been removed. However having looked at the Studio Stead layout plan which is dated July 2012 Drawing number 058 02 Rev A which you should be working to the road is already shown in the existing location which you wish to retain therefore nothing further needs to be done with this matter, provided that you are happy with what it shows.

I have checked the drawing 058 02 on the NYM/2012/0785/FL application and that is the (existing) road layout to be retained

- As discussed on site I am able to word an additional condition along the following lines should you wish:

“Where necessary the position of the lodges/twin units may be adjusted by up to 10 metres from the approved location with the written agreement of the Local Planning Authority to accommodate the root protection zones of existing trees and to ensure that none of the trees are damaged. At no point shall the number of units agreed under Condition (6) be exceeded.”

The rewording would be appreciated to allow some flexibility in the lodge positioning and I confirm any new position will ensure trees are sufficiently protected. I would also confirm the number of lodges will not exceed the number of 41 as per condition 6 on NYM/2012/0785/FL

- I would also be grateful if you could confirm you would be happy with the wording of Condition 6 being:

*“The site shall not be used for more than 10 static caravans and the remaining numbers should be made up from 41 timber lodges/**timber clad twin units**, 124 Touring/seasonal Caravans, nine motor homes and five camping pods. The total number of both*

touring/seasonal caravans, static caravans, timber lodges and camping pods on site shall not exceed 189.”

This corrects the overall number of units on site, which was not reduced previously, so that the total now adds up and would also allow you to choose if you put either lodges or twin units on any of the approved 41 pitches.

I would confirm and appreciate the rewording as it provides the flexibility on the lodges and confirm the total number of units over the whole site as 189 of which a total of 41 are lodges or twin units

- With regard to the design of the twin units proposed I would be grateful if you could identify which of the manufacturers designs that you wish to go for. Our main requirement would be for them to be clad with timber as you have proposed, however we would not wish to leave this open ended.

There are four manufacturers we are considering to provide some variation for potential customers and within each are a number of ranges and I have provided details of each manufacturer and the ranges we would choose from as below. Please note that some of the lodge images on the respective webpages show composite wood effect cladding however as requested and to confirm we would ensure that all cladding would be timber and not a composite material.

Tingdene Holiday lodges

<https://www.tingdene.co.uk/>

Holiday Lodge types – Savannah, Havana, Country Lodge and coastal edition, Kudos, Warreners Lodge

Pathfinder Homes

<http://www.pathfinderhomes.co.uk/>

Holiday Lodge types – The Retreat, The Evolution, The View, The Summit, The Willow

Prestige Homeseeker

<https://prestigeparkandleisurehomes.co.uk/>

Holiday Lodge types – Dovecoat, Casa Di Lusso, Hampton, Foresters

Pinelog

<https://www.pinelog.co.uk/pinelodges/collections.html>

Holiday Lodge types – Woodsman, Skyline

With reference to the consultee comments which have been received so far in connection with this application I have now had the opportunity to speak to both the Highway Officer and the Authority's Woodland Officer. The Highway Officer would override his request for an additional condition if you could submit a full layout plan with this proposal to show that the parking spaces will still be as agreed previous regardless of which unit type is positioned on site. As no alterations are proposed this would just be the Studio Stead plan referred to above.

No alterations proposed

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The Woodland Officer is happy now that proposal has been fully explained and is also happy with the additional condition proposed above.

Great thank you

The Authority's consultant Ecologist has also stated "If the application is just for a change in design of the lodges this will have no impact on bats. However I have checked the documents with the original application and I do not see any sign of Condition 10 having been discharged. Condition 10 covers bat and badger mitigation".

The condition states "No work shall commence to clear trees and the site in preparation for the development hereby permitted until details of a programme of works to mitigate the impact of the development on any bats or other protected species at the site have been submitted to and approved in writing by the Local Planning, Authority. The programme shall include a survey of the buildings to determine the extent of any bat or badger presence and a written scheme of mitigation measures. The work shall not be carried out otherwise than in accordance with the details so approved."

I would be grateful if you could advise if any trees have been cleared which would initiate this work and if so the survey should be instigated at the earliest opportunity (and before any further works take place) if it has not already been carried out.

Attached the Badger and Bat survey report dated February 2011 which was originally submitted and refers to condition 10 on page 3 and to confirm no trees were removed before the report was completed and submitted.

I would also note that any trees and/or limbs removed are chipped on site and placed on the nature trail which now covers over a mile of paths in the woodland of the park. In addition we also have numerous bug houses set in the woodland made from piles of site trees/logs/branches with hollows and tubes for the insects and numerous bird boxes and feeders placed both by ourselves and the caravan and lodge owners to encourage a range of wildlife.

