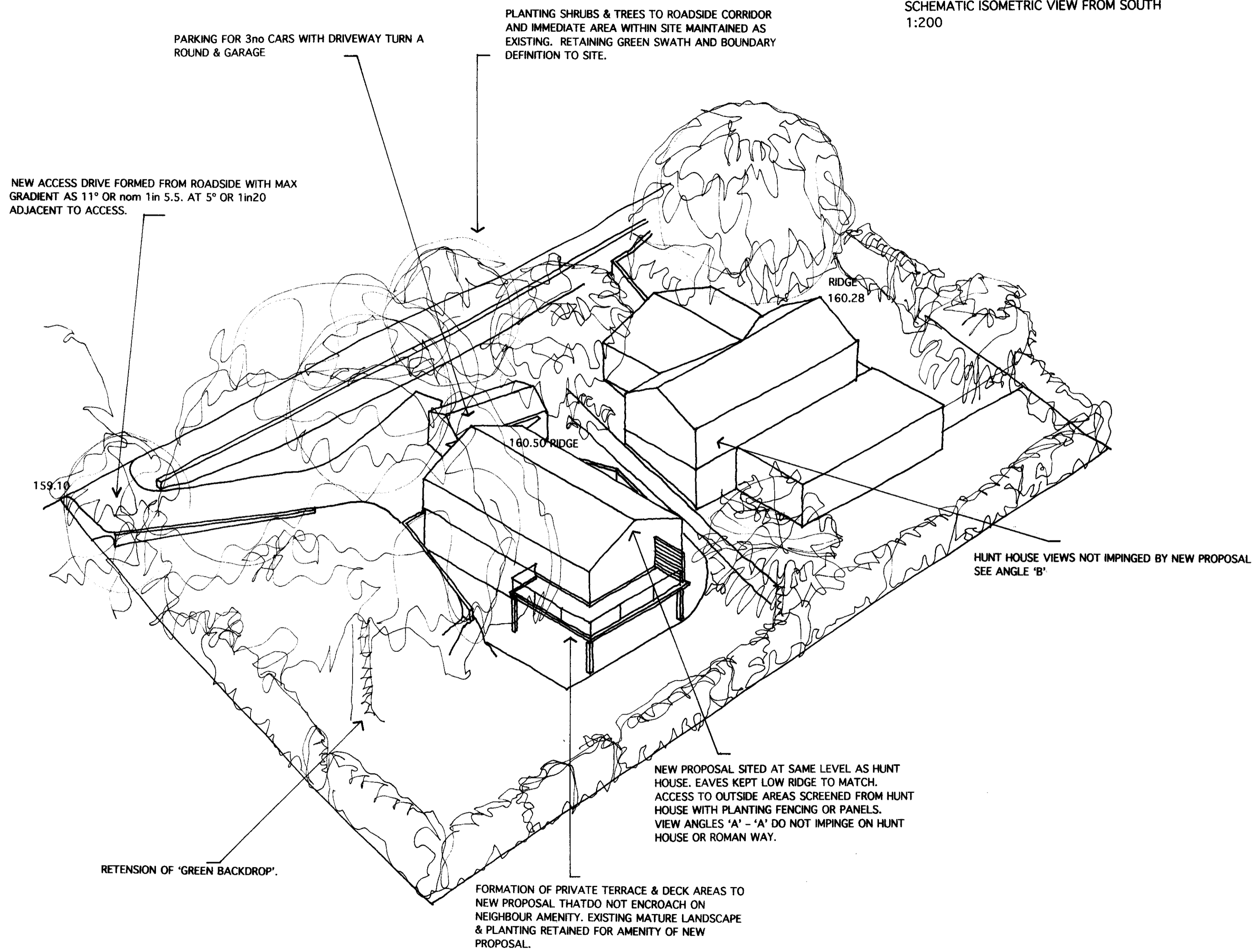
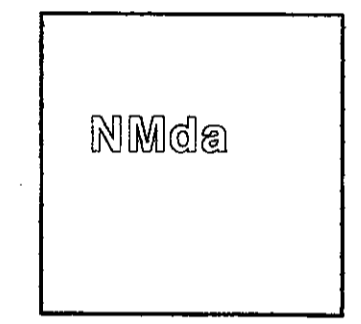


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SCHEMATIC ISOMETRIC VIEW FROM SOUTH  
1:200



NYMNPA  
16 JUL 2008



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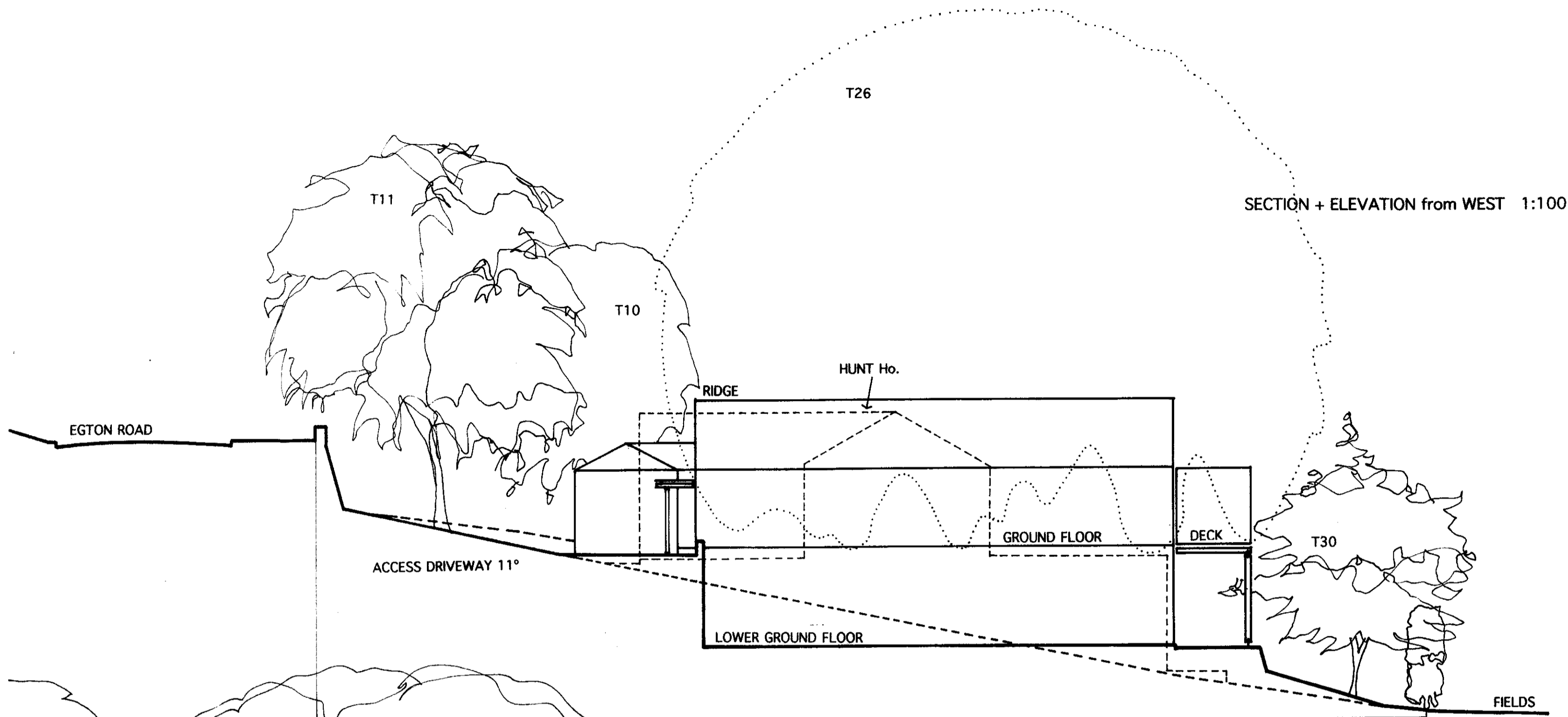
THE STUDIO 13 YORK ST.  
DUNNINGTON YORK  
N. YORKSHIRE YO19 5PN

Job Land @ Hunt Ho.  
Client Muncer

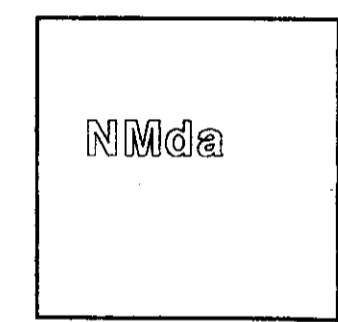
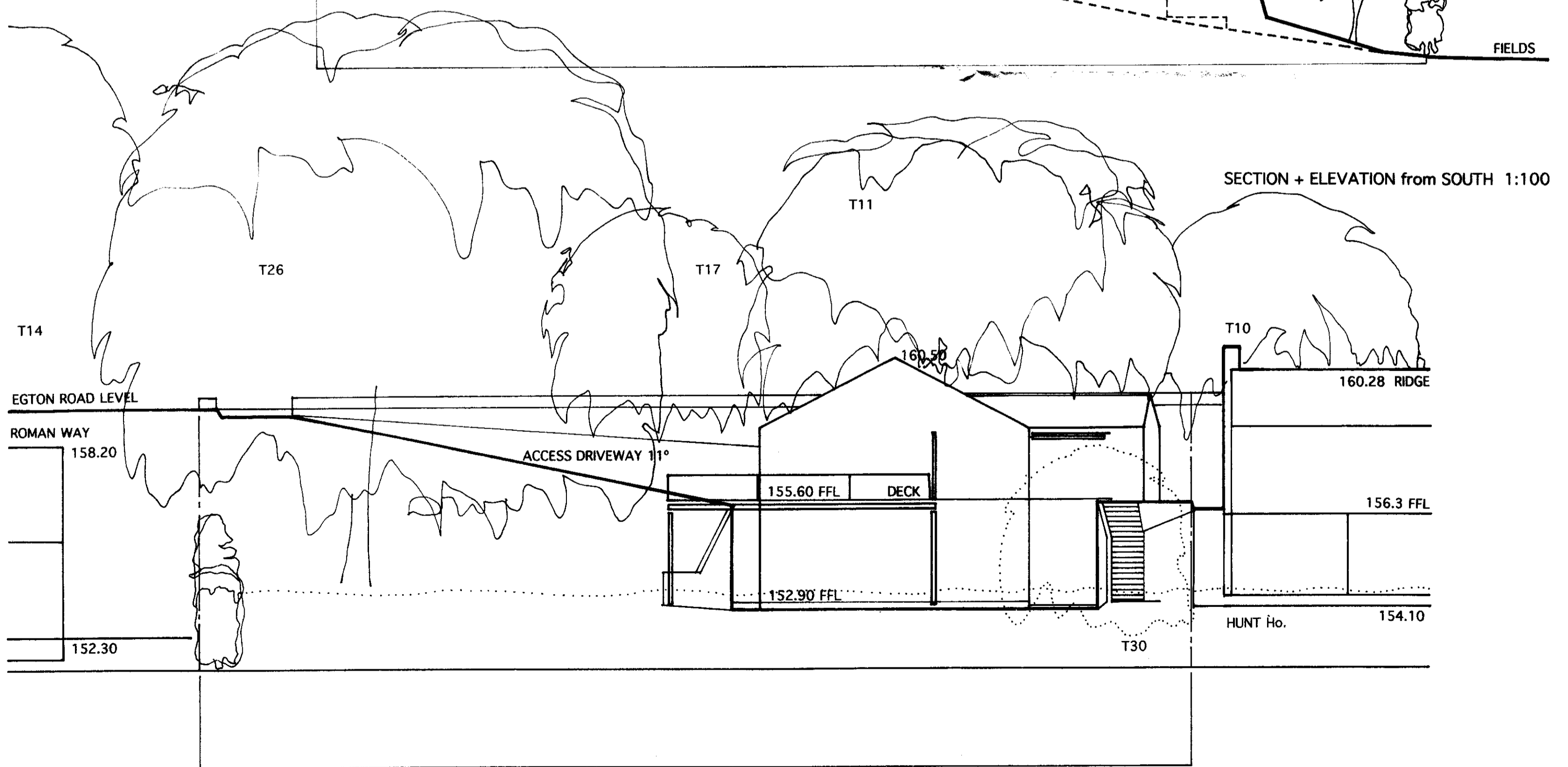
Drawing  
Proposed  
ISOMETRIC  
VIEW

