



North York Moors NPA
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP
FAO Mrs Ailsa Teasdale - SAPO

Our ref SSS/CAN/171-18

Your ref

16 December 2008

NYMNPA

17 DEC 2008

CS

Dear Mrs Teasdale

Raithwaite Hall, Sandsend, Whitby, North Yorkshire YO21 3ST
The Proposed Change of Use, Refurbishment and Extension of Raithwaite Hall and Outbuildings to Form an Hotel with Spa and Associated Parking, Gardens and Landscaping

I write further to our telephone conversations, liaison with the Legal Services team at NYCC and your letter of 21 November last.

Firstly, perhaps I could thank you for your confirmation that the scheme, in general terms, is satisfactory and commensurate with our pre-application reviews and considerations. Please be assured that my client remains committed to continuing the co-operative approach that has been established. This is an exciting project, which can deliver a much needed quality end Hotel for the benefit of the local area and its economy. Indeed, given the current difficulties in the wider UK economy I am pleased that it is a scheme, which is deliverable.

In terms of the jurisdiction or power to determine point my client has resolved to take a pragmatic approach and as a consequence a separate planning application, for those development elements (main car park, northern extension to the Hall and detached outbuilding) not in the Park, has been submitted to Scarborough Borough Council (SBC). SBC has been invited to liaise with you and, of course, has already been consulted by yourselves on the substantive application. I have advised SBC that the full planning application fee has been paid to your Authority such that it might seek to recover part or otherwise advise. I am currently awaiting a response (the application being submitted on 3 December last).

In terms of on site renewables KSP Consulting (Civil and Services Engineers) has been commissioned to produce a study and proposals to assist compliance with new Core Policy D (Climate Change) and which I should be in possession of soon. I shall of course submit formally as soon as possible as I am conscious of your 13 week target date of 26 January 2009.

The storage in the outbuildings has been largely related to the more recent remodelling and aesthetic improvements to the Lakeside House, rather than anything relating to the Estates maintenance requirements. It is envisaged at this stage that the complete grounds maintenance will be contracted out, which implies further economic benefit to local grounds maintenance contractors and no requirement for on site maintenance buildings and/or compounds.

I have spoken with the scheme architect, David Bamford RIBA, about the brick/timber infilling issue re Outbuilding 1. His preference is to employ a brick to match in that he is confident of being able to source second hand materials. If not vertical timber boarding is a clear option that would not be discounted. I am more than happy to review and to deal with by condition as appropriate.

In terms of the landscape related comments I have taken the opportunity of discussing the matter with our retained landscape architects Trevor Foreman and Kate Curtis at Smeeden Foreman. For your information I enclose a letter from Kate addressed to David Bamford and which is self explanatory. I have no doubt that these matters can be looked at in further detail as necessary and agreement reached. Kate or Trevor are available at short notice to discuss with you and/or SBC to facilitate.

I am enclosing 4 no copies of the amended red line site area as requested (which "fits" with the red line plan now served on SBC as part of the planning application to it).

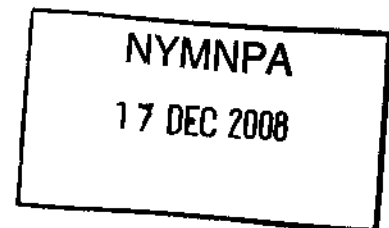
Perhaps we could review progress before the Christmas break?

Should any immediate matters arise please do not hesitate to contact me here at Kings Court.

Yours sincerely


Stephen Sadler
Head of Planning Unit

Cc Mr G Douglas
Mr D Bamford RIBA (DR Bamford & Assocs)
Mr T Foreman F Arbor A (Smeeden Foreman)
Ms K Curtis MLI (Smeeden Foreman)
Mr J Lawrence C Eng (CoDA)
WM Internal Planning Team



05 December 2008

David R Bamford
David R Bamford Architects
The Old Grammar School
Manor Square
Otley
Leeds
LS21 3AY

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RECEIVED
- 9 DEC 2008

Dear David

Proposed Hotel, Raithwaite Estate, Sandsead

Further to your letter dated 2nd December 2008, in response to the Woodland Officers comments (North York Moors National Park Authority letter 21st November 2008 from A Teasdale to S Sadler), we would advise as follows:

- With reference to the choice of species, we have identified and formulated two distinct areas of landscaping in our scheme; essentially these are divided into the two drawings for the scheme SF1349 LL01 & LL02. The proposals for the proposed parking (LL01) are informed by the findings of the tree survey and discussions with our ecology department. We have generated proposals that tie into and reflect the native flora of the site and that would be suitable for the local conditions. The choice of plant material is almost entirely native.