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BADGER AND BAT SURVEY REPORT

Ladycross Plantation, Whitby

Mr Kieran Robinson

February 2011

NYMNP

16/11/2018



access
ECOLOGY

survey • management • training

Access Ecology Ltd
R1b Riverside Block
Sheaf Bank Business Park
Sheffield
S2 3EN



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Appendix A

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North & East Yorkshire Ecological Data Centre consultation response

INTRODUCTION

Access Ecology Ltd were commissioned in July 2008 by Mr Kieran Robinson to carry out a badger and bat survey at the Ladycross Plantation Caravan Park, located approximately 8km to the southwest of Whitby, to the north of the village of Egton, within the North York Moors National Park (OS grid reference: NZ818079).

These surveys were commissioned in response to a condition placed upon a planning application submitted to and approved by North York Moors National Park Authority (NYM/2008/0881/FL), to permit the stationing of 60 holiday static caravans alongside the existing 115 touring caravan pitches at the site. This application was granted permission on 26th January 2009, and the relevant condition (#13) states:

No work shall commence to clear trees and the site in preparation for the development hereby permitted until details of a programme of works to mitigate the impact of the development on any bats or badgers at the site have been submitted to and approved in writing by the Local Planning Authority. The programme shall include a survey of the buildings to determine the extent of any bat or badger presence and a written scheme of mitigation measures. The work shall not be carried out otherwise than in the accordance with the details so approved.

Ladycross plantation currently provides 175 touring caravan pitches. These are interspersed within areas of pine sp. Plantation and heavily managed amenity grassland. There are several buildings on site, including a domestic residence, office/shop, and two toilet blocks. All of the buildings are located outside of the proposed work area.

The aim of these surveys was to record any evidence of bat or badger activity associated with the site. Within this report we will develop a suitable mitigation strategy, if necessary, for any bats or badgers which may be affected by the proposals.

This initial survey was extended to include three more areas for extension. A survey of these further areas was undertaken on 1st August 2010. A further area was added in February 2011. The whole site was re-surveyed on 21st February 2011 to assess the new area and to ensure that conditions remained the same as previously found.

SPECIES LEGAL STATUS AND RATIONALE

Badger

Badgers *Meles meles* are protected by a number of laws. The Badgers Act, 1973 and the Protection of Badgers Act, 1992 make it illegal to wilfully kill, injure or take, or attempt to kill, injure or take, a badger. It is also an offence to cruelly ill-treat a badger, dig for badgers, use badger tongs or use a firearm other than the type specified under the exceptions within the Act.

Furthermore, badger setts are protected. It is an offence to interfere with a badger sett by damaging, destroying or obstructing it (for example, with debris from tree works), causing a dog to enter a sett or disturbing an occupied sett - either by intent or by negligence. Selling or offering for sale a live badger, having possession or control of a live badger, marking a badger or attaching any ring, tag, or other marking device to a badger is also an offence.

Any of the offences listed above are punishable by up to 6 months in prison and a fine of up to £5000. Any equipment or vehicles used in committing the offence may be confiscated. Any dogs that have entered a sett may also be confiscated and euthanised.

A few of these acts are made legal by having a licence from Natural England to disturb or handle badgers, or destroy all or part of a sett. In no cases may dogs be allowed to enter the sett. This particular point is the focus of the Badgers (Further Protection) Act 1991.

Other laws that are used to protect badgers (and dogs) include the:

- Wildlife and Countryside Act 1981 (as amended)
- Criminal Justice Act 1988 (Section 69): confiscation of equipment and/or dogs used in committing the offence
- Protection of Animals Act (1911): against cruelty to dogs, fighting or baiting animals and animal abandonment
- Abandonment of Animals Act 1960: conveying an animal in a way that is likely to cause suffering

Bats

Due to recent declines all UK bat species are classed as European Protected Species and are afforded a high level of legal protection. Despite these recent declines bats are frequently encountered during development and construction works as a result of bat species' use of buildings (old and new), trees, bridges and underground areas for roosting.

Depending upon the type of roost, resident bats are often very sensitive to disturbance, which can in extreme circumstances result in the death of adult bats, abandonment of young and/or colony collapse. Bats within summer maternity roosts are particularly sensitive to disturbance given the high numbers of breeding females that often gather and the presence of dependant young while disturbance of bats using winter hibernation roosts can lead to the depletion of precious energy reserves. Habitat alterations within areas used by bats also have the potential to isolate bat populations and sever roost sites from favoured feeding areas.

