

From: [Elspeth Ingleby](#)
To: [Jill Bastow](#)
Cc: [Planning](#)
Subject: NYM/2018/0659/FL - Cumboots Dairy Farm - reconsult
Date: 10 January 2019 17:05:15

Dear Jill,

I am happy with the proposed soakaway.

Many thanks,

Elspeth

Elspeth Ingleby

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

Telephone: 01439 772700

Please note: I work 2 days per week on Ecology matters. My normal working pattern is Monday and Thursday.

Date: 04 January 2019
Our ref: 268917
Your ref: NYM/2018/0659/F



North York Moors National Park Authority
planning@northyorkmoors.org.uk

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

BY EMAIL ONLY

Dear Mrs J Bastow

Planning consultation: Application for erection of agricultural livestock building at Cumboots Dairy Farm

Location: Limestone Road, Burniston

Thank you for your consultation on the above dated 20 December 2018 which was received by Natural England on 20 December 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 in Annex A.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

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 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

Matthew Dean
Consultations Team

Annex A – Additional Information

Natural England offers the following additional advice:

Landscape

Paragraph 170 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](#)¹ 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 net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). We advise you to follow the mitigation hierarchy as set out in paragraph 175 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 should consider off site measures. 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).

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

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 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:
To: [Planning](#)
Subject: Comments on NYM/2018/0659/FL
Date: 15 November 2018 10:52:55

Erect agricultural livestock building, Cumboots Dairy Farm, Limestone Road, Burniston

The above application has been considered by Newby & Scalby Parish Council and no objections are offered.

--

Jools Marley (Mrs) CiLCA
Clerk to the Council

Newby & Scalby Parish Council
c/o Scalby Library,
450 Scalby Road,
Newby,
SCARBOROUGH
YO12 6EE

office generally open Mon-Fri 8 am-12 noon

From:
To: [Planning](#)
Subject: Application ref" nos" NYM/2018/0659/FL Erection of Livestock Building at Cumboots Diary Farm ,Burniston, Scarborough.
Date: 05 November 2018 08:43:46

F.A.O : Miss Harriet Frank Case Officer

Planning Consultation response from Scarborough Borough Council : Environmental Health—
Commercial Regulation Section

Having examined this proposal, I have no adverse comments to make.

Tony Abbs, Environmental Health Officer (Part-time)
Commercial Regulation Section
Scarborough Borough Council

Date: 31 October 2018
Our ref: 262282
Your ref: NYM/2018/0659/FL



North York Moors National Park Authority
planning@northyorkmoors.org.uk

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

BY EMAIL ONLY

Dear Harriet Frank

Planning consultation: Application for erection of agricultural livestock building
Location: Cumboots Dairy Farm, Limestone Road, Burniston

Thank you for your consultation on the above dated 16 October 2018 which was received by Natural England on 16 October 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.

Insufficient information provided

There is insufficient information to enable Natural England to provide a substantive response to this consultation as required under the Town and Country Planning (Development Management Procedure) (England) Order 2015. Please provide the information listed below and re-consult Natural England. Please note that you are required to provide a further 21 day consultation period, once this information is received by Natural England, for us to respond.

Natural England is not able to assess this case as there is insufficient information provided in relation to air quality impacts.

Manure stores, slurry lagoons and livestock sheds are a major source of emissions of ammonia which is directly toxic to vegetation and especially to lower plants (mosses, liverworts and lichens). Ammonia is also a major contributor to the deposition of nitrogen, which reduces habitat biodiversity by promoting the growth of a relatively small number of the more vigorous plant species which then out-compete the other species present.

Our Impact Risk Zones¹ have identified that interest features of designated sites Raincliffe & Forge Valley Woods SSSI, North York Moors SSSI, SAC and SPA, Robin Hoods Bay: Maw Wyke to Beast Cliff SSSI and Robin Hoods Bay SAC, Cockrah Wood SSSI and Castlebeck and Scar Woods SSSI may be sensitive to impacts from aerial pollutants, such as those emitted from this proposed development. The consultation documents provided do not include any assessment of air quality

¹ SSSI Impact Risk Zones layer within Statutory Land Based Designations on Magic Map available at: <http://magic.defra.gov.uk/>

impacts. In order for us to advise on this case, please provide the following information:

- Tonnage of Manure

The above information will inform the need for initial screening for air quality impacts: if the manure to be stored is above 3500 tonnes air quality screening should also be carried out before re-consulting Natural England. Simple screening tools are available via the internet, such as the Simple Calculation of Atmospheric Impact Limits (SCAIL) model: <http://www.scail.ceh.ac.uk/>. The results of screening should inform the need for any further, more detailed assessment which may be required to fully assess the impacts of the proposal. Where screening results indicate a more detailed assessment is necessary this should also be carried out and completed prior re-consulting Natural England.

Natural England has not considered any other matters at this stage. We will provide advice on all relevant matters upon receipt of this information.

Should the developer wish to explore options for avoiding or mitigating effects on the natural environment with Natural England, we recommend that they use our [Discretionary Advice Service](#).

Please send further correspondence, marked for my attention, to
quoting our reference 262282

Yours sincerely

Matthew Dean
Consultations

From: [Elsbeth Ingleby](#)
To: [Jill Bastow](#)
Cc: [Planning](#)
Subject: NYM/2018/0659/FL - Cumboots Dairy Farm
Date: 29 October 2018 11:30:49

Dear Jill,

The applicant should provide details of how clean runoff from the roof of the building will be dealt with to ensure no mixing with any farmyard wastes, reducing the amount of soiled water that can be produced. Soakaways inserted into the surrounding field across the lie of the land would be appropriate. As the building is not immediately adjacent to nearby watercourses, this could be secured by condition with plans approved by the Authority before building work commences, with soakaways being constructed before the building is brought into use.

Best wishes,

Elsbeth

Elsbeth Ingleby

Ecologist

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Telephone: 01439 772700

Please note: I work 2 days per week on Ecology matters. My normal working pattern is Monday and Thursday.

From:
To: [Planning](#)
Subject: Re: Cumboots Dairy Farm, Limestone Road, Burniston, - NYM/2018/0659/FL
Date: 17 October 2018 07:57:03

Harriet - I don't anticipate Council will have any objections to the application however we don't meet again until 14th November. I'll send you formal comments by close of business on 16th November.

Jools

Jools Marley (Mrs) CiLCA
Clerk to the Council

Newby & Scalby Parish Council
c/o Scalby Library,
450 Scalby Road,
Newby,
SCARBOROUGH
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