The proposals for the immediate surroundings (LL02) are far more ornamental. We feel this is an appropriate response to the proposals for the buildings. We have drawn on the existing landscape gardens and the wider local environment to inform the choice of species in this area.

- It does appear that the Woodland Officer is misunderstanding the proposals in that the access road is already in place and would not require any upgrading works. With regard to the car parking proposals and the associated accesses there would be some minor incursion into the root protection areas, (Please see attached illustration) in one area. This could be overcome by pulling the parking slightly south in this area and employing no dig techniques for the footpaths. We would not anticipate the loss of any trees other than those two shown within the car park area.
- We would agree with you that the sections across the car park appear to be in line with the site conditions as we understand them. We responded to the cut slopes shown on the sections by showing them seeded with a wildflower mix that would reduce maintenance as they would require infrequent cutting. The wildflowers also tie into our native/habitat creation approach to this part of the site.

Landscape Architects ■ Urban Designers ■ Ecologists ■ Horticulturists

3 East Parade, Harrogate, North Yorkshire HG1 5LT Tel: 01423 520222 Fax: 01423 565515 Email: office@smeedenforeman.co.uk www.smeedenforeman.co.uk

I hope the above is of assistance in the progression of the application.

Yours sincerely,

[REDACTED]
Kate Curtis
B A Hons Dip LA MLI

cc : Gary Douglas
[REDACTED]

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COPY

PLANTING SCHEDULE

Woodland Mix Planting

Species	%	Size (mm/ft)	Density (No./ha)	Notes	No.
Ulex europaeus	30			Groups not less than 9	95
Cytisus pratensis	30			Groups not less than 9	95
Rosa sylvestris	10	300-450		Groups 3-5	31
Rosa pratincola	30	450-900		Groups 3-5	64
Acer campestre	1	450-900		Groups 3-5	7
Ros. sp. (unsp.)	1	300-450		Groups 3-5	10
Rosa arvensis	1	450-900		Groups 3-5	10
Prunus padus	2	600-900		Groups 3-5	7

Species	%	Size (mm/ft)	Density (No./ha)	Notes	No.
Fagus sylvatica	10	450-900		Groups 3-5	70
Quercus robur	10	450-900		Groups 3-5	70
Acer campestre	10	450-900		Groups 3-5	70
Rosa sylvestris	1	300-450		Groups 3-5	21
Cornus	5	450-600		Groups 9-15	33
Prunus spinosa	21	300-450			133
Rosa arvensis	10	450-900			70
Prunus padus	1	600-900			33
Ligustrum vulgare	23	450-900			174

Species	%	Size (mm/ft)	Density (No./ha)	Notes	W943 (No.)	W944 (No.)	W945 (No.)
Fagus sylvatica	10	600-900	1	Groups 3-5	38	38	60
Quercus robur	10	600-900	2	Groups 3-5	38	38	60
Acer campestre	10	600-900	2	Groups 3-5	38	38	60
Rosa sylvestris	1	300-450	2		18	21	18
Cornus	1	450-600	2	Groups 9-15	29	34	30
Ros. sp. (unsp.)	22	300-450	2		128	149	130
Rosa arvensis	10	600-900	2		38	38	60
Prunus padus	1	600-900	2		29	34	30
Ligustrum vulgare	23	600-900	2		145	170	148

Supply with nylon guards and spread match to all planting stations within tree mesh at a diameter of 600mm. The mesh material should be composted forestry waste, product code reference 7150, provided by Melcourt Industries (Tel. 0146 630271) or similar approved. Each planted area to be protected with a stock proof fence.

Species	%	Size (mm/ft)	Density (No./ha)	W946 (No.)	W947 (No.)	W948 (No.)	W949 (No.)
Rhododendron	30	75	16	16	32	13	13
White Sweet							
Rhododendron	30	75	16	16	32	13	13
Blue Peter							

Supply and spread match to all planting stations within tree mesh at a diameter of 600mm. The mesh material should be composted forestry waste, product code reference 7150, provided by Melcourt Industries (Tel. 0146 630271).