All bat species and their roosts in Britain are protected under the Wildlife and Countryside Act 1981 (as amended) (WCA) through their inclusion on Schedule 5. They are also included on Annex IV of Council Directive 92/43/EEC of 21st May 1992 on the Conservation

of Natural Habitats and of Wild Fauna and Flora (known as the Habitats Directive). As a result of the United Kingdom ratifying this directive, all British bats are protected under The Conservation Regulations 1994 (the Habitat Regulations). Combined, these make it an offence to kill, injure, capture or disturb bats or obstruct access to, damage or destroy bat roosts.

The implementation of the Countryside and Rights of Way Act 2000 (CRoW 2000) has amended the WCA 1981 to include 'reckless' damage to, or destruction of a roost, or disturbance of bats whilst in a roost. For more detailed information on the relevant sections of the legislation summarised above see Part A of the Appendix.

Under law, a bat roost is any structure or place used for shelter or protection e.g. a building, bridge or tree. Bats use many roost sites and feeding areas throughout the year and since they tend to re-use the same roosts for generations Natural England's current guidance states that once bats have occupied a roost, it is, under normal circumstances, protected indefinitely.

Nesting Birds

All British birds, their nests and eggs are protected in law under Part 1 of the Wildlife and Countryside Act 1981 (WCA 1981) (as amended). It is an offence (with exception to species listed in Schedule 2) to deliberately take, kill or injure any wild bird or to take, damage, or destroy any nest or egg of any wild bird.

Planning Policy Statement 9

The Planning Policy Statements (PPS) set out the Government's national policies on different aspects of planning in England with PPS 9 setting out planning policies on the protection of biodiversity and geological conservation through the planning system.

One of the Key Principles of PPS 9 states that 'planning decisions should aim to maintain, and enhance, restore or add to biodiversity'. Consequently where practical development projects should aim to improve the biodiversity value of a site.

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METHODOLOGY

Desktop study

A desktop survey was undertaken. Bat records for the site and surrounding environs (up to two kilometres) were requested from:

- North & East Yorkshire Ecological Data Centre
- North Yorkshire Bat Group

Badgers

The entire site was surveyed for evidence of badgers. Surveys were carried out according to recommended guidelines (Harris *et al* 1989; Macdonald *et al* 1998). The site was surveyed on foot with special attention paid to all boundary features such as hedgerows and woodland edges.

Surveys were carried out by experienced ecologist Nick Bonsall MIEEM, on 19th March 2010, 1st August 2010 and 21st February 2011. Evidence was sought which could indicate that badgers were present. This evidence includes:

Setts - Varying in size from single holes to a series of holes probably connected underground.

Latrines - Shallow dug dun pits often marking territorial boundaries.

Hair - Often caught on fences or thorny shrubs such as bramble

Trails - Between setts or leading to feeding areas. Badger's bodies are low to the ground and relatively wide, leaving characteristic depressions in badger path vegetation and rubbing marks on stones and logs crossing paths.

Tracks - Badgers have wide paws and the pads are in a fairly straight line. Claw marks can often be observed

Feeding - Snuffle holes are formed during foraging.

Any entrance holes located were described as either active, partially active or not active (see Table 1) and setts were ascribed a status (main, annexe or subsidiary) based on the definitions given in Table 2 (Reynolds & Harris,2005)

Table 1. Entrance hole classifications

Entrance Hole Status	Description
Well used	One or more of the features: well worn entrance; freshly excavated soil; bedding material
Partially used	Vegetation in entrance and/or mosses growing in and/or around entrance
Disused	Partially or completely blocked, considerable excavation would be required to re-open hole

Table 2. Sett classifications

Sett Type	Description
Main	Several large holes with large spoil heaps and obvious paths emerging from and between sett entrances
Annexe	Normally less than 150m from main sett. May be in use all the time, even if main sett very active
Subsidiary	Usually at least 50m from main sett with no clear paths connecting to other setts. May be used only intermittently
Outlier	Small amounts of spoil outside entrance holes. No clear paths connecting to other setts and used only sporadically. May be used by foxes and rabbits

Bats

External building assessment

An external building assessment was undertaken to assess which of the buildings were most likely to contain roosting bats and inform the decisions of where to position surveyors during surveys. The building exteriors were visually assessed for potential access points and evidence of bat activity. Features such as small gaps in barge/soffit/fascia boards, raised or missing ridge tiles and gaps at gable ends, which have potential as access points were sought.

