

**From:**  
**To:** [Planning](#)  
**Subject:** Hawsker cum Stainsacre Parish Council - NYM/2023/0063  
**Date:** 07 March 2023 22:12:46

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Good evening,

Comments from Hawsker cum Stainsacre Parish Council.

NYM/2023/0063 - Application for construction of one local occupancy dwelling with associated landscaping and parking at land adjacent to Willow Wood Way, Stainsacre – Council support this planning application, the application is in keeping with the current properties on Willow Wood Way, it is ecologically conscious and the Parish Council feel that supporting families to remain in the Parish is a key feature of new housing developments.

Kind regards,

Clerk to Hawsker cum Stainsacre Parish Council

**From:**  
**To:**  
**Cc:** [Planning](#)  
**Subject:** NYM/2023/0063 land adjacent to Willow Wood Way, Stainsacre  
**Date:** 24 February 2023 14:32:58

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Hi Hilary,

This development will result in the loss of a small area of semi-natural habitat. Although the implementation of formal 10% Biodiversity Net Gain is not scheduled until 2023, within the National Park, we already have policies to require that development does not cause a detrimental impact on our habitats and wildlife, in effect requiring 'no biodiversity net loss'.

These policies include;

- Strategic Policy A - Sustainable development means development which “maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species”;
- Strategic Policy E - “The quality and diversity of the natural environment will be conserved and enhanced” and;
- Strategic Policy H - All development will be expected to; “Maximise opportunities to strengthen the integrity and resilience of habitats and species within the National Park and provide a net gain in biodiversity”

I would therefore recommend that [the Natural England Small Sites Metric](#) is completed, to show how this development will provide enhancements for biodiversity. It should be noted that, whilst it is not essential that the metric is completed by a suitably qualified ecologist, the base requirement for this metric is that it must be completed by a ‘competent person’. This is defined as someone who; *“is confident in identifying habitats present on the site before the development AND identifying the management requirements for habitats which will be created or enhanced within the landscape design.”*

Best wishes,

**Zara Hanshaw ACIEEM**  
**Assistant Ecologist**  
[\(she/her\)](#)

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

**NORTH YORKSHIRE COUNTY COUNCIL  
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM2/0063/FL**

**Proposed Development:** r construction of one local occupancy dwelling with associated landscaping

**Location:** land adjacent to Willow Wood Way, Stainsacre

**Applicant:** Mr W & Mrs D Fletcher

**CH Ref:** **Case Officer:** Ged Lyth

**Area Ref:** 4/33/296B **Tel:**

**County Road No:** **E-mail:**

**To:** North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 14 February 2023

**FAO:** Hilary Saunders **Copies to:**

**Note to the Planning Officer:**

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority (LHA) has taken into account the following matters:

The LHA are assuming from the application documents that the proposals are intended to be ancillary to the field shown in the blue line plan. The recommendation is made on the clear understanding application area outlined in the red line area and the field are shown in blue will be conditioned to remain ancillary to each other.

The existing access off Willow Wood Way has damaged dropped kerbs. The LHA assumes that this damage has occurred due to the difference in levels between the carriageway level on Willow Wood Way and the lower levels in the field. Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

MHC-03 New and altered Private Access on Willow Wood Way

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM2/0063/FL**

The development must not be brought into use until the access to the site has been improved, set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The crossing of the highway verge must be constructed in accordance with the Standard Detail number E50 to replace the dropped kerb and the following requirements.

- Any gates or barriers must not be able to swing over the existing highway.
- That part of the access extending 10 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1 in 10.
- Provision to prevent surface water from the site/plot discharging onto the existing highway must be constructed and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within one metre of the public highway must not contain any loose material that is capable of being drawn on to the existing public highway.

All works must accord with the approved details.

**Reason for Condition**

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

MHi-C      New and altered Private Access or Verge Crossing –(MHC-03)

Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:

[https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification\\_for\\_housing\\_\\_\\_ind\\_est\\_roads\\_\\_\\_street\\_works\\_2nd\\_edi.pdf](https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edi.pdf) .

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.

**Signed:**

*Ged Lyth*

**Issued by:**

Whitby Highways Office  
Discovery Way

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

**NYM2/0063/FL**

Whitby  
North Yorkshire  
YO22 4PZ

*For Corporate Director for Business and Environmental Services*

**e-mail:** \_\_\_\_\_

**From:** [Hawsker Stainsacre](#)  
**To:** [Planning](#)  
**Subject:** FAO Hilary Saunders - Application NYM/2023/0063  
**Date:** 08 February 2023 20:23:52

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Morning Hilary,

Hope you are well.

Can you confirm the date for comments on this application, Council is not due to meet until the 7<sup>th</sup> of March.

Kind regards,  
Steph Glasby

Clerk to Hawsker cum Stainsacre Parish Council

**From:** \_\_\_\_\_  
**To:** [Planning](#)  
**Subject:** Application for construction of one local occupancy dwelling with associated landscaping and parking at land adjacent to Willow Wood Way, Stainsacre NYM/2023/0063  
**Date:** 08 February 2023 10:09:24

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FAO Mrs Hilary Saunders

**Application for construction of one local occupancy dwelling with associated landscaping and parking at land adjacent to Willow Wood Way, Stainsacre NYM/2023/0063**

I refer to your e-mail of the 8<sup>th</sup> February 2022 in respect of the above application. I hereby confirm that I have no objections to the proposal on housing or environmental health grounds.

Thanks

Steve

Steve Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM  
Residential Regulation Manager  
Scarborough Borough Council