Wildflower Seed Mix - 20%

(Cuttings, cardboard, areas beneath woodland mixes)

Percentage	Species	Description
4	Agrostis capillaris	Red fescue
1	Cynosurus cristatus	Crested dogtail
1	Festuca ovina	Sheep's fescue
1	Agrostis castellata	Bromegrass
1	Poa pratensis	Smooth stalk meadow grass

Supplier: Scotts Seeds
Tel: 01236 42423

(Or similar approved)

Grass seed mix - 20%

Corefield seeds - Pro Flora 1
Sowing rate: 5g/m²

Percentage	Species	Description
20	Festuca rubra	Red fescue
24	Cynosurus cristatus	Crested dogtail
46	Festuca ovina	Sheep's fescue
8	Agrostis castellata	Bromegrass
2	Poa pratensis	Smooth stalk meadow grass

Supplier: DLF Perryfields
Tel: 01206 793135

(Or similar approved)

Tree Schedule

Abbrev.	Species	Stem cm	No.
FS	Fagus sylvatica	1.8 - 2 m Feathered	6

Single short stake and spiral rabbit guard

KEY:

- Existing tree
- Woodland mix planting
- Wild flower mix
- Stock proof fence
- Proposed feathered tree
- Planting bed
- Root Protection Area

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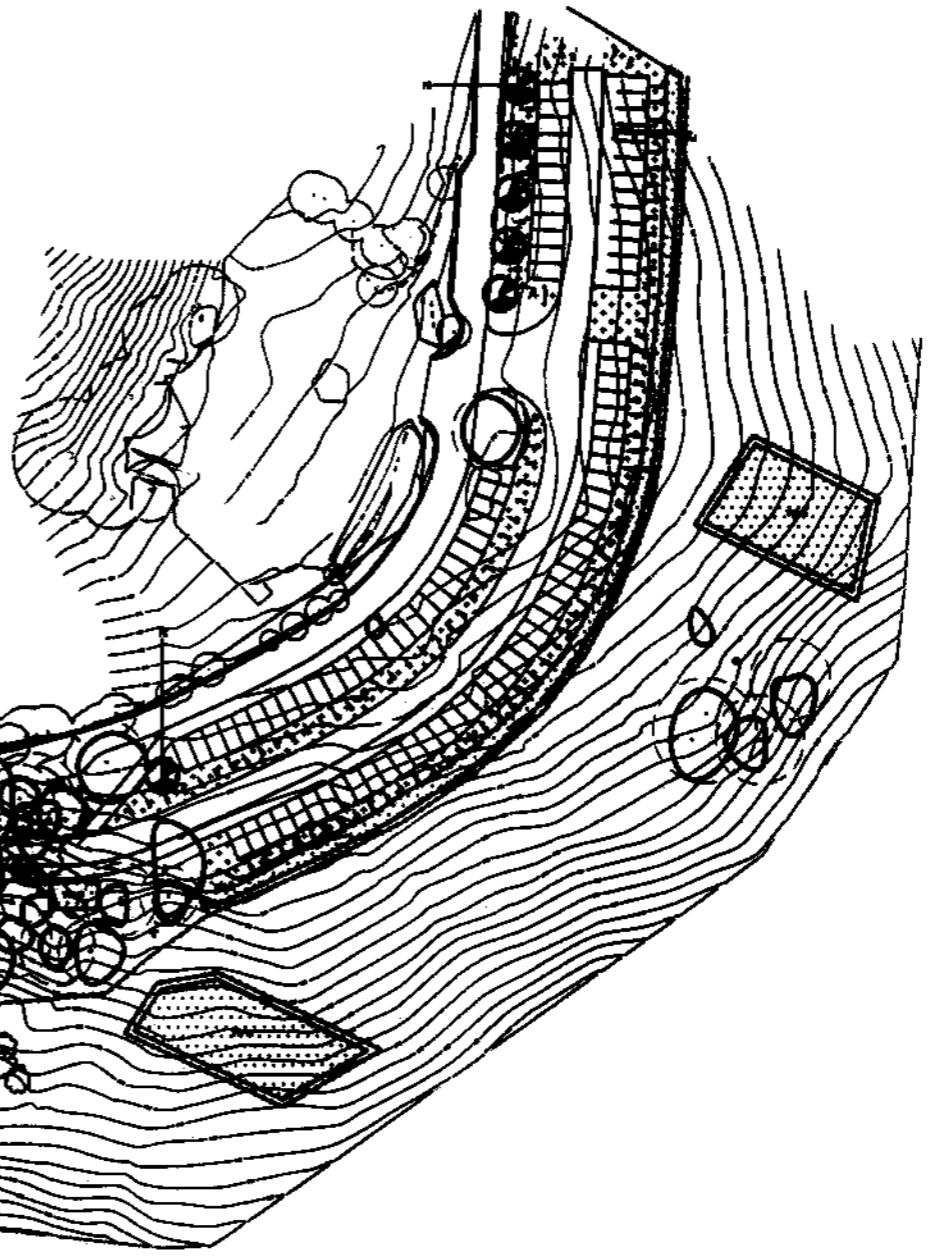
Trees to be removed
 Incursion into RPA. (Lot protection area).