Visual Tree Assessments

Each tree assess was inspected using binoculars for features which may be used by roosting bats including natural holes, woodpecker holes, cracks/splits in major limbs, loose bark, dense thick stemmed ivy, hollows/cavities and birds or bat boxes. Signs indicating use of tree features by roosting bats include scratches and/or staining around entry points, bat droppings in/around/below entrance, audible squeaking at dusk or in warm weather, flies around entry points, the distinctive smell of bats and the smoothing of surfaces around cavities. Trees were also inspected for evidence of nesting birds including nests, distress calling of nestlings and bird activity indicative of nesting birds. Based upon observations made during the visual assessment the surveyed trees will be attributed to one of the risk categories outlined in Table 1.

Table 3. Features typical of trees within the different risk categories

Low Risk	Medium Risk	High Risk
Located within coniferous plantation or within groups of young trees with simple growth forms	Located within an area offering some habitat features likely to be used by bats	Located within ancient woodland or parkland
No cracks or crevices	Few small cracks and crevices	Woodpecker holes
No flaking bark	Deadwood in canopy or stem	Cracks/crevices
Low/no ivy cover	low ivy cover	Loose or flaking bark
		Medium-dense ivy cover
		Deadwood in canopy or
		Snagged branches
		Hollow stem or limb
		Hole between buttresses
		Hollow core

These surveys were also carried out by Mr Nicholas Bonsall (Bat Licence: 20104731) on 19th March 2010, 1st August 2010 and 21st February 2011.

RESULTS

Desktop study

North Yorkshire Bat Group provided the following records, none of which were from the site.

Table 4. NYBG records.

Species	Site	Grid ref.	Date	Comment
Unknown	Dale View, Egton	NZ808064	08 Oct 2007	3 bats found behind house alarm box during repairs.
Unknown	Red House Farm, Egton	NZ809062	04 Oct 2006	In flight
Brown Long-eared Bat	Newbiggin High Farm, Aislaby	NZ8307	01 Jul 2008	Flying in large barn and roosting on metal frame
Common Pipistrelle	Newbiggin High Farm, Aislaby	NZ8307	01 Jul 2008	Emerged from large barn

North & East Yorkshire Ecological Data Centre did not hold any records of protected or notable species from the site or its immediate environs (see Appendix B).

Badgers

No field signs of badgers were recorded within the curtilage of the site.

Bats

External building assessment

Buildings 1 and 2 presented few features which would be considered suitable for use by roosting bats, and given their recent construction they would be considered unlikely to be utilised by roosting bats.

Table 2. External building assessment results

Building number ID	Building description	Features associated with roosting bats
1	Modern two storey stone built residential dwelling with clay pantile roof, well sealed uPVC windows, pointed stonework and parapetted gables. No fascia or soffit. Approx. 5 years old.	Clay pantile roof. Very well sealed.
2	Single storey office/shop of similar construction as building 1.	Clay pantile roof. Very well sealed
3	Toilet Block 1. Timber framed structure, with a large metal sheeted single pitch roof. Timber weather boarding on all aspects. No fascia or soffits.	Very good opportunity for roosting bats behind weather boarding.
4	Toilet Block 2. Timber framed structure, with a large metal sheeted single pitch roof, with skylights. Large rough sawn timber weather boarding on all aspects. No fascia or soffits.	Very good opportunity for roosting bats behind weather boarding.

Visual Tree Assessments

All the trees observed in association with the current proposals held little or no potential for use by roosting bats, being uniformly semi-mature/mature examples of pine sp. They presented no features which would be suitable for use by roosting bats.

DISCUSSION AND RECOMMENDATIONS

There was no evidence of badger activity on site, and no records of badger activity were returned during the consultation exercise. Therefore there are considered to be no constraints offered by this species to the proposed development.

There were bat records returned from the local area, although none from the site itself, and the habitats present on site are considered to be conducive to foraging bat activity. However, there were no trees present within the working area, or the wider site, that would be considered as suitable for use by roosting bats.

Of the buildings on site, two were considered to offer potential for roosting bats, given the features present (3 and 4), whilst two were considered unlikely to be used as roosting locations (1 and 2). None of the buildings are located close enough to the proposed working area for there to be a direct impact, in terms of affecting access or egress points to a possible roost location through changes in surrounding habitat. Therefore, any possible direct impact on roosting bats is considered highly unlikely from the proposed activities.

