

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0831

Development description: creation of wetland area

Site address: land at Asp House, Stainsacre

Parish: Hawsker-Cum-Stainsacre

Case officer: Miss Emily Jackson

Applicant: Mr Chris Watson
Asp House, Stainsacre, Whitby, North Yorkshire, YO22 4LR

Agent: Yorkshire Wildlife Trust
fao: Mr Christopher Watt, 1 St Georges Place, Tadcaster Road, York, YO24 1GN,

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text																
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.																
2	PL01	<p>The development hereby permitted shall be carried out in accordance with the following approved plans contained within the Asp House Project Summary.</p> <table><thead><tr><th>Document Description</th><th>Document/Drawing No.</th><th>Date Received</th><th>Asp House</th></tr></thead><tbody><tr><td>House Site Plan</td><td>---</td><td>15/11/2022</td><td></td></tr><tr><td>Asp House Wetland Cell Drawings</td><td>---</td><td>15/11/2022</td><td></td></tr><tr><td>Asp House Wetland Cell Cross-Sections</td><td>---</td><td>15/11/2022</td><td></td></tr></tbody></table>	Document Description	Document/Drawing No.	Date Received	Asp House	House Site Plan	---	15/11/2022		Asp House Wetland Cell Drawings	---	15/11/2022		Asp House Wetland Cell Cross-Sections	---	15/11/2022	
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Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN TM01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	RSN PL01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.

Consultation responses

Parish

No Objections

Third party responses

None Received

Publicity expiry

Advertisement/site notice expiry date – 23rd February 2023

Photograph showing land to the north of Asp House on which a wetland area is proposed to be created.



Background

Asp House is a private dwelling located to the south of Stainsacre and to the North of Hawsker. The site is comprised of the main dwelling to the front of the site, a pole barn to the west, and a main holding of land located to the north and northwest of the dwelling.

There is no planning history for the property that would impact this application.

This application seeks permission to create a wetland system consisting of three wetland cells on land to the north of Asp House, with a total project area of 1 hectare. Each wetland cell would feature sloping edges of no more than 45 degrees and would have a surface area of 80cm² with a maximum depth of 1.0m. Once excavated, the excess soil would be used to create linear mounds of 0.5m to retain water during high rainfall and to prevent water leakage downslope.

This application has been submitted in conjunction with the Yorkshire Wildlife Trust with funding from the Farming in Protected Landscapes (FIPL) programme to help diffuse pollution in the Esk Estuary through improving habitats and water quality. The work forms part of a wider scheme known as the Better Estuary and Coastal Habitats Esk landscape project funded by the Environment Agency.

Main issues

Local Plan

The most relevant policy contained within the North York Moors National Park Authority Local Plan 2020 to consider with this application is Strategic Policy H (Habitats, Wildlife, Biodiversity and Geodiversity).

Strategic Policy H states that the conservation, restoration and enhancement of habitats, wildlife, biodiversity and geodiversity in the North York Moors National Park will be given great weight in the decision-making process. All development will be expected to: maintain and where appropriate enhance features of ecological value and recognised geodiversity assets; maximise opportunities to strengthen integrity and resilience of habitats and species within the national park and provide a net gain in biodiversity; and maintain and where appropriate enhance existing wildlife connections and landscape features. Development proposals that are likely to have a harmful impact on protected or valuable sites or species will only be permitted where it can be demonstrated that: there are no alternative options; there are suitable mitigation measures in place to avoid or reduce harm; any residual harmful impacts have been offset through habitat enhancement, restoration or creation on site or elsewhere; and that the wider sustainability benefits outweigh the harm.

Material Considerations

The main objectives of the proposal are to deliver benefits such as flood water retention, water filtration, carbon storage and habitat creation at Asp House and across the surrounding area.

Both the siting and design of wetland area have been carefully considered by the Yorkshire Wildlife Trust to provide the maximum benefits to biodiversity on the site. The three wetland cells would be located on an area of grassland with a flat topography and wet soil that is ideal for retaining water

and attracting biodiversity. This would provide a significant enhancement to the site as following a vegetation survey in the summer of 2022, the site is currently species-poor.

The design of the proposal would feature irregular edges to enhance habitat structure and have a humped profile at the bottom to encourage submerged vegetation growth which would increase the ecological value of the site. Further benefits to biodiversity include grassland restoration, hedgerow creation and tree planting.

The location of the proposal would be well-screened and sited away from any public rights of way. There would be no impact upon any historic features, electricity lines, or sewage networks because of the proposal. All engineering works would be completed sympathetically to ensure that there are minimal impacts on the environment, including pollution prevention and biosecurity measures.

The Authority's Ecology Team are satisfied that there would be no ecological issues as a result of the proposal so long as the works are completed in accordance with the project summary report as submitted.

Conclusion

For the reasons outlined above, the proposal meets the aims of Strategic Policy H of the NYMNPA Local Plan 2020 and as such, approval is recommended.

Pre-commencement conditions

N/A

Explanation of how the Authority has worked positively with the applicant/agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.