



Historic England

YORKSHIRE OFFICE



RS

Mr Rob Smith  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
North Yorkshire  
YO62 5BP

Our ref: P00625050

9 August 2017

Dear Mr Smith

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

**WOODSMITH MINE, (FORMERLY DOVE'S NEST FARM, AND FLAXBY  
PLANTATION), SNEATONTHORPE, NORTH YORKSHIRE  
Application No. NYM/2017/0505/MEIA**

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

**Historic England Advice**

The application is for a variation of condition 5 of planning permission NYM/2014/0676/MEIA to allow minor material amendments, including: re-design of the foreshafts and shaft construction methodology, changes to building layout and shaft access arrangements, revisions to construction and operational shaft platform levels, revisions to location and layout of surface water attenuation.

Historic England previously provided advice on this proposed development on the 10th November 2014, 15th December 2014 and 11th March 2015.

In our most recent letter of 2015, we set out our assessment of the heritage aspects of the proposal. It was our advice that the proposal generated 'harm' to heritage assets (specifically the heritage assets on the Whitby Abbey Headland), but that 'harm' was temporary and therefore paragraph 134 of the National Planning Policy Framework (NPPF) should be applied by your authority.

With regard to the current request for a variation of Condition 5, we accept that the proposed reduction from 3 winding towers to 1 will have a reduced visual impact, but there will still be an impact on heritage assets (albeit temporary). Therefore Historic England still has concerns relating to the construction phase of the scheme.



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We are surprised that there has been no additional or amended heritage assessment included in the Supplementary Environmental Statement, and we are unclear whether the additional elements of the variation request will have an impact on the timetable and sequencing of the agreed archaeological mitigation strategy.

We recommend that your authority should satisfy itself that the omission of an amended or updated heritage assessment is not a substantive matter, and that you are able to meet the requirements of para 134 of the NPPF.

**Recommendation**

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 128 of the NPPF.

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

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

Yours sincerely

**Keith Emerick**

Ancient Monuments Inspector

cc: Shannon Fraser, Senior Archaeological Conservation Officer, NYMNPA.  
Janet Horne, Planning Officer, Redcar and Cleveland Borough Council  
Nathaniel Lichfields.



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