Original approved planning would affect 1.4 hectares of woodland and with the additional proposed areas the combined woodland affected will total 2.16 hectares. However, the aim is to create a woodland feel for the proposed lodge locations, with as many trees as possible left *in situ*, with the access road following a roughly crescent shape overall, with heavily scalloped woodland edges. Although there will be a net loss of woodland habitat, this scalloping will create additional woodland edge habitat, used by many species as foraging habitat.

Any lighting proposals should be designed and installed carefully to ensure minimal disturbance to foraging or commuting bats. Ideally, lighting should be:

- Uni-directional
- Not shine on vegetation or upwards towards the sky
- Be low-level
- Be movement activated

Although not encountered during the bat survey work the client is reminded that nesting birds may be present within the surveyed buildings. Nesting birds are protected under law and no active nest may be destroyed or damaged. If an active bird's nest is encountered during construction works, works within the surrounding area should be suspended until the chick has fledged. Further advice can be given.

In summary, there are not considered to be any constraints offered to the current proposals from either bats or badgers.

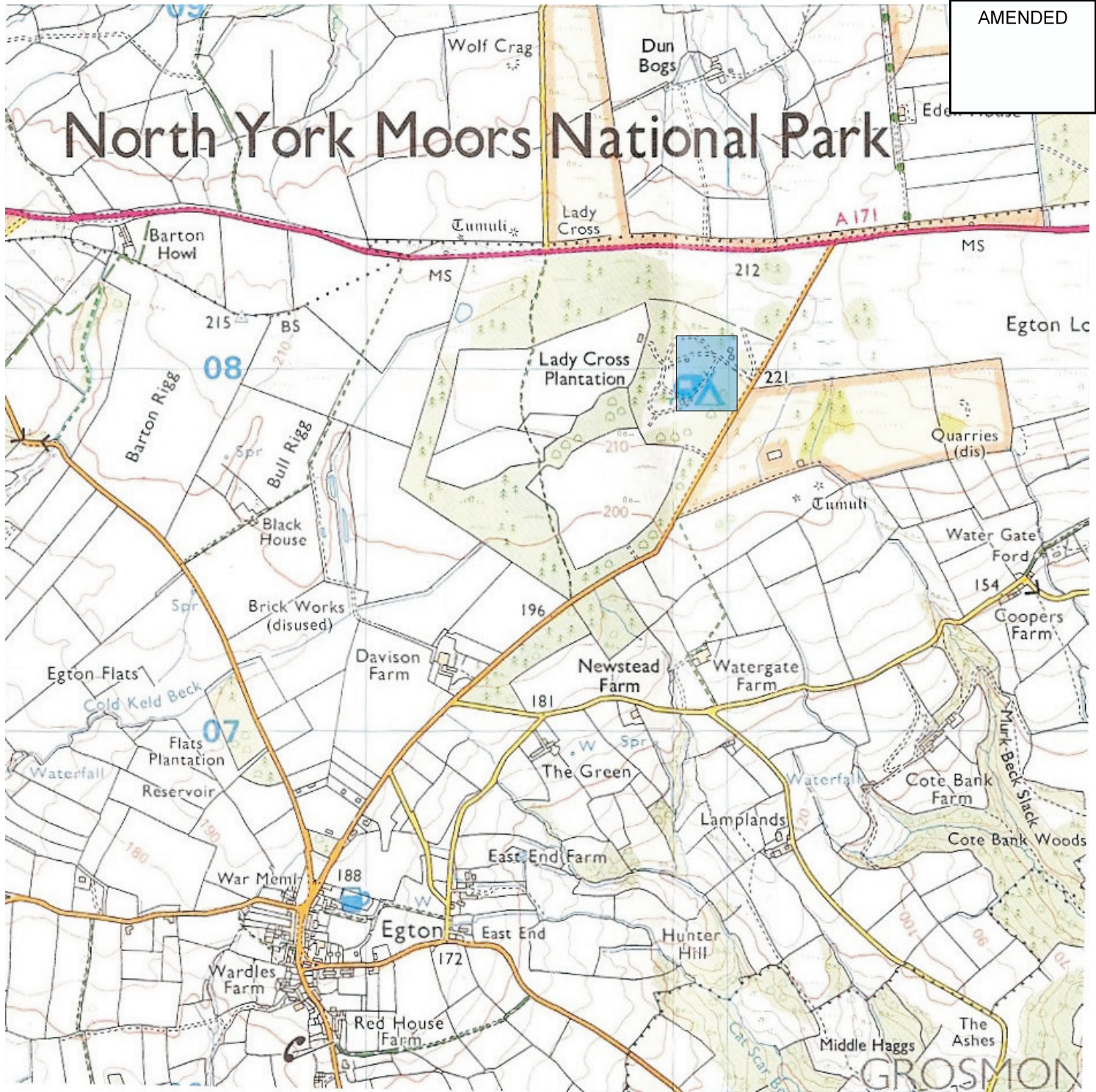
REFERENCES

BCT. 2007. Bat surveys-good practice guidelines. Bat Conservation Trust, London.