Date 02.06.08  
Scale  
No 1:200  
AIS-023  
Rev

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 Client Muncer

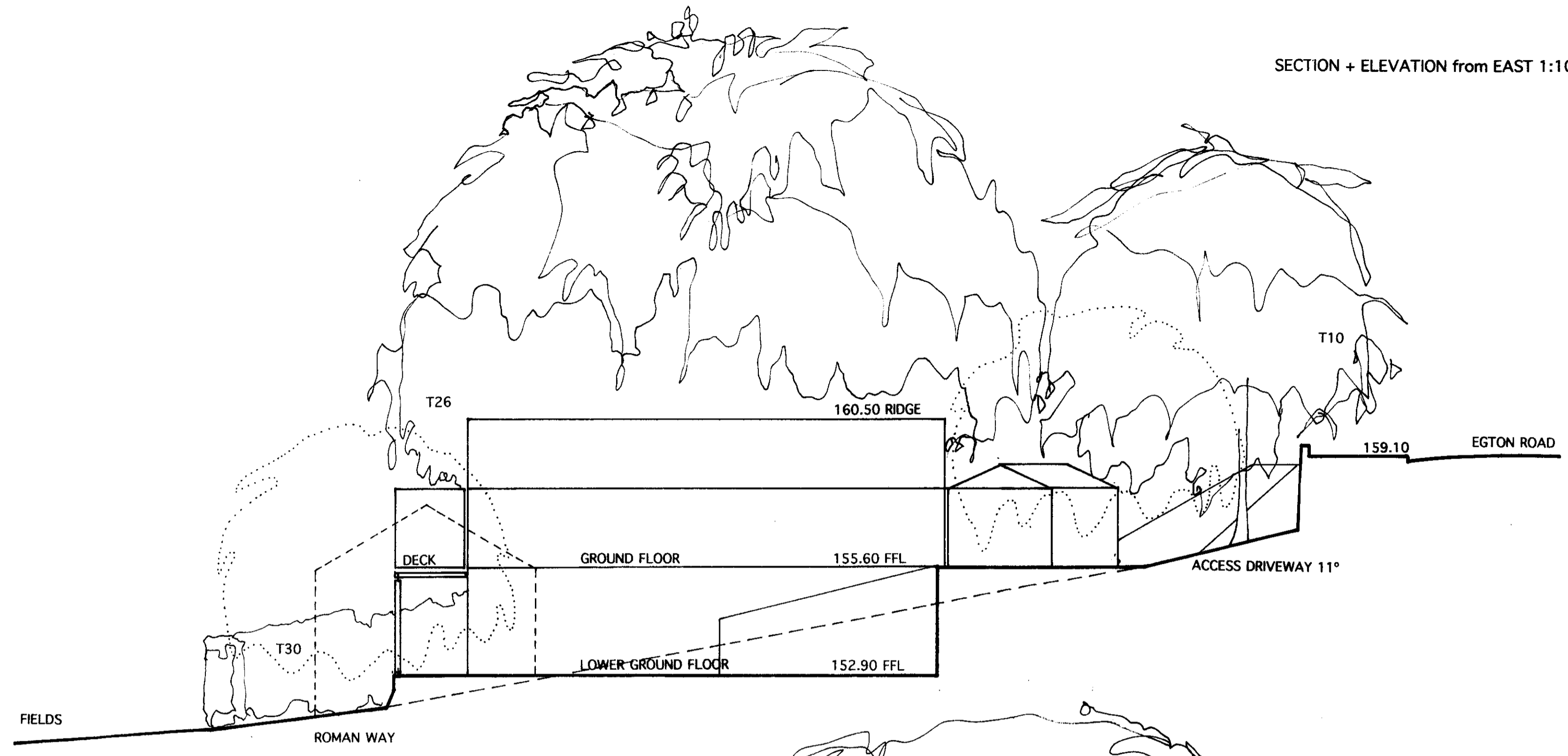
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 ELEVATIONS  
 &  
 SECTIONS

Date 02.06.08  
 Scale  
 No 1:100  
 AIS-021  
 Rev

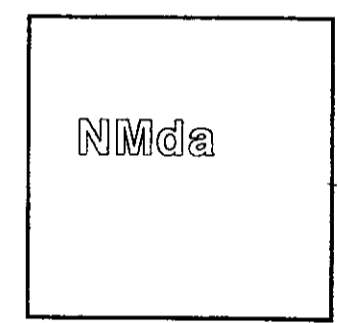
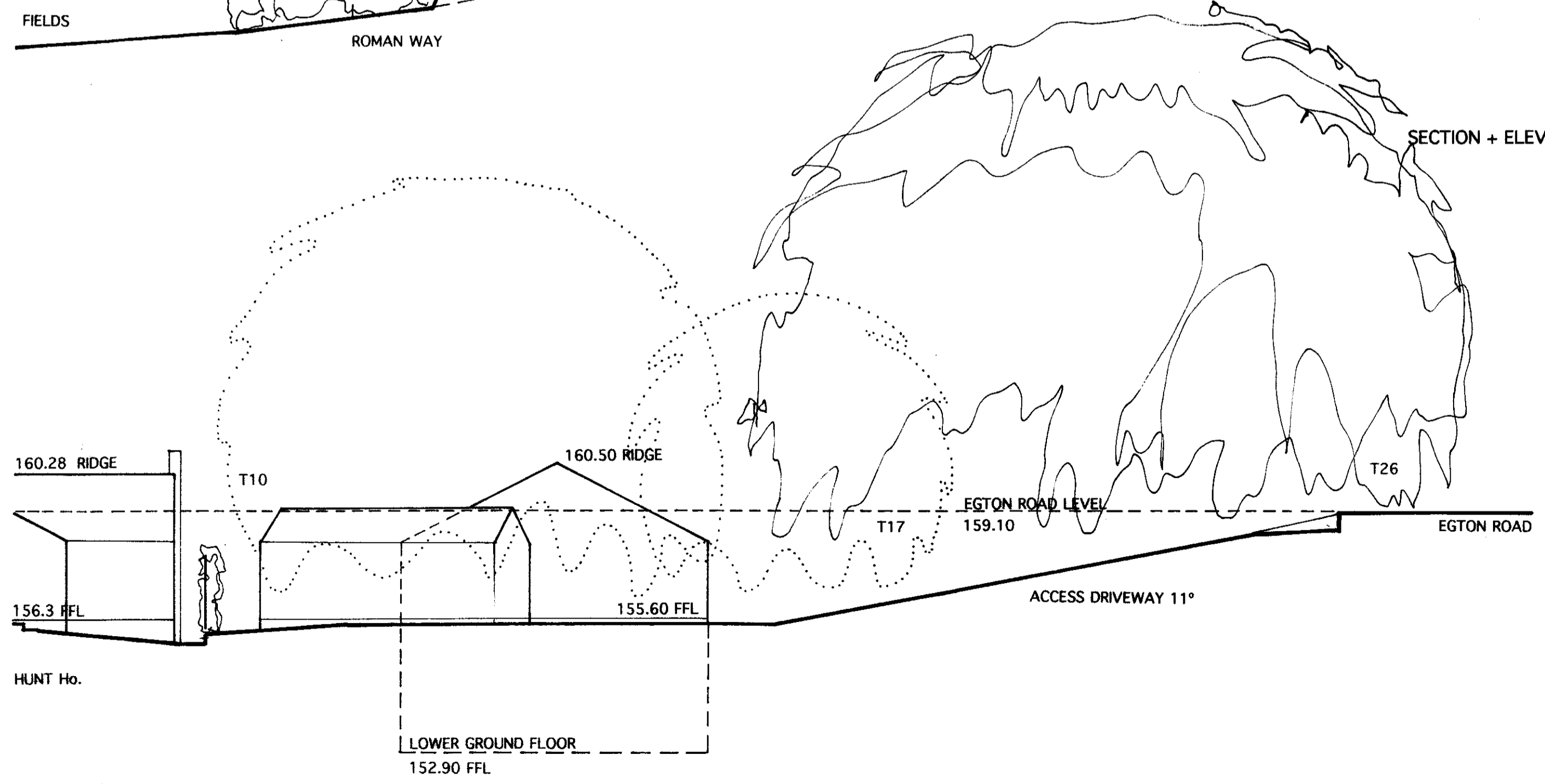
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SECTION + ELEVATION from EAST 1:100