KC Additional notes 8.12.07



SMEDDEN

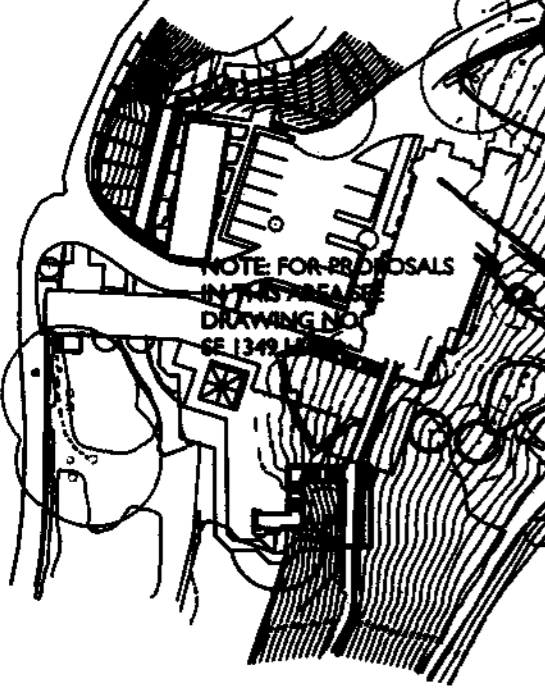
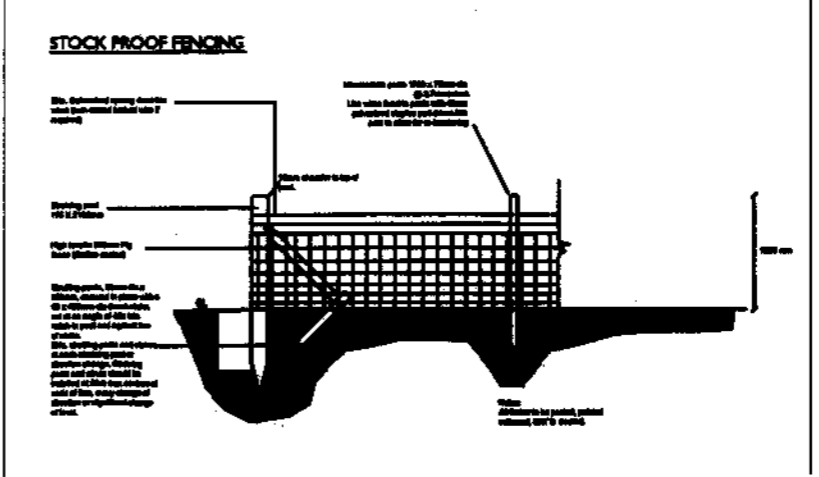
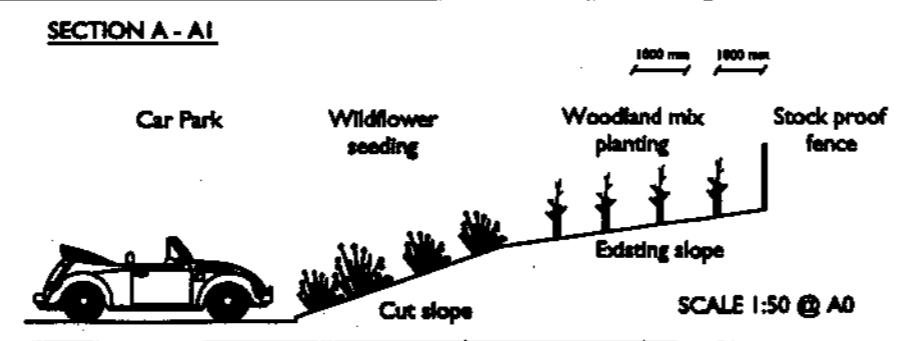
Project: **Redwood Hill**
Site: **Landscaping Proposal**
Client: **Landscaping Ltd**
Date: **12/12/08**
Scale: **1:50 @ A0**



No dig construction of foot path.

No dig construction of foot path.

Pull bays out slightly to avoid root protection area



AMENDED

Notes

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17 DEC 2008

H.M. LAND REGISTRY		TITLE NUMBER
		NYK213759
ORDNANCE SURVEY PLAN REFERENCE	NZ8611 NZ8612 NZ8711 NZ8712	Scale 1/2500
COUNTY: NORTH YORKSHIRE	DISTRICT: SCARBOROUGH	© Crown Copyright