APPENDIX A



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 <p>R1b Riverside Block Sheaf Bank Business Park Sheffield S2 3EN</p>	Legend		Project	Ladycross Plantation, Whitby
		Site Location	Title	Location Plan
			Client	Mr Kieran Robinson
			Date	8th March 2011
			Ref	Figure 1

Within the proposed area not all trees are to be removed, many will remain *in-situ*.



AMENDED

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 <p>R1b Riverside Block Sheaf Bank Business Park Sheffield S2 3EN</p>	Legend		Project	Ladycross Plantation, Whitby
		Site boundary	Title	Site Plan
		Proposed working area (indicative)	Client	Mr Kieran Robinson
		Building reference	Date	8th March 2011
			Ref	Figure 2

APPENDIX B

Scientific Name	Common Name	Taxonomic group	Location	Grid Reference	Custodian	Survey	Recorder	Dated	Measurement
Bufo bufo	Common Toad	amphibian	North Yorkshire	NZ80	neyedc.org.uk	Herpetofauna records from The Naturalist	Unknown	1970 - 1977	
Rana temporaria	Common Frog	amphibian	North Yorkshire	NZ80	neyedc.org.uk	Herpetofauna records from The Naturalist	Unknown	1970 - 1977	
Carduelis chloris	European Greenfinch	bird	No site name available	NZ810060	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Columba palumbus	Common Wood Pigeon	bird	No site name available	NZ810060	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Cyanistes caeruleus	Blue Tit	bird	No site name available	NZ810060	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Cyanistes caeruleus	Blue Tit	bird	No site name available	NZ809063	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Dendrocopos major	Great Spotted Woodpecker	bird	No site name available	NZ810060	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Erithacus rubecula	European Robin	bird	No site name available	NZ810060	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Erithacus rubecula	European Robin	bird	No site name available	NZ809063	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Parus major	Great Tit	bird	No site name available	NZ809063	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Parus major	Great Tit	bird	No site name available	NZ810060	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Passer domesticus	House Sparrow	bird	No site name available	NZ809063	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Periparus ater	Coal Tit	bird	No site name available	NZ810060	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Prunella modularis	Hedge Accentor	bird	No site name available	NZ810060	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Sitta europaea	Wood Nuthatch	bird	No site name available	NZ810060	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Sturnus vulgaris	Common Starling	bird	No site name available	NZ809063	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Sturnus vulgaris	Common Starling	bird	No site name available	NZ810060	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Turdus merula	Common Blackbird	bird	No site name available	NZ810060	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	

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Scientific Name	Common Name	Taxonomic group	Location	Grid Reference	Custodian	Survey	Recorder	Dated	Measurement
Turdus merula	Common Blackbird	bird	No site name available	NZ809063	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Turdus merula	Common Blackbird	bird	No site name available	NZ810060	www.searchnbn.net	NBNGateway: RSPB Big Garden Birdwatch winter sightings in the UK in 2009		2009-01-24 - 2009-01-25	
Pinus sylvestris	Scots Pine	conifer	North York Moors	NZ8006	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Pinus sylvestris	Scots Pine	conifer	North York Moors	NZ8008	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Pinus sylvestris	Scots Pine	conifer	North York Moors	NZ8406	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Pinus sylvestris	Scots Pine	conifer	North York Moors	NZ8206	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Pinus sylvestris	Scots Pine	conifer	North York Moors	NZ8208	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Aconitum napellus	Monk's-Hood	flowering plant	North York Moors	NZ8406	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Dactylorhiza fuchsii	Common Spotted-Orchid	flowering plant	North York Moors	NZ8208	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Dactylorhiza fuchsii	Common Spotted-Orchid	flowering plant	North York Moors	NZ8206	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Dactylorhiza fuchsii	Common Spotted-Orchid	flowering plant	North York Moors	NZ8406	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Dactylorhiza fuchsii	Common Spotted-Orchid	flowering plant	North York Moors	NZ8008	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Dactylorhiza fuchsii	Common Spotted-Orchid	flowering plant	North York Moors	NZ8006	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Dactylorhiza maculata	Heath Spotted-Orchid	flowering plant	North York Moors	NZ8208	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Galanthus nivalis	Snowdrop	flowering plant	North York Moors	NZ8406	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Hordelymus europaeus	Wood Barley	flowering plant	North York Moors	NZ8206	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Hordelymus europaeus	Wood Barley	flowering plant	North York Moors	NZ832068	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Hyacinthoides non-scripta	Bluebell	flowering plant	North York Moors	NZ8208	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Hyacinthoides non-scripta	Bluebell	flowering plant	North York Moors	NZ8008	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Hyacinthoides non-scripta	Bluebell	flowering plant	North York Moors	NZ8406	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Hyacinthoides non-scripta	Bluebell	flowering plant	North York Moors	NZ8206	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Hyacinthoides non-scripta	Bluebell	flowering plant	North York Moors	NZ8006	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Listera ovata	Common Twayblade	flowering plant	North York Moors	NZ8008	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Listera ovata	Common Twayblade	flowering plant	North York Moors	NZ8006	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Listera ovata	Common Twayblade	flowering plant	North York Moors	NZ8208	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Meconopsis cambrica	Welsh Poppy	flowering plant	North York Moors	NZ8406	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Molinia caerulea	Purple Moor-Grass	flowering plant	North York Moors	NZ8008	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Molinia caerulea	Purple Moor-Grass	flowering plant	North York Moors	NZ8206	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	