SECTION + ELEVATION from NORTH 1:100



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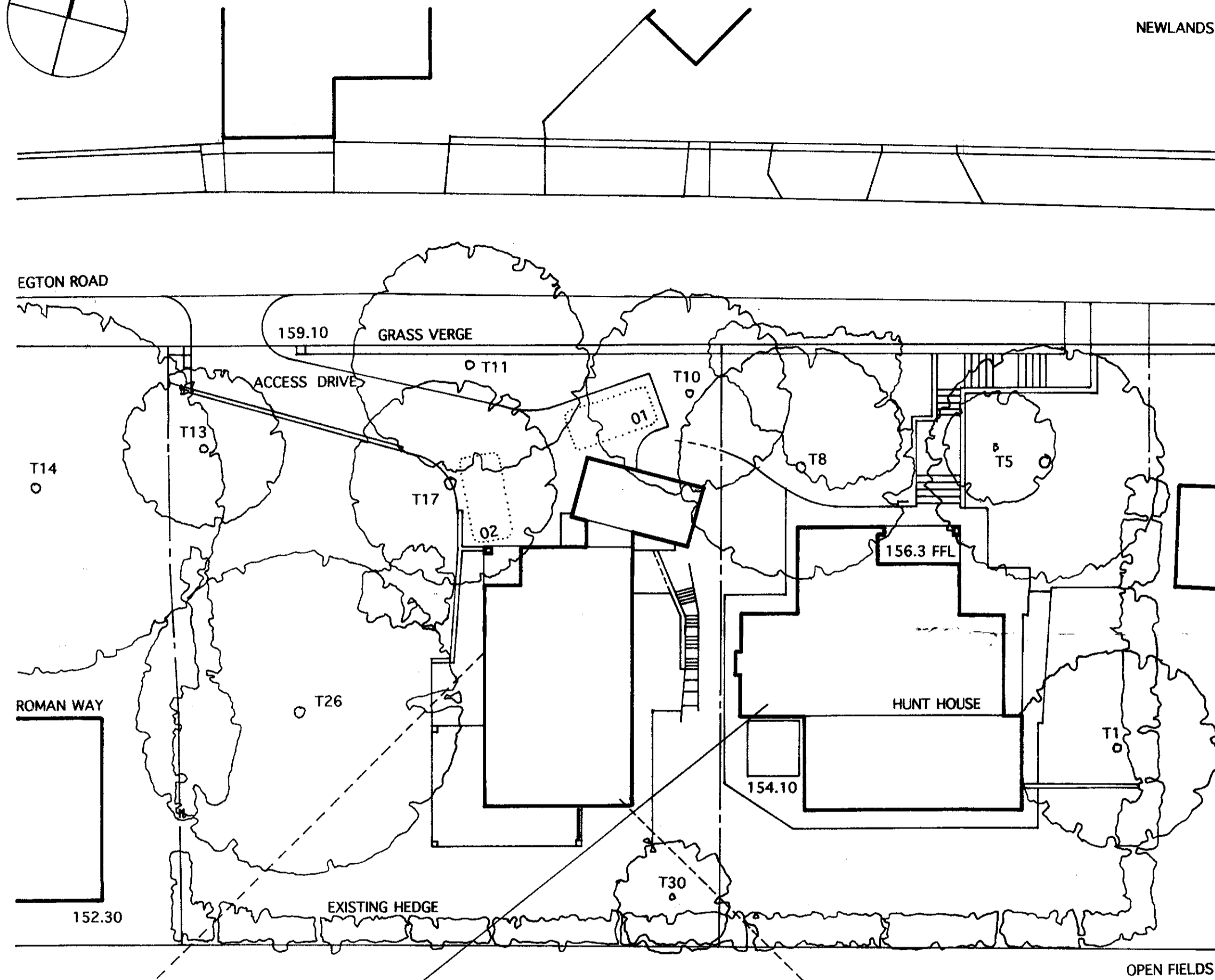
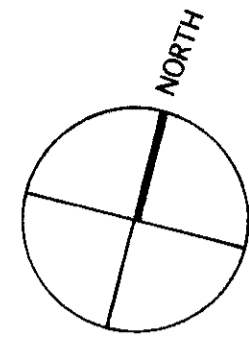
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 Client Muncer

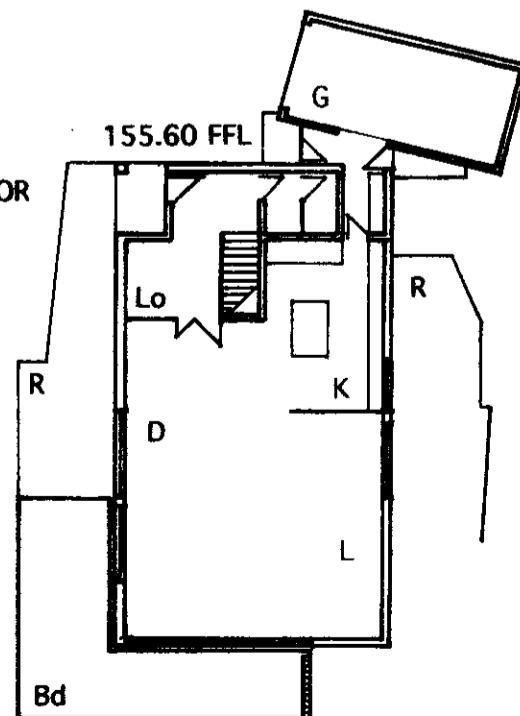
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 ELEVATIONS  
 &  
 SECTIONS

Date 02.06.08  
 Scale  
 No 1:100  
 AIS-022  
 Rev

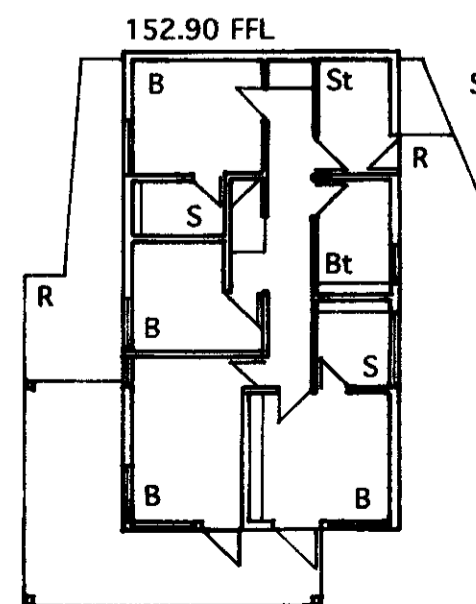
SITE LAYOUT & ACCESS PLAN 1:200



SCHMATIC GROUND FLOOR  
1:200



SCHMATIC LOWER GROUND FLOOR



- KEY:  
K - KITCHEN  
Lo - LOBBY  
L - LIVING  
D - DINING  
G - GARAGE  
B - BED  
S - SHOWER  
Bt - BATH  
St - STORE  
Bd - BALCONY DECK  
R - OPEN SPACE RETAINED  
A - VIEW ANGLE 'A'  
B - VIEW ANGLE 'B'

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NMda  
ARCHITECTURE DESIGN

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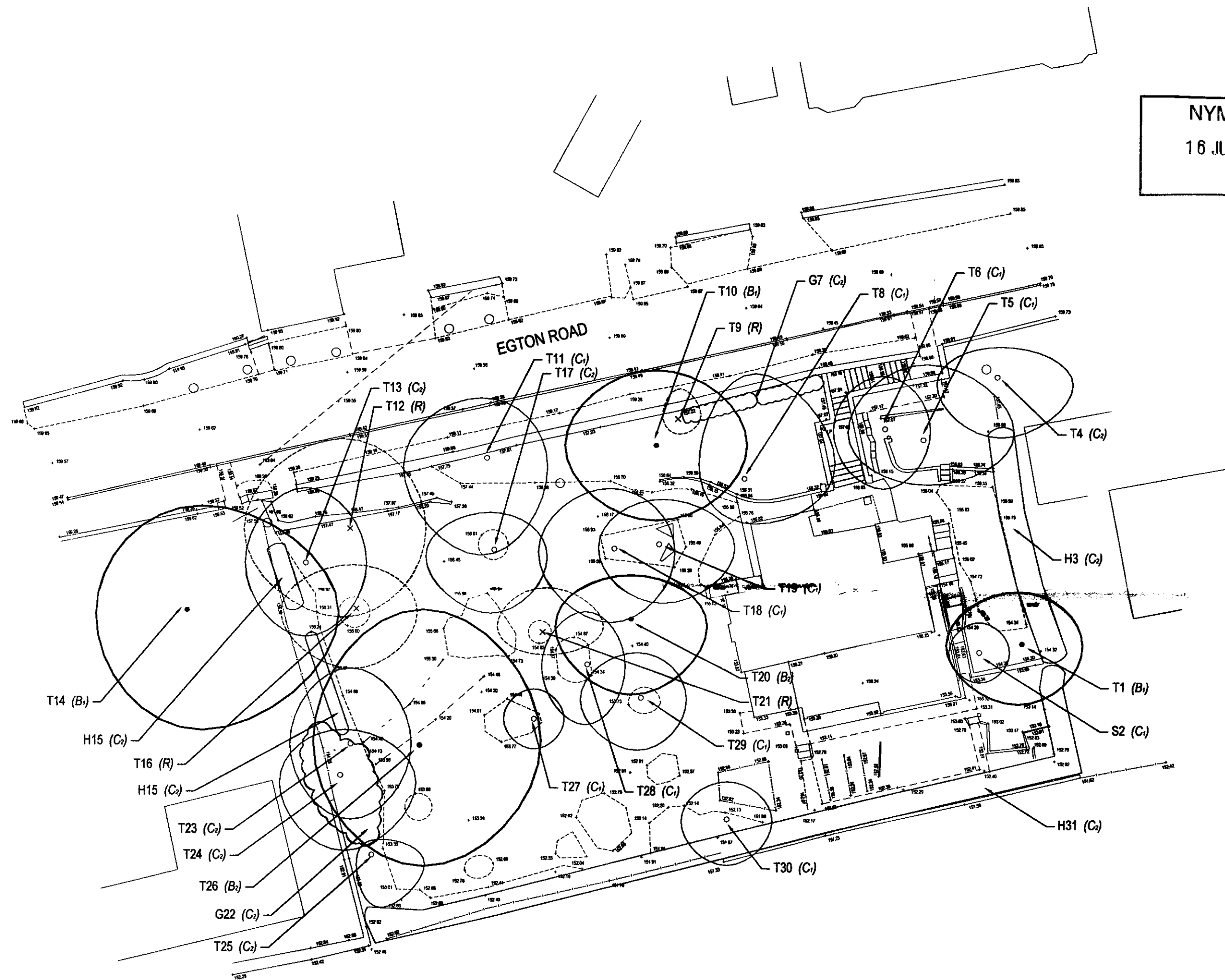
THE STUDIO 13 YORK ST.  
DUNNINGTON YORK  
N. YORKSHIRE YO19 5PN

Job Land @ Hunt Ho.  
Client Muncer

Drawing  
Proposed  
LAYOUT &  
SITE PLAN

Date 02.06.08  
Scale  
No 1:200  
AIS-020  
Rev

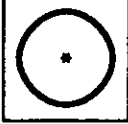
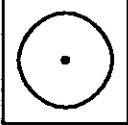
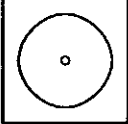





NYMNP  
16 JUN 2008

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LEGEND

-  Existing tree, retention categories A1 to A3
-  Existing tree, retention categories B1 to B3
-  Existing tree, retention categories C1 to C3
-  Existing tree, retention category R

