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Nathaniel Lichfield  
& Partners  
Planning. Design. Economics.

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Date 10 July 2014  
Our ref 50303/09/JG/7046264v5  
Your ref ENF. ENQ. 10399



Dear Mr Muir

### Application for a temporary exploratory drilling site at Land at Doves Nest Farm, Sneaton

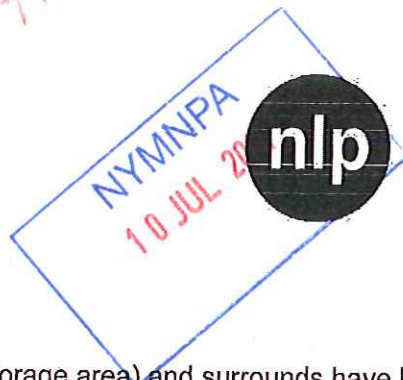
Further to your letter of 23 June 2014 (ref: ENF. ENQ. 10399), Nathaniel Lichfield & Partners (NLP) is submitting a full planning application on behalf of York Potash Ltd (YPL) for a temporary exploratory drilling site at Doves Nest Farm, Sneaton. The application has been submitted online via the Planning Portal (ref: PP-03498264). The application, if approved, has the effect of extending the boundary of an earlier approved temporary drilling site at Doves Nest Farm (NYM 2013/0835/FL) to include land where spoil from the previously consented area has been stored.

At present, some of the spoil associated with the site preparation works approved under application NYM/2013/0835/FL is being stored outside of the permitted site boundary. Consent to store spoil in this location was approved under application NYM/2012/0828/FL, however this consent has subsequently expired. This application seeks to regularise the site boundary under a single new consolidated area so that it includes the full extent of the spoil storage area to the south of the site. A new site plan has been submitted (ref: 1000-APP-EXE-DWG-006) which covers all of the land to be used for site access, drilling operations and the storage of spoil and materials. The proposed new site area is approximately 4.6 hectares.

The need for and purpose of the temporary development remains the same as was approved by application NYM/2013/0835/FL. As stated in your letter, if this application is successful, it will be conditioned in such a way as to match condition 1 of decision number NYM/2013/0835/FL which states:

*The permission hereby granted is valid only for twelve months from the date of this permission and the development shall be removed from the site before this consent expires and the site restored to its former condition before that date.*

YPL accept the inclusion of this condition again and can confirm that the development will be removed from the site and the site restored to its former condition by the date 12 months from the date of the new permission.



**Nathaniel Lichfield  
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## **Environmental Assessments**

The application site (including the spoil storage area) and surrounds have been subject to numerous extensive surveys and assessments covering the topics of Ecology, Archaeology, Noise, Landscape and Visual, Flood Risk and Traffic Management. These assessments have previously been submitted to the North York Moors National Park Authority (NYMNP) in support of planning applications NYM/2012/0601/FL, NYM/2012/0828/FL, NYM/2013/0040/FL and NYM/2013/0835/FL.

For brevity, these assessments have not been resubmitted with this application. This approach was agreed during our telephone conversation on 30 June 2014. However, a summary of the salient points relevant to the spoil storage area is provided below:

### *Archaeology*

Although no archaeological remains were known to be located within the site, an archaeologist from Cotswold Archaeology was present during the site stripping works which took place in the spoil storage area between 7 and 10 November 2012 to identify any potential as yet unrecorded remains. No features, finds or deposits of archaeological significance were identified during the works.

### *Noise*

A noise assessment undertaken by WSP in December 2012 found that the deposition of spoil in the location currently used for spoil storage at the south of the site would in many cases be of acoustic benefit to local noise-sensitive receptors to the south of the site during drilling works.

### *Ecology*

The ecological survey and assessment undertaken by Paul Chester Associates (December 2012) concluded that the application site at Doves Nest Farm, including the spoil storage area, was a poor habitat of negligible ecological value. However, a new walkover survey will be undertaken prior to the re-occupation of the site to ensure that the ecological situation remains unchanged.

## **Application Submission**

The submitted application comprises the following documents:

- Completed Planning Application Form, certificates/notices;
- Requisite planning application fee; and
- Site Boundary Plan and Site Location Plan.

## **Planning Fee**

A cheque for the fee of £1,690 made payable to 'North York Moors National Park Authority' will be sent in the post separately and marked for your attention.

We trust that you have all the information required in order to fully consider this application. Should you have any queries, or require additional information, then please do not hesitate to contact me.



Nathaniel Lichfield  
& Partners  
Planning, Design, Economics.

NYM/0454/FL1

**Adam Jackson**  
Planner

NYM/0454/FL1  
10 JUL 2014