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Scientific Name	Common Name	Taxonomic group	Location	Grid Reference	Custodian	Survey	Recorder	Dated	Measurement
Molinia caerulea	Purple Moor-Grass	flowering plant	North York Moors	NZ8006	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Molinia caerulea	Purple Moor-Grass	flowering plant	North York Moors	NZ8208	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Orchis mascula	Early-Purple Orchid	flowering plant	North York Moors	NZ8006	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Orchis mascula	Early-Purple Orchid	flowering plant	North York Moors	NZ8008	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Orchis mascula	Early-Purple Orchid	flowering plant	North York Moors	NZ8406	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Orchis mascula	Early-Purple Orchid	flowering plant	North York Moors	NZ8208	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Orchis mascula	Early-Purple Orchid	flowering plant	North York Moors	NZ8206	neyedc.org.uk	North York Moors Plant Atlas	Sykes, Nan	1993	
Pellia epiphylla	Overleaf Pellia	liverwort	No site name available	NZ80E	www.searchnbn.net	NBNGateway: Bryophyte data for Great Britain from the British Bryological Society held by BRC		1991-01-01 - 2005-12-31	
Pellia epiphylla	Overleaf Pellia	liverwort	No site name available	NZ80C	www.searchnbn.net	NBNGateway: Bryophyte data for Great Britain from the British Bryological Society held by BRC		1991-01-01 - 2005-12-31	
Pellia epiphylla	Overleaf Pellia	liverwort	No site name available	NZ80I	www.searchnbn.net	NBNGateway: Bryophyte data for Great Britain from the British Bryological Society held by BRC		1991-01-01 - 2005-12-31	
Pellia epiphylla	Overleaf Pellia	liverwort	No site name available	NZ80H	www.searchnbn.net	NBNGateway: Bryophyte data for Great Britain from the British Bryological Society held by BRC		1991-01-01 - 2005-12-31	
Sphagnum compactum	Compact Bog-moss	moss	No site name available	NZ80J	www.searchnbn.net	NBNGateway: Bryophyte data for Great Britain from the British Bryological Society held by BRC		1991-01-01 - 2005-12-31	
Sphagnum denticulatum	Cow-horn Bog-moss	moss	No site name available	NZ80J	www.searchnbn.net	NBNGateway: Bryophyte data for Great Britain from the British Bryological Society held by BRC		1991-01-01 - 2005-12-31	
Sphagnum fallax	Flat-topped Bog-moss	moss	No site name available	NZ80J	www.searchnbn.net	NBNGateway: Bryophyte data for Great Britain from the British Bryological Society held by BRC		1991-01-01 - 2005-12-31	
Sphagnum fallax	Flat-topped Bog-moss	moss	No site name available	NZ80D	www.searchnbn.net	NBNGateway: Bryophyte data for Great Britain from the British Bryological Society held by BRC		1991-01-01 - 2005-12-31	
Sphagnum fallax	Flat-topped Bog-moss	moss	No site name available	NZ80E	www.searchnbn.net	NBNGateway: Bryophyte data for Great Britain from the British Bryological Society held by BRC		1991-01-01 - 2005-12-31	
Sphagnum palustre	Blunt-leaved Bog-moss	moss	No site name available	NZ80E	www.searchnbn.net	NBNGateway: Bryophyte data for Great Britain from the British Bryological Society held by BRC		1991-01-01 - 2005-12-31	
Sphagnum palustre	Blunt-leaved Bog-moss	moss	No site name available	NZ80J	www.searchnbn.net	NBNGateway: Bryophyte data for Great Britain from the British Bryological Society held by BRC		1991-01-01 - 2005-12-31	
Sphagnum palustre	Blunt-leaved Bog-moss	moss	No site name available	NZ80D	www.searchnbn.net	NBNGateway: Bryophyte data for Great Britain from the British Bryological Society held by BRC		1991-01-01 - 2005-12-31	