Note: Tree retention categories as defined by BS 5837:2005

Base: Met Surveys Ltd, 'Topographical Survey', 11529-111 O received 02May08

PROJECT Egton Road, Aislaby

TITLE Existing Trees on Site

CLIENT Mr M Muncer

DATE 15 May 08 SCALE 1 : 250

DRAWN NS/jr DRAWING NO 2037/1

CHECKED NS REVISION -



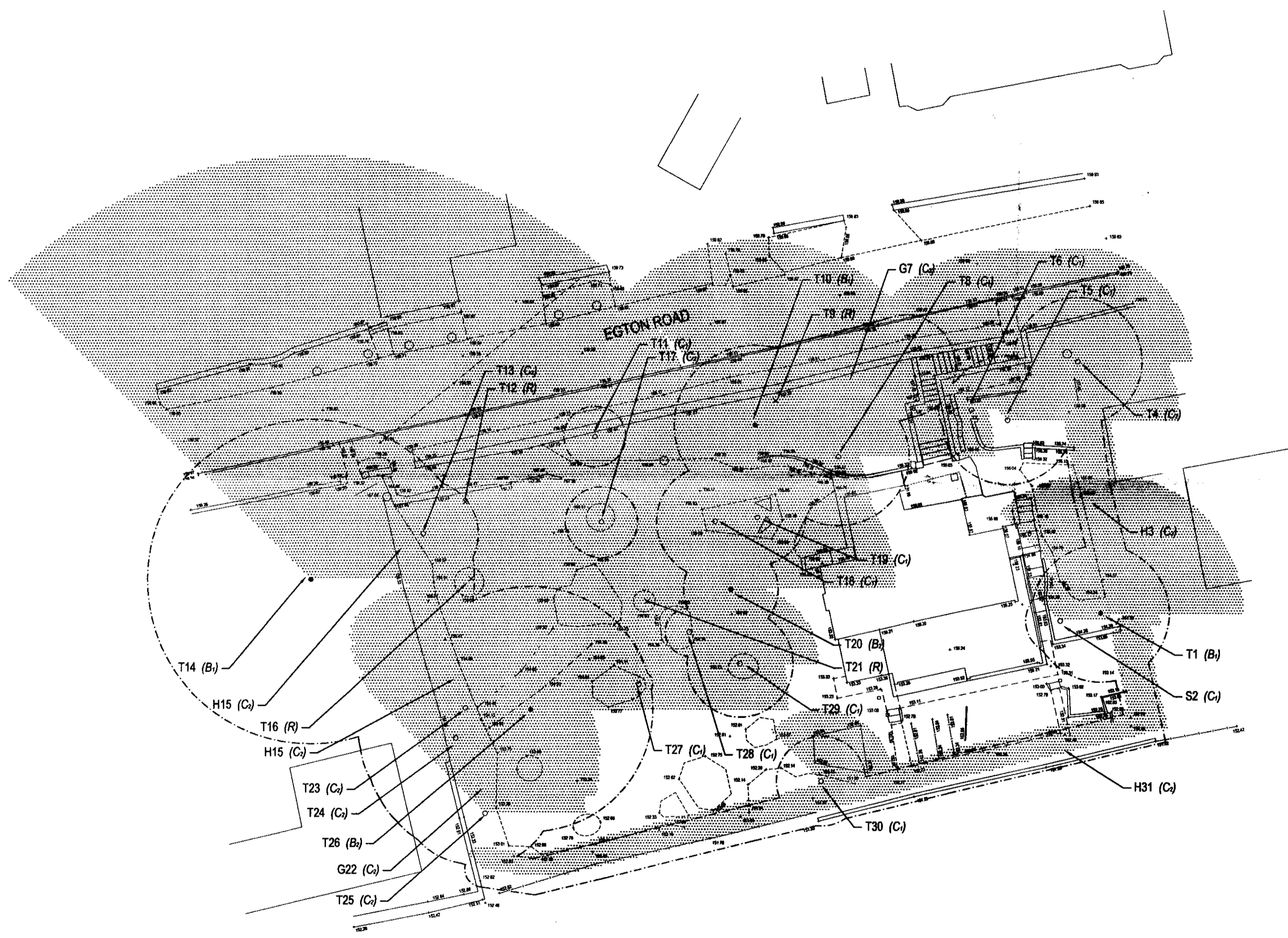
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Chartered Landscape Architects  
Environmental Consultants

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Facsimile +44 (0)1904 786962

Email mail@popplewellassociates.co.uk  
Web www.popplewellassociates.co.uk



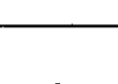
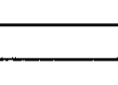




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16 JUL 2008



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LEGEND

-  Existing tree, retention categories A1 to A3
-  Existing tree, retention categories B1 to B3
-  Existing tree, retention categories C1 to C3
-  Existing tree, retention category R
-  Root protection area
-  Shadow zone, existing height

Note: Tree retention categories, root protection area and shadow zones as defined by BS 5837:2005

PROJECT	Egton Road, Aislaby		
TITLE	Tree Constraints Plan		
CLIENT	Mr M Muncer		
DATE	15 May 08	SCALE	1 : 250
DRAWN	NS/jr	DRAWING NO	2037/2
CHECKED	NS	REVISION	-



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Web [www.popplewellassociates.co.uk](http://www.popplewellassociates.co.uk)

854

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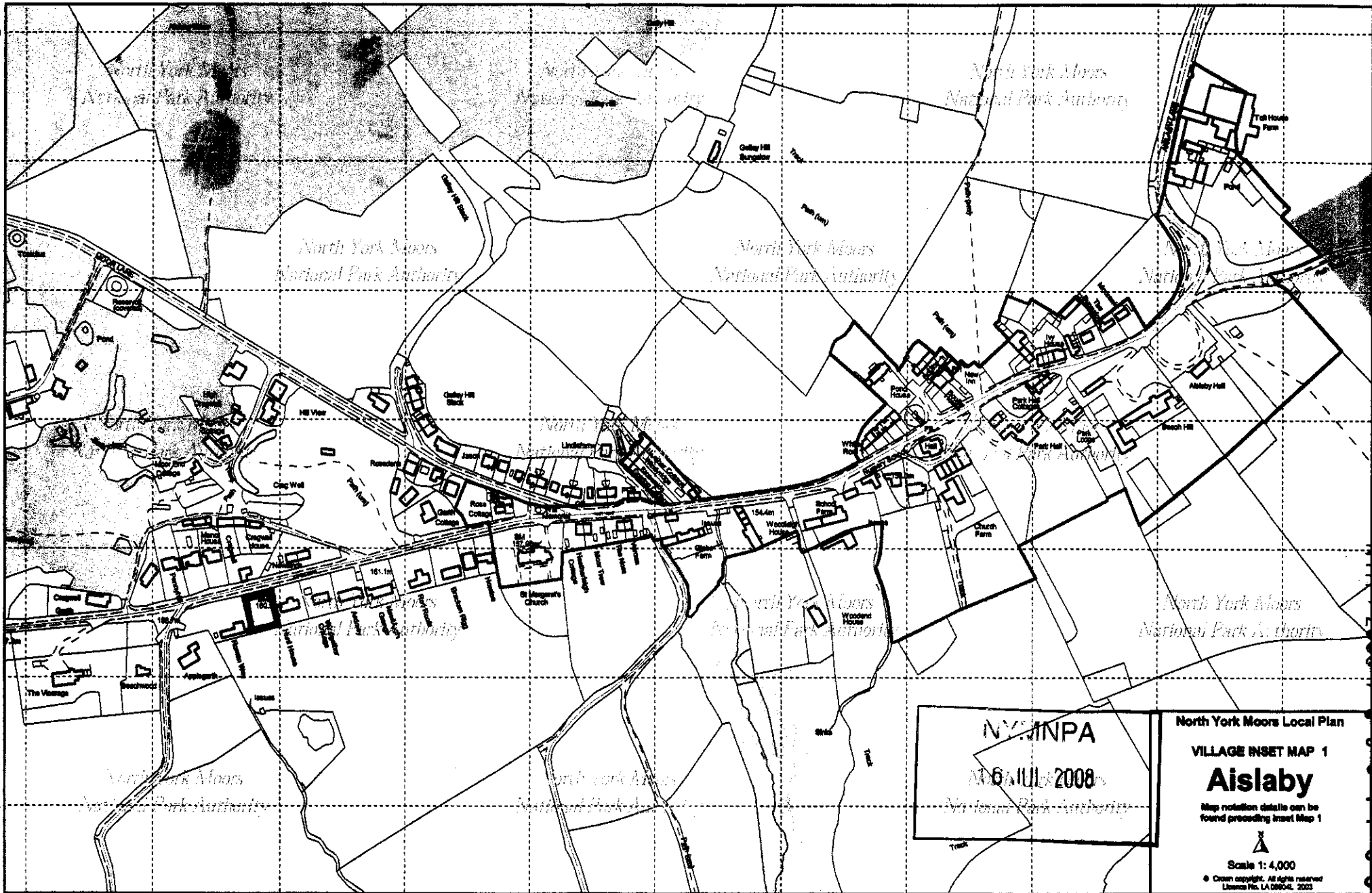
862

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088

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084



NYNPA  
 16 JUL 2008

North York Moors Local Plan

VILLAGE INSET MAP 1

**Aislaby**

Map notation details can be found preceding Inset Map 1

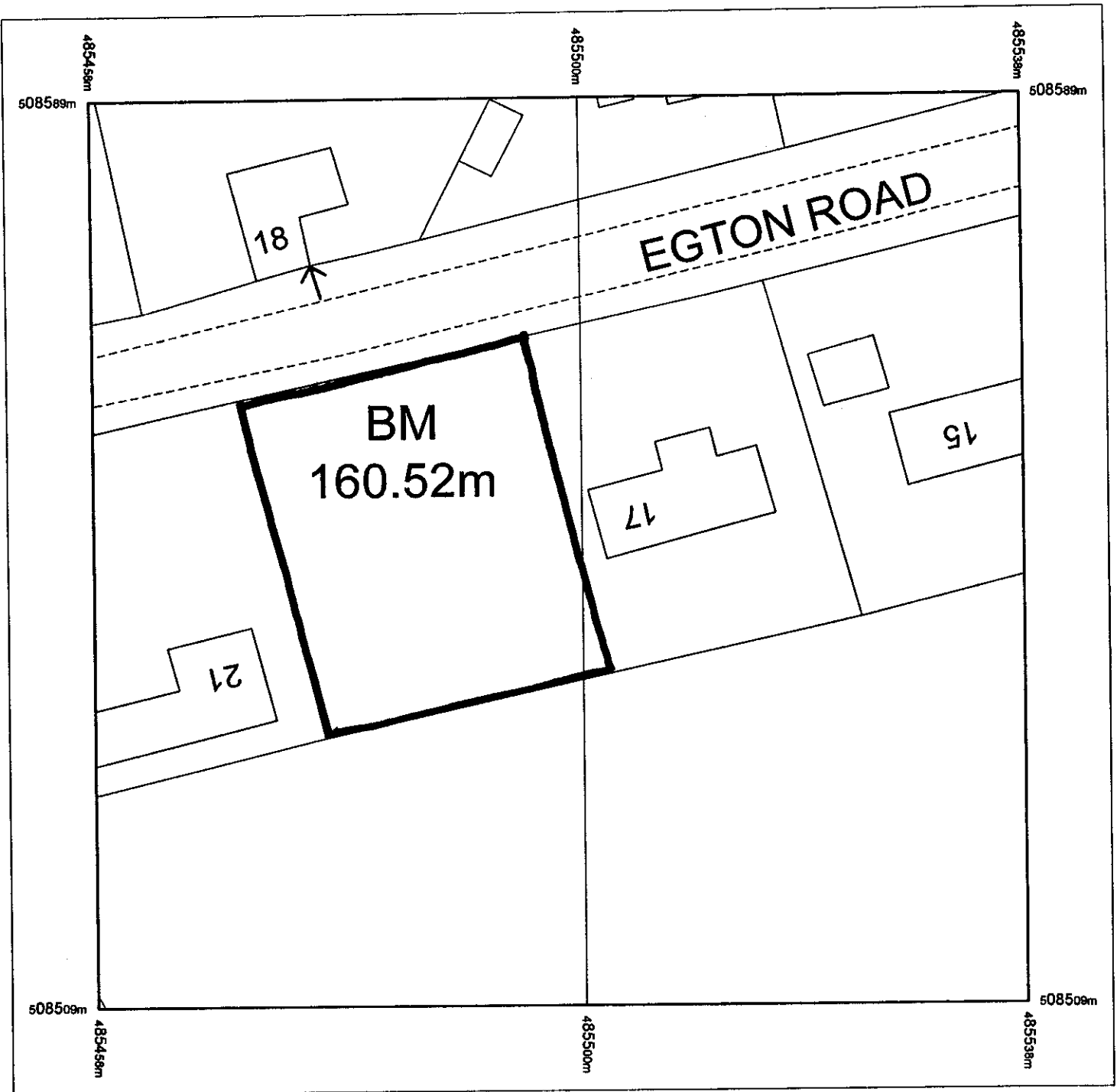


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NYM 2008 / 0554700





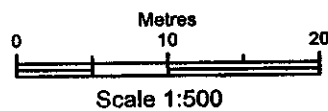
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The representation of a road, track or path is no evidence of a right of way.