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Scientific Name	Common Name	Taxonomic group	Location	Grid Reference	Custodian	Survey	Recorder	Dated	Measurement
Tortula freibergii	Freiberg's Screw-moss	moss	No site name available	NZ80C	www.searchnbn.net	NBNGateway: Bryophyte data for Great Britain from the British Bryological Society held by BRC		1991-01-01 - 2005-12-31	
Tortula freibergii	Freiberg's Screw-moss	moss	No site name available	NZ80H	www.searchnbn.net	NBNGateway: Bryophyte data for Great Britain from the British Bryological Society held by BRC		1991-01-01 - 2005-12-31	
Arvicola terrestris	Water Vole	terrestrial mammal	Eller Beck, Goathland [Eller Beck]	NZ80	neyedc.org.uk	Yorkshire water vole records (positive)	Unknown	1973	
Arvicola terrestris	Water Vole	terrestrial mammal	Eller Beck, Goathland	NZ80	neyedc.org.uk	Environment Agency crayfish/ water voles/ mussels	Unknown	1972	
Arvicola terrestris	Water Vole	terrestrial mammal	Darnholme	NZ80	neyedc.org.uk	Yorkshire water vole records (positive)	Unknown	1972	
Arvicola terrestris	Water Vole	terrestrial mammal	Eller Beck, Goathland	NZ80	neyedc.org.uk	Yorkshire water vole records (positive)	Unknown	1972	
Lutra lutra	Otter	terrestrial mammal	River Esk, Grosmont, d/s	NZ8205	neyedc.org.uk	Water for Wildlife Project	Brooks, Tim	09/06/2004 - 09/06/2004	
Lutra lutra	Otter	terrestrial mammal	River Esk, Ruswarp / Sleights	NZ80	neyedc.org.uk	Water for Wildlife Project	Unknown	27/09/2001 - 27/09/2001	
Lutra lutra	Otter	terrestrial mammal	River Esk, Egton	NZ80C	neyedc.org.uk	Water for Wildlife Project	Bone, Pc Chris	20/02/2001 - 20/02/2001	
Lutra lutra	European Otter	terrestrial mammal	River Esk	NZ838065	neyedc.org.uk	Otter records for North Yorkshire	Woodroffe, Gordon	02/04/1999 - 02/04/1999	
Lutra lutra	Otter	terrestrial mammal	River Esk, Dorsley Bankwood (release site), Grosmont	NZ837065	neyedc.org.uk	Water for Wildlife Project	Woodroffe, Gordon	01/06/1995 - 01/06/1995	
Lutra lutra	Otter	terrestrial mammal	River Esk, Park House, Duck Bridge, Danby [River Esk]	NZ80	neyedc.org.uk	Water for Wildlife Project	Volunteer (YOAT)	01/01/1986 - 01/01/1986	

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Savannah



Havana



Country Lodge



Country Lodge: Coastal Edition



Kudos



Warreners Lodge

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Our Homes Build Quality



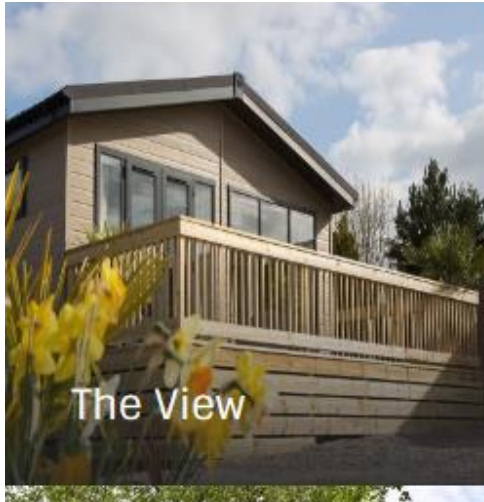
The Retreat



The Evolution



The Willow



The View



The Summit



Dovecote



Casa Di Lusso



Hampton



Foresters



Skyline