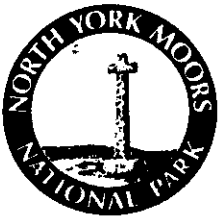
The representation of features as lines is no evidence of a property boundary.



Supplied by: **Blackwells**  
 Serial number: 00570200  
 Centre coordinates: 485498 508549

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: [www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

**NYMNP**  
 16.III.2008



Grid ref NZ 85490, 08554

NYM / 2008 / 0554 / 0U

08/0554 PL1

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

Telephone: 01439 770657  
Email: [dc@northyorkmoors-npa.gov.uk](mailto:dc@northyorkmoors-npa.gov.uk)  
Website: [www.moors.uk.net](http://www.moors.uk.net)

## Application for Outline Planning Permission With Some Matters Reserved. Town and Country Planning Act 1990

### Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

### 1. Applicant Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

### 2. Agent Name and Address

Title:  First name:

Last name:

Company (optional):

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

### 3. Description of Proposed Works

Please indicate those reserved matters for which approval is being sought (tick all that apply):

- None
  Access
  Appearance
  Landscaping
  Layout
  Scale

Please describe the proposed works:

PROPOSED NEW RESIDENTIAL DWELLING ON INFILL GARDEN SITE

FAMILY HOUSE

NYM/PA

16.11.2008

Has building or works already been carried out?  Yes  No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the works been completed?  Yes  No

If Yes, please state the date when the works were completed (DD/MM/YYYY):

(date must be pre-application submission)

#### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:  House number:  House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

Description of location or a grid reference.  
(must be completed if postcode is not known):

Easting:  Northing:

Description:

LAND - GARDEN SITE TO WEST OF HUNT H<sup>o</sup>.

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

NYM / 2008 / 0554 / 0  Yes  No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

AILSA MANNERS

Reference:

AM / ENO 4096

Date (DD/MM/YYYY):  
(must be pre-application submission)

18.03.08

Details of pre-application advice received?

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No  Unknown

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No  Unknown

Are there any new public roads to be provided within the site?  Yes  No  Unknown

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No  Unknown

Do the proposals require any diversions /extinguishments and/or creation of rights of way?  Yes  No  Unknown

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No  Unknown

If Yes, please provide details:

BIN STORE / GARAGE AREA

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No  Unknown

If Yes, please provide details:

ROOM TO GARAGE LINK PORCH FOR PROVISIONAL RPA DETAIL DESIGN  
16 JUL 2008

#### 8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?  Yes  No

If Yes please provide details:

APPLICANT SPOKEN TO ALL NEIGHBOURS WITH FULL DESIGN DETAILS

#### 9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the Council?  Yes  No

If Yes, please provide details:

### 10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

NYM / 2008 / 0554 / 00

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		STONE	<input type="checkbox"/>	<input type="checkbox"/>	
Roof		PROFILE TILE	<input type="checkbox"/>	<input type="checkbox"/>	
Windows		TIMBER + WHITE	<input type="checkbox"/>	<input type="checkbox"/>	
Doors		TIMBER + WHITE	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)		NATURAL TIMBER HIT + MISS FENCE	<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing		GRAVEL + FREE DRAIN KEY BLOCK	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting		NONE	<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes

No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

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### 11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Unknown total proposed (including spaces retained)	Difference in spaces
Cars	0	3		3
Light goods vehicles/ public carrier vehicles				
Motorcycles				
Disability spaces				
Cycle spaces	0	3		3
Other (e.g. Bus)				
Other (e.g. Bus)				

### 12. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer                       Cess pit  
 Septic tank                               Other  
 Package treatment plant               Unknown

Are you proposing to connect to the existing drainage system?  Unknown  Yes  No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

DRAINS @ ADJACENT LEVEL IN HUNT HD/17.

### 13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

NYM / 2008 / 0554 / 0  No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?  Yes  No

Will the proposal increase the flood risk elsewhere?  Yes  No  Unknown

How will surface water be disposed of?

- Sustainable drainage system               Existing watercourse  
 Soakaway     Pond/lake  
 Main sewer     Unknown

### 14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance:

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### 15. Existing Use

Please describe the current use of the site:

GARDEN

Is the site currently vacant?  Yes  No

If Yes, please describe the last use of the site:

GARDEN

NYM/PA  
16 JUL 2008

When did this use end (if known)? (DD/MM/YYYY)  
(date where known may be approximate)

Does the proposal involve any of the following:

Land which is known to be contaminated?  Yes  No

Land where contamination is suspected for all or part of the site?  Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination?  Yes  No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

### 16. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?  Yes  No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

### 17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

**18. Residential Units (Including Conversion)**

Does your proposal include the gain, loss or change of use of residential units?  
 If Yes please complete details of the changes in the tables below:

Yes  No  
 N.Y.M. / 2008 / 0554 / 0U

**Proposed Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>			✓	✓		1
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							1

**Existing Housing**

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
<b>Totals (a+b+c+d+e+f+g)=</b>							

**Total existing residential units (A+B+C+D)=**

**Total proposed residential units (E+F+G+H)=**

**Total net gain / loss of residential units**

## 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  Yes  No  Unknown

If you have answered Yes to the question above please add details in the following table: **NYM / 2008 / 0554 / 0U**

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)		Net additional gross internal floorspace following development (square metres)
				£	£	
A1	<input type="checkbox"/>			<input type="checkbox"/>		
Shops	<input type="checkbox"/>			<input type="checkbox"/>		
Net tradable area:	<input type="checkbox"/>			<input type="checkbox"/>		
A2	<input type="checkbox"/>			<input type="checkbox"/>		
Financial and professional services	<input type="checkbox"/>			<input type="checkbox"/>		
A3	<input type="checkbox"/>			<input type="checkbox"/>		
Restaurants and cafes	<input type="checkbox"/>			<input type="checkbox"/>		
A4	<input type="checkbox"/>			<input type="checkbox"/>		
Drinking establishments	<input type="checkbox"/>			<input type="checkbox"/>		
A5	<input type="checkbox"/>			<input type="checkbox"/>		
Hot food takeaways	<input type="checkbox"/>			<input type="checkbox"/>		
B1 (a)	<input type="checkbox"/>			<input type="checkbox"/>		
Office (other than A2)	<input type="checkbox"/>			<input type="checkbox"/>		
B1 (b)	<input type="checkbox"/>			<input type="checkbox"/>		
Research and development	<input type="checkbox"/>			<input type="checkbox"/>		
B1 (c)	<input type="checkbox"/>			<input type="checkbox"/>		
Light industrial	<input type="checkbox"/>			<input type="checkbox"/>		
B2	<input type="checkbox"/>			<input type="checkbox"/>		
General industrial	<input type="checkbox"/>			<input type="checkbox"/>		
B8	<input type="checkbox"/>			<input type="checkbox"/>		
Storage or distribution	<input type="checkbox"/>			<input type="checkbox"/>		
C1	<input type="checkbox"/>			<input type="checkbox"/>		
Hotels and halls of residence	<input type="checkbox"/>			<input type="checkbox"/>		
C2	<input type="checkbox"/>			<input type="checkbox"/>		
Residential institutions	<input type="checkbox"/>			<input type="checkbox"/>		
D1	<input type="checkbox"/>			<input type="checkbox"/>		
Non-residential institutions	<input type="checkbox"/>			<input type="checkbox"/>		
D2	<input type="checkbox"/>			<input type="checkbox"/>		
Assembly and leisure	<input type="checkbox"/>			<input type="checkbox"/>		
OTHER	<input type="checkbox"/>			<input type="checkbox"/>		
Please specify	<input type="checkbox"/>			<input type="checkbox"/>		
	<input type="checkbox"/>			<input type="checkbox"/>		
Total						

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	<input type="checkbox"/>		<input type="checkbox"/>	16 JUL 2008	<input type="checkbox"/>	
C2	Residential Institutions	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
Other	Hostels	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	

## 20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

## 21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

## 22. Site Area

Please state the site area in hectares (ha)

### 23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

NYM / 2008 / 0554 / 0U

Is the proposal a waste management development?  Yes  No  Unknown

If the answer is Yes, Please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Please provide the maximum annual operational throughput of the following waste streams:	Unknown
Inert landfill	<input type="checkbox"/>				
Non-hazardous landfill	<input type="checkbox"/>				
Hazardous landfill	<input type="checkbox"/>				
Energy from waste incineration	<input type="checkbox"/>				
Other Incineration	<input type="checkbox"/>				
Landfill gas generation plant	<input type="checkbox"/>				
Pyrolysis/gasification	<input type="checkbox"/>				
Metal recycling site	<input type="checkbox"/>				
Transfer stations	<input type="checkbox"/>				
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>				
Household civic amenity sites	<input type="checkbox"/>				
Open windrow composting	<input type="checkbox"/>				
In-vessel composting	<input type="checkbox"/>				
Anaerobic digestion	<input type="checkbox"/>				
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>				
Sewage treatment works	<input type="checkbox"/>				
Other treatment	<input type="checkbox"/>				
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>				
Storage of waste	<input type="checkbox"/>				
Other waste management	<input type="checkbox"/>				
Other developments	<input type="checkbox"/>				

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and Industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

### 24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below?  Yes  No  Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (kilograms):

Amount (kilograms):



**25. Certificates**

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

NYM / 2008 / 0554 / 00

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature box]

[Redacted signature box]

30.06.08

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
<del> </del>		

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature box]

[Signature box]

[Date box]

**CERTIFICATE OF OWNERSHIP - CERTIFICATE C**

**Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7**

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

[Redacted text box]

Name of Owner	Address	Date Notice Served
<del> </del>		

NYMNPA  
16.III.2008

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

[Newspaper name box]

[Date box]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature box]

[Signature box]

[Date box]

**25. Certificates (continued)**

**CERTIFICATE OF OWNERSHIP - CERTIFICATE D**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

**NYM / 2008 / 0554 / 0U**

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

[Empty box for steps taken]

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

[Empty boxes for newspaper name and date]

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Empty signature and date boxes]

**AGRICULTURAL HOLDINGS CERTIFICATE**

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed:

Date (DD/MM/YYYY):

[Signature box, redacted agent box, and date box 30.06.08]

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>NYMNPA</b>  <b>16 JUL 2008</b> </div>		

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Empty signature and date boxes]

**26. Planning Application Requirements - Checklist**

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- |  |                                     |   |   |
|--|-------------------------------------|---|---|
| A completed and dated application form with 3 copies:  | <input checked="" type="checkbox"/> | The correct fee:  | £135.00 <input checked="" type="checkbox"/> |
| 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: | <input checked="" type="checkbox"/> | 3 copies of a design and access statement:  | <input checked="" type="checkbox"/>         |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application:  | <input checked="" type="checkbox"/> | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):         | <input checked="" type="checkbox"/>         |
|  |                                     | 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): | <input checked="" type="checkbox"/>         |

**27. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Signature box, redacted agent box, and date box 30.06.08 (date cannot be pre-application)]

### 28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	[REDACTED]	
Country code:	Mobile number (optional):	
	[REDACTED]	
Country code:	Fax number (optional):	
Email address (optional):		
[REDACTED]		

### 29. Agent Contact Details

Telephone numbers

NYM / 2008 / 0 5 5 4 / 0 U

Country code:	National number:	Extension number:
	[REDACTED]	
Country code:	Mobile number (optional):	
	[REDACTED]	
Country code:	Fax number (optional):	
Email address (optional):		
[REDACTED]		

### 30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)  Agent  Applicant  Other (if different from the agent/applicant's details)

If Other has been selected, please provide: **OPEN ACCESS TO THE SITE IS AVAILABLE**

Contact name: **NICK MIDGLEY**

Telephone number: **↑ UNHINDERED**

Email address: [REDACTED]

NYMNPA  
16 .III. 2008



01904 488 622  
fax 488 655



AIS nym opa 003/08

**OUTLINE PLANNING APPLICATION - HUNT HOUSE EGTON Rd. AISLABY**

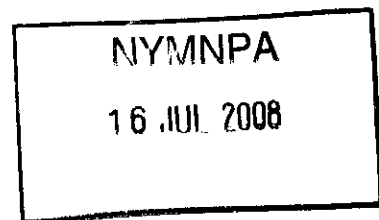
**DESIGN & ACCESS STATEMENT**

**01 DESIGN INTENT**

The proposal is to develop the garden area of Hunt House in Aislaby as an infill plot for a new dwelling.

This is an Outline Application with some reserved matters with all the supporting design information, site data and documentation for the site for determination to be made for the scope of development in relation to:

- Siting
- Scale & massing
- Layout
- Access.



We enclose here the design proposal AIS-020, 021, 022, 023

The intent is to submit a scheme for a 3-4 bedroom family house 2000 sq ft split on two levels as potentially 4 beds @ lower ground and spacious living at upper ground with a cantilever balcony. Taking advantage of the spacious infill site, whilst maintaining the existing planting, mature trees and open nature of the position on the edge of the Aislaby Conservation Area.

Forming a low level building that in its form and mass creates a building which is sympathetic to the traditional forms and scales of buildings in the area whilst

being a contemporary addition that will provide good sustainable and modern living space with an area of mature garden providing outside amenity space in a style and setting that is coherent with the grain of the village outside the Conservation Area though within the National Park.

## 02 PROPOSED FORM & SCALE

The intent is for a property that will in its form and massing make a contribution to the village and its architectural forms, the proposal would be a building of local vernacular scale. Of a height related to informal domestic historic buildings. Formed over two floors with living accommodation on the ground floor and bedroom and ancillary accommodation on the Lower Ground floor.

It is important to create a new building that relates to the heights and forms found in the village and care has been taken to assess the site and the views in and out from the site in relation to retention of important landscape and planting features. The intention is for the new proposal to sit within the same height band as the other adjacent buildings to the south of Egton Road. The proposal would sit below and behind the roadside green swath and create a natural infill and continuation of the building forms between Hunt House and Roman Way.

## 03 POSITION & SCALE

By proposing that the house is placed gable to the road there is the opportunity to minimise the impact of fully building across the width of the site on two storeys.

This lessens the view of a new dwelling from the roadside and the immediate properties at Cragwell & Newlands or inwards to the site from across the valley or the neighbouring farmland.

Equally by placing the new proposal low on the hillside with the ground floor at about 155.60 m OOD, a similar level to the existing Hunt House, any prospective bulk of a two storey family dwelling is cut into the hillside and this proposal then sits relative to the other properties on the south side of the Egton Road. This is without blocking the elevated southward views from adjacent properties on the higher north side of Egton Road. The lower ground floor would benefit from side site

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retaining walls that will be placed so as not to interfere with the root spread of the mature trees on the site. This will allow good natural light and ventilation into the proposed lower ground bedroom areas along with direct access to outside private areas that can be created to the south and west. These spaces would not encroach on the privacy or amenity of the neighbouring properties as there is generous space to Roman Way, with the maintenance of the mature site planting and hedge screening. The proposal to form a new 1850mm natural stained timber fence, of a horizontal 'hit & miss' plank/rail type, to the east boundary with Hunt Ho.. This can be further integrated with adjacent hedge planting to form a green barrier with a permanent structure as background framework.

By creating a property with a footprint of 7.4x13m and a low internal ground floor to the eaves of 2.1m, a ridge over a roof pitch of 37° can be achieved at 160.50m. Only about 1.5m over the level of the Egton Road bounding the site to the north at 159.10m.

The lower ground floor is cut into the hillside with a proposed FFL at 152.90 slightly higher than the neighbouring property to the west 'Roman Way'.

The proposal is to be 'clustered' with an attached garage building at the immediate north side ground floor level, this will have a similar eaves line and due to its smaller footprint a lower ridge height. This forms a transition in scale when viewed from the road side, creating important covered parking for vehicles, to remove them from view, whilst forming a variation in mass immediate to the public highway and view points from neighbouring properties to the north.

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These features will allow the property to sit low within the site without creating any major two storey elevations. In fact, the elevations on the 'long flanks' to the east and west are partly buried, lessening the impact on the neighbours to east and west.

From the north the neighbouring properties above Egton Road will still look out onto the mature tree planting or over the roofscape of the proposed dwelling.

#### 04 Access Vehicles & Parking

Off road parking and turning is achieved with access and egress in forward gear by grading an access driveway at 11° [ nom 1 in 5.5] at its steepest from the verge/road edge back with a transition gradient across the verge of about 5° / 1 in 20] into the site from the western corner to the eastern area and the proposed garaging turning/surface parking area for the new development.

This can slope into the site along the natural land form gradient without any detrimental impact on the existing trees. The Tree Survey recommends the removal of an old Ash tree, T12, as it is seriously decayed/compromised. The graded access drive would need minor retention, which along with the surfacing of the access drive could be in free draining materials, allowing natural run-off and soak a way of surface water along with roof water to on-site soak-a-ways. The retention could be made with stone filled gabions. There is scope for local replanting to the drive area to reduce the impact from the roadside, though the proposed access and line of the driveway would not require the removal of smaller trees and shrubs as it would utilise the natural opening in existing planting and the route across the slope follows between other landscape features and planting along the wall/fence line to the back of the roadside verge. Preserving the character and alignment of the road as a green sward of the verge and road/lane definition.

Where the proposed driveway meets the garage and house level access can be gained from a vehicle into the main /primary living spaces a feature which is a requirement of DDA & Building Regulations.

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There is provision for a turning head, this has been kept to a ~~minimum workable~~ area for vehicle manoeuvring, so as not to require the further removal of trees and mature planting and so as not to create the potential of a large open space within the proposed garden area that could be dominated by vehicles.

The intended use of 'open weave' nylon panels that can be back filled with seeded grass planting and/or gravel allows for the turning area to extend over the root spread of T10 & T17, perpetuating free drainage and protecting the root structure.

## 05 OVERLOOKING & ORIENTATION

The proposed footprint/orientation [see attached LAYOUT PLAN AIS:020] allows for windows that would not overlook the existing Hunt House whilst protecting existing garden areas and the views and amenity around Hunt House. It is proposed that suitable screen fencing and extra planting/landscape design to the boundaries along with any pertinent screening in a physical manner of the existing or proposed terrace areas.

The angles shown on AIS:020 show the views out from the proposal 'A-A', these can be guided by the use of a physical screen to the proposed balcony area and by fencing at the lower ground level. This will prevent any direct overlooking or over bearing onto the property at Hunt Ho..

The view angle 'B' from the east at Hunt Ho. shows the wide views across the valley are protected and there is equally no direct overlooking into the new proposal.

By maintaining main windows to living and bedroom areas to the south and west and having acid etched/obscured glass in any windows to the east elevation and limiting bedroom windows on the east at low level to minimal openings [to provide adequate light and ventilation] these can be well screened by the proposed boundary planting/fencing.

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The intention is despite the relative close proximity of 6.5m to the blank gable of Hunt House to create areas for both properties that provide good privacy and protect long-term amenity.

Views to the west and north from the proposal are mitigated by the the natural slope and topography and the intended retention of the mature planting.



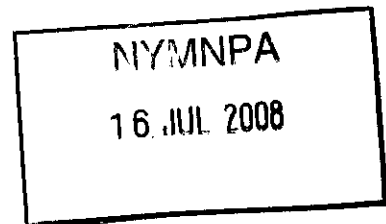
## 06 TREES & MATURE PLANTING

The Tree Survey by the landscape consultants Popplewell Assoc. is succinct in its recommendations and we have worked to produce a development design proposal that fits within their recommendations.

It is envisaged that the main trees for removal are only the secondary T18, 19, 20, 21 & 29 within the centre of the site. The neighbouring trees around the proposal are maintained with their root spread outside the proposed areas for excavation, retention and building.

The remaining trees are important ones, as they provide a well established and healthy visual backdrop to the local hillside and the longer views. Equally they create the background and form of the site for the new proposal to sit within.

The central oak tree T26 to the garden site and the trees to the roadside can be avoided to allow a retention of good planting and retaining the mature tree character of the location.



## 07 ENVIRONMENT & FLOOD RISK etc..

The development of the site is a natural progression of the infill within the village, the site is an established garden, it provides important landscape amenity and localised habitats for wildlife, though it is not part of a habitat for at risk species or colonies of important species. By the minor removal of some of the planting to create the new dwelling there is no major detrimental impact on flora & fauna. And there is scope over time for the improvement of the planting on the site.

The site is envisaged to be drained by connection to mains sewerage on the adjacent site at Hunt Ho., with the addition of either septic tanked or pumped sewerage for the lower ground floor back to the higher level existing drainage. Surface water can be handled by on site soak a ways. We have checked the EA Flood Maps and as expected there is no danger of high water flood risk on this site

**08 TRANSPORT ECOLOGY AND SUSTAINABILITY**

By developing in a rural area it is accepted that the development should become part of the local community providing a a good standard of sustainable modern family living, for locally employed populace, which is a requirement of local development policy & policies H1, GP3 & BE12.

The site is within an existing village infrastructure, with local public transport available in the same manner of other local properties. The new proposals do not put pressure on any facilities and can provide for the enhancement of future village provisions by a natural and sustained growth in population

The construction and provision of new accommodation will not have a detrimental impact on the local ecology as the site forms part of a partially developed environment.

It will be important to source construction materials, labour and plant locally to provide for a structure to be erected that has a 'low embodied energy' or complies with or exceeds guidelines for a 'low carbon footprint'. If as a design practice we are retained by the developers of this property to work with the construction design it is our practice policy to provide building forms that are near or exceed real Zero Carbon Emission standards.

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NYM / 2008 / 0 5 5 4 / 0 U

**EGTON ROAD, AISLABY**  
**On behalf of Mr M Muncer**

**TREE SURVEY**

NYMNPB  
18 JUL 2008

**Popplewell**

Chartered Landscape Architects  
Environmental Consultants

1 Isis Court,  
YORK

Rosetta Way  
YO26 5NA

Telephone  
Facsimile

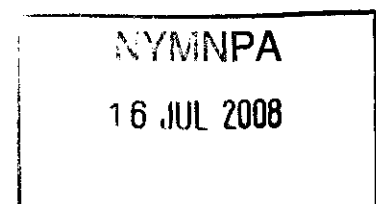
Email:  
Web: [www.popplewellassociates.co.uk](http://www.popplewellassociates.co.uk)

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- 2.0 SPECIES AND THEIR ARRANGEMENT IN THE LANDSCAPE
- 3.0 HEIGHT AND SIGNIFICANCE IN THE LANDSCAPE
- 4.0 AGE AND CONDITION
- 5.0 ENVIRONMENTAL CONDITIONS
- 6.0 CODES USED WITHIN SCHEDULE
- 7.0 TREE QUALITY ASSESSMENT
- 8.0 DETAILED SCHEDULE OF VEGETATION ON SITE
- 9.0 GENERAL RECOMMENDATIONS

APPENDIX: PHOTOGRAPHS

DRAWINGS: 2037/1 (EXISTING TREES ON SITE)  
2037/2 (TREE CONSTRAINTS PLAN)



## 1.0 GENERAL

- 1.1 This tree survey was undertaken by Nick Snook (Landscape Designer) and Georgina Tearne (Arboricultural Consultant) on 12 May 2008 on behalf of Mr Martin Muncer in conjunction with proposals to develop the site for housing.
- 1.2 The survey should be read in conjunction with drawings 2037/1 (Existing Trees on Site) and 2037/2 (Tree Constraints Plan).
- 1.3 The site is located within the village of Aislaby on the Egton to Aislaby Road, which is itself just off the A171 Guisborough to Whitby Road. Aislaby is a linear village following the contours above Esk Dale at about 160metres elevation. It lies within the North Yorks Moors National Park.
- 1.4 To the north of the site is the Egton Road. Beyond this road there are further residential properties which stretch further up the hillside. These houses do not overlook the site directly as the views from their windows lookover the top of the existing house and garden. To the east and west the residential development continues. The neighbouring houses are screened from the site by dense hedges and trees. The land to the south stretches down to the valley floor and is given over to sheep grazing.
- 1.5 There are views to Sleights across the valley. Due to the weather conditions on the day of the survey, distant views were only faintly discernable. However one can assume that, on a clear day, the site would offer panoramic views along the valley.
- 1.6 The site was probably once part of a neighbouring farm; but now contains a 1950/60's chalet style 'upside down' house, with the living areas upstairs and bedrooms downstairs. The house, which would remain, occupies the eastern half of the site, with the remainder given over to the garden. This area would be the location for the new property.
- 1.7 Aislaby has a conservation area within the village to the east; however this site lies outside the conservation area boundary.
- 1.8 The site is currently given over to a mature, well stocked and maintained private garden, with lawn, shrub beds and vegetable and fruit growing areas. It faces south with a steep north-south slope further increasing the sites exposure to the sun. The whole site falls 7 metres in total from north to south.
- 1.9 It is not known at this stage whether any trees on the site are protected by a local authority Tree Preservation Order.
- 1.10 Trees grow and can develop weaknesses, the climate is thought to be changing and the many other factors which affect trees are rarely static. It is advisable to have trees inspected by a qualified arboriculturalist regularly, and in this instance it is recommended that these inspections should be made every year.
- 1.11 The report is based upon a visual inspection. The consultant shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.

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- 1.12 Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.
- 1.13 No liability can be accepted by the consultant in respect of the trees unless the recommendations (see Section 9) are carried out under their supervision and within the timescale indicated.
- 1.14 The report aims to consider both the aesthetic qualities of the trees as well as their health. The health of the trees is considered in relation to the proposed change of use to housing.
- 1.15 It must be noted that this tree report and accompanying drawing(s) do not constitute a Schedule of Works, and approval should be sought from the local authority prior to any works commencing.

## 2.0 SPECIES AND THEIR ARRANGEMENT IN THE LANDSCAPE

- 2.1 There is a range of tree and shrub species on site - as would be expected in a garden situation. Major tree species include Oak, Beech and Ash. Three large trees dominate the western and north western parts of the site. The perimeter of the site contains a dense Cypress hedge. This runs along the southern and eastern boundary. The northern boundary consists of a large informal hedge of Griselinea and variegated Holly. This boundary opens up towards the west, with only a Copper Beech and Tree Cotoneaster abutting the road.
- 2.2 There are also a number of smaller species within the lawned area of the site. These include Silver Birch, Flowering Cherry, Whitebeam, Rowan and Laburnum.
- 2.3 Included in the survey are a number of large evergreen shrub specimens. These include Holly, Cherry Laurel, and Griselinea littoralis

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## 3.0 HEIGHT AND SIGNIFICANCE IN THE LANDSCAPE

- 3.1 The tallest trees on site are T12 (Ash) at 28m and T26 (Oak) at 26m. These two specimens, along with T14 (Beech), estimated at 30m (which is offsite in the neighbouring garden) dominate the site. These trees are easily visible from Egton Road and are integral to the mature nature of the site. Tree T12 (Ash) however has been assessed by the Arboricultural Consultant as recommended for removal (see below).
- 3.2 Generally the remainder of the trees are between 5 and 13metres tall. These form the majority of the ornamental tree planting in the centre of the site. Although, collectively these are a fairly attractive feature, individually none lend any real landscape significance to the site.
- 3.3 The various hedges around the site - particularly along the eastern and southern boundary - form dense visual barriers from the neighbouring properties and the road.

#### 4.0 AGE AND CONDITION

- 4.1 The trees on site range in condition from 'Dead' to 'Good' with the majority falling into the 'Fair' category. As mentioned above T12 (Ash) is the only significant tree listed for removal. The dead tree T16 and other trees listed for removal (T9 and T21) offer no significant loss to the landscape.
- 4.2 Trees T18 and T29, although healthy, have grown into unattractive specimens and their loss would not detract from the landscape.

#### 5.0 ENVIRONMENTAL CONDITIONS

- 5.1 Evidence of tender species and the abundant growth of the shrubs and perennial plants (early on in the growing season) hints towards this site's sheltered position considering it is situated on what one would be believe to be an inhospitable hillside at altitude. The steeply sloping terrain has had little effect on the trees with only a few showing any real bias up or down the slope.

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## 6.0 CODES USED WITHIN SCHEDULE

Column	Information
1	Tree reference number (recorded on tree survey drawing).
2	Species (common and scientific names, where possible).
3	Height of tree in metres.
4	Stem diameter in millimetres at 1.5m above adjacent ground level (on sloping ground taken on the upslope side of the tree base) or immediately above the root flare for multi-stemmed trees.
5	Branch spread in metres taken at the four cardinal points to derive an accurate representation of the crown (recorded on the tree survey drawing).
6	Age class (young, middle aged, mature, over mature, veteran).
7	Height in metres of crown clearance above adjacent ground level (to inform on ground clearance, crown stem ratio, and shading).
8	Psychological condition (eg. good, fair, poor, dead).
9	Estimated remaining contribution in years (eg. less than 10, 10-20, 20-40, more than 40).
10	Category grading. Trees are assessed in terms of quality in accordance with BS 5837:2005 into R or A to C categories (see Section 7.0) which are recorded on the tree survey drawing.
11	Notes on appearance and structural condition (eg. collapsing, the presence of any decay, and physical defect).
12	Preliminary management recommendations, including further investigation of suspected defects that require more detailed assessment, and potential for wildlife habitats.

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## 7.0 TREE QUALITY ASSESSMENT

### 7.1 TREES FOR REMOVAL

#### Definition – Category R

*(Shown in broken outline on drawing with cross at trunk location)*

Those in such a condition that any existing value would be lost within 10 years and which showed, in the current context, be removed for reasons of sound arboricultural management.

#### Criteria – Category R

Trees that have a serious, irredeemable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (ie. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).

Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.

Trees infected with pathogens of significance to the health and/or safety of other trees nearby (eg. Dutch elm disease) or very low quality trees suppressing the adjacent trees of better quality.

NOTE: Habitat reinstatement may be appropriate (eg. R category tree used as bat roost: installation of bat box in nearby tree).

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### 7.2 TREES TO BE CONSIDERED FOR RETENTION

#### Definition - Category A1, A2, A3

*(Shown in heavy outline on drawing with star at trunk location)*

Those of high quality and value - in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).

#### Criteria - Category A

##### A1 *(Mainly arboricultural values)*

Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (eg. the dominant and/or principal trees within an avenue).

##### A2 *(Mainly landscape values)*

Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (eg. avenues of other arboricultural features assessed as groups).

##### A3 *(Mainly cultural values, including conservation)*

Trees, groups or woodlands of significant conservation, historical, commemorative or other value (eg. veteran trees or wood-pasture).

**Definition - Category B1, B2, B3**

*(Shown in medium outline on drawing with solid dot at trunk location)*

Those of moderate quality and value – those in such a condition as to make a significant contribution (a minimum of 20 years is suggested).

**Criteria - Category B**

**B1** *(Mainly arboricultural values)*

Trees that might be included in the high category, but are downgraded because of impaired condition (eg. presence of remediable defects including sympathetic past management and minor storm damage).

**B2** *(Mainly landscape values)*

Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals, but which are not, individually, essential components of formal or semi-formal arboricultural features (eg. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality.

**B3** *(Mainly cultural values, including conservation)*

Trees with clearly identifiable conservation or other cultural benefits.

**Definition - Category C1, C2, C3**

*(Shown in light outline on drawing with open circle at trunk location)*

Those of low quality and value – currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.

**Criteria - Category C**

**C1** *(Mainly arboricultural values)*

Trees not qualifying in higher categories.

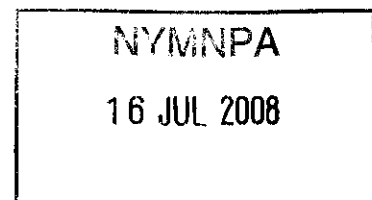
**C2** *(Mainly landscape values)*

Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.

**C3** *(Mainly cultural values, including conservation)*

Trees with very limited conservation or other cultural benefits.

**NOTE:** Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation.



8.0 DETAILED SCHEDULE OF VEGETATION ON SITE

Tree number on dwg	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Age class	Crown clearance (m)	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
T1	Oak	10	400	N 3.5 S 4 E 4 W 5	MA	2+	Fair	20-40	B1	Attractive single stemmed tree that has been crown lifted in the past. More recently it has been crown reduced leaving a number of stubs. New shoots producing a full crown.	No action at present.
S2	Cherry laurel	3.5	200	N 2 S 2 E 2 W 2	M	0+	Fair	10-20	C1	Growing beneath T1 and covers retaining wall. Has been pruned to form dense domed canopy.	No action.
H3	Leyland's Cypress, Holly	<2	-	As plan	MA	0+	Fair	10-20	C2	Well maintained hedge with dense foliage to ground level. Individual Holly within hedge.	Continue to maintain.
T4	Laburnum	8	450b est	N 2 S 4 E 5 W 4	M	1+	Fair	20-40	C2	Unattractive specimen on boundary. Ivy covering main stem and into crown. Forked from short bole. Reasonable shape and form although leaning to south over neighbouring property.	No action.
T5	Flowering Cherry	12	380	N 5 S 3 E 6 W 5	M	3	Fair	10-20	C1	Large attractive single stemmed specimen that forks at 2m producing dense multi-stemmed and generally upright form. Some splits on stem and poor old pruning wounds.	No action at present.
T6	Amelanchier	4.5	230b	N 3.5 S 4 E 3 W 3.5	MA	1	Fair	10-20	C1	Unattractive specimen leaning slightly and multi-stemmed from base. Twisted stems and crossing branches in crowns.	No action.
G7	Holly, Griselinia littoralis	<4.5	<360b	As plan	MA	0+	Good	20-40	C2	Both twin-stemmed from base with dense foliage to ground level. Regularly pruned providing a dense barrier. No major visual defects.	No action at present.

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Tree number on dwg	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Age class	Crown clearance (m)	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
T8	Flowering Cherry	11	410	N 7 S 3 E 6 W 3	M	2	Fair	10-20	C1	Large single stemmed specimen, multi-stemmed from 1.5m. Large old pruning wounds - some flush with deterioration. Generally upright crown, some deadwood and crossing branches	No action at present.
T9	Laburnum	5	180b	N 2 S 1 E 1.5 W 1	MA	2.5	Poor	<10	R	Unattractive specimen with three main stems from 1m. Two stems are dying back with stubs and the other is dead. Limited long-term value. Not worthy of retention.	Fell and remove.
T10	Copper Beech	13	470	N 5 S 5 E 6 W 6	MA	1.5	Good	20-40	B1	Attractive tree with single stem and even crown. Reasonable shape and form. Some minor wounds and possible canker on stem but no major visual defects.	No action at present.
T11	Tree Cotoneaster	5	<180	N 4 S 6.5 E 4 W 5.5	M	0.5	Fair	10-20	C1	Unattractive tree with high crown. Multi-stemmed from ground level with no clear base. Some crossing stems, minor deadwood and tight unions at base.	No action at present.
T12	Ash	28	920	N 5 S 6 E 5 W 7	M	3+	Poor	<10	R	Large single stemmed specimen with high canopy that dominates corner of site - stone wall partly fallen at base. Small cavity openings up stem and significant decay of one main leader with dieback and deadwood. Further cavities in other leader and one limb. Reduced safe life expectancy.	Fell and remove.
T13	Oak	6	320	N 5 S 5 E 4 W 4	Y	1+	Good	40+	C2	Small single stemmed unattractive tree, squat form and wide spreading limbs. Reasonable potential but currently of limited individual value.	No action at present.
T14	Beech	30 est	950 est	N 7 S 7 E 10 W 6	M		Fair	20-40	B1	Offsite. Huge tree with good clear single stem and high, one-sided crown. Forked at 7m with some minor dieback towards the west.	Monitor.

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Tree number on dwg	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Age class	Crown clearance (m)	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
H15	Beech	<1.2	-	As plan	Y	0	Fair	20-40	C2	Low well maintained hedge with dense foliage to ground level. Reasonable shape and form although slightly informal. No major visual defects.	Continue to maintain.
T16	Unidentified	7	350b	N 3 S 4 E 4 W 5	MA	1	Dead	0	R	Completely dead and losing bark.	Fell and remove.
T17	Walnut	7.5	210	N 2.5 S 4.5 E 3.5 W 4.5	Y	1	Fair	40+	C2	Unattractive single stemmed tree that has been pruned to clear telephone cable and is therefore slightly one-sided to south west. No major visual defects. Has potential but currently of limited individual value.	No action at present.
T18	Whitebeam	11	340	N 4 S 5 E 4 W 5	M	1.5+	Fair	10-20	C1	Unattractive single stemmed tree with old pruning wounds on stem. Multi-stemmed and generally upright crown. Some stubs and minor deadwood in crown.	No action.
T19	Laburnum	8	280	N 3 S 4 E 5 W 4	MA	1.35	Fair	10-20	C1	Small unattractive specimen with buttswept base and leaning against rock which has distorted the stem. Some significant deadwood and is one-sided due to tree T18.	Remedial prune.
T20	Wild Cherry	11.5	330b	N 3 S 5 E 5 W 5	MA	1.5	Fair	20-40	B2	Unattractive garden tree. Single stemmed that forks at 1m with tight unions. Reasonable shape and form. Some minor crossing branches and deadwood. No major visual defects.	No action.
T21	Silver Birch	13.5	170	N 3 S 1.5 E 4 W 3	Y	5	Poor	<10	R	Single stemmed tree with significant dieback and very limited live growth. Not worthy of retention.	Fell and remove.

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Tree number on dwg	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Age class	Crown clearance (m)	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
G22	Cypress	<8	<500b est	As plan	MA + M	0+	Fair	10-20	C2	Offsite. Reasonable shape and form although growing close to neighbouring property. No major visual defects. Limited individual value.	No action at present.
T23	Beech	7	190	N 5 S 5 E 4 W 4	Y	1	Fair	10-20	C2	Attractive single stemmed tree in hedge although one-sided due to Oak. Twisted stems and limited individual value. Provides valuable barrier to neighbouring property	No action at present.
T24	Tree Cotoneaster	5	300b est	N 3 S 5 E 5 W 4	MA	0+	Fair	10-20	C2	Unattractive multi-stemmed specimen producing dense multi-stemmed crown. Holly is growing from ground level through canopy. Limited individual value but no major visual defects.	No action at present.
T25	Contorted Willow	7	125	N 1 S 3.5 E 3.5 W 1	Y	2	Fair	10-20	C2	Single stemmed specimen leaning slightly to south east with thin unattractive crown. Some deadwood. Limited individual value.	No action.
T26	Oak	18	170	N 9 S 8 E 8 W 7	M	1.5+	Poor	20-40	B2	Huge attractive single stemmed specimen. Ripped wound on stem with some tissue development along each side of wound, although thin wall on one side. Some decay but impossible to determine its extent without further testing. Good canopy generally, biased to east. Tree has lost its original leader leaving a significant decaying stub in its upper canopy. Split in stem at 8m with possible cavity behind. Some deadwood also.	Further testing of stem recommended although crown thin by 20% and crown lift secondary limbs to 5m would help reduce weight; remedial prune.

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Tree number on dwg	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Age class	Crown clearance (m)	Physiological condition	Estimated remaining contribution (years)	Category grading	Notes / Structural condition	Preliminary management recommendations
T27	Beech	5	80	N 2 S 2 E 2 W 2	Y	1	Good	40+	C1	Small single stemmed specimen. Reasonable shape and form although one-sided due to tree T26. Has potential but relatively easy to replace if lost to development. No major visual defects.	No action.
T28	Oak	5	140	N 3.5 S 4 E 2.5 W 3	Y	1.5	Good	40+	C1	Young attractive single stemmed specimen; crown biased to south. Good shape and form. Has potential but relatively easy to replace if lost to development. No major visual defects.	No action.
T29	Rowan	5.5	370b	N 3 S 3.5 E 3 W 4	OM	1.5	Fair	10-20	C1	Thick bole producing multi-stemmed crown. Some old pruning wounds on stem and in crown. Has been topped at 4m leaving stubs and vigorous new growth.	No action at present.
T30	Oak	5	260	N 2.5 S 3 E 3 W 3	Y	1.5	Poor	10-20	C1	Small single stemmed tree with round high domed crown. Old pruning wounds on main limbs and leader has been topped at 3.5m leaving stubs and other limbs reduced.	No action at present.
G31	Cypress	<1.6	-	As plan	MA	0+	Fair	10-20	C2	Dense conifer hedge with foliage to ground level. Reasonable shape and form although some small gaps and two trees with browning foliage. Some Elm and Ash saplings growing to rear of hedge.	Continue to maintain.

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## 9.0 GENERAL RECOMMENDATIONS

### 9.1 Generally

Any recommended tree works should only be carried out with the consent of the local authority.

### 9.2 Trees in relation to Development

Consider the depth of foundations with reference to NHBC recommendations.

### 9.3 Tree Work before Development

Remove all 'R' category trees including those approved for removal in relation to approved development. Erect a robust fence to protect not only the retained trees themselves, but also the rooting zones at limit of canopy spread or in accordance with BS 5837:2005.

### 9.4 Care of Trees during Development

It is recommended that the precautions below be issued to the site manager for display on site.

#### GENERAL PRECAUTIONS DURING DEVELOPMENT:

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Section 5.2.2 of British Standard 5837:2005 "Trees in Relation to Construction" gives details of the method for calculating the root protection area (RPA - based on stem diameter) which should be left undisturbed around each retained tree. This is to prevent soil compaction, stacking etc. during demolition/construction. The RPA is included on the Tree Constraints Plan together with an indication of Above Ground Constraints.

- Based on the above calculation, and taking into account site specific issues, fencing in accordance with BS 5837:2005 should be erected around trees to be retained. This shall comprise a framework of scaffold poles driven vertically into the ground with diagonal bracing for support and welded mesh panels wired to uprights. This must be erected before any site access for demolition or construction. The above details and distances of tree protection will normally be set as a condition of any planning approval.
- British Standard 5837:2005 provides guidance for methods of working on development sites in proximity to retained trees and the principles set down in Section 11 of the document should be strictly adhered to. The following principles are particularly important:
  - Traffic must not enter tree root protection areas.
  - Stacking of construction materials should not occur beneath any tree canopies or within tree root protection areas.
  - Cement mixing or flushing should not occur inside minimum tree protective zones or within 10m of any tree (including trees on adjacent properties).
  - Fires should not be lit within 10m of any tree/canopy (this distance should be increased if conditions are windy).
  - Toxic materials (cements, oils, etc) should not be stored beneath canopies or within tree root protection areas.

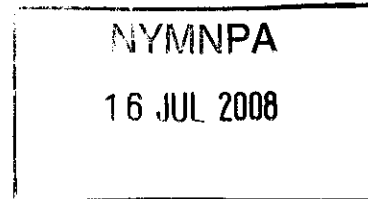


**9.5 Towards Conclusion of Development**

Surgery is best carried out at this stage so that any known root damage can be corrected by the appropriate crown thinning to restore root/shoot balance. Similarly, trees now seen in relation to garden situations can be shaped as required. Planting to augment existing trees as part of the landscape works can now be appropriately undertaken at this stage.

ns/POPPELWELL ASSOCIATES

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