

NYMNPA

08/08/2023

Date: 7 August 2023
Your Ref:
Our Ref: 006/2020/022_job000089
Email:
Tel:

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

Dear Sir/Madam

Full/Detailed planning application for 2 principal residence dwellings and retrospective consent for the retention of the installed access on 0.09 hectares of land to the east of 12 Esk View and South of the Grosmont Road, Egton (Ref: PP-12237954)

I am writing to you, to inform you of the submission of a full/detailed planning application on behalf of the Mulgrave Estate for the development of 2 principal residence dwellings and retrospective consent for the retention of the installed access on 0.09 hectares of land east of 12 Esk View and south of the Grosmont Road, Egton. The planning application is submitted via the Planning Portal (ref: PP-12237954).

Documents and plans submitted in support of the planning application are as follows:

- Covering letter;
- Planning Application Form and Certificate of Ownership;
- Planning, Design and Access Statement;
- Biodiversity Net Gain Assessment, MAB August 2023;
- Site Location Plan (1:1250) Ref: 05-2023-1001;
- Red Line Plan (existing) (1:500) Ref: 05-2023-1001;
- Phasing Plan (1:125) Red: 05-2023-1002;
- Proposed House Type Plans and Elevations (1:100) Ref: 05-2023-1003;
- Landscaping Plan (1:125) Landscaping Plan Ref: 05-2023-1004; and
- Illustrative Street Scene/Section Ref: 05-2023-1005.

The planning application fee of £924 + £64 service charge has been paid by the applicant via the planning portal.

I trust that this is everything you require to validate the planning application and to inform the Authority's consideration of the proposal. Please do contact me if you require any additional information, please do contact me.

Yours sincerely

John Long BA (hons) DipTP, MRTPI
Director
Encl.



NYMNP A

08/08/2023

PLANNING, DESIGN AND ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT OF TWO DWELLINGS
(PRINCIPAL RESIDENCE TENURE) AND ACCESS**

LAND EAST OF 12 ESK VIEW, EGTON

PREPARED BY JOHN LONG PLANNING LTD

DATE: 2 August 2023

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1 Introduction

- 1.1 This Planning, Design, Access Statement has been prepared by John Long Planning Ltd on behalf of the Mulgrave Estate in support of a detailed/full planning application for the development of two principal residence dwellings and retrospective consent for the access on 0.094 hectares (0.32 acres) of land, to the east of 12 Esk View, Egton.
- 1.2 This Statement sets out the main planning policy considerations and the Design and Access matters and provides justification for the application's approval.
- 1.3 The application documents submitted as part of the application comprise of the following:
 - Covering letter;
 - Planning Application Form and Certificate of Ownership;
 - Planning, Design and Access Statement;
 - Biodiversity Net Gain Assessment, MAB August 2023;
 - Site Location Plan (1:1250) Ref: 05-2023-1001;
 - Red Line Plan (existing) (1:500) Ref: 05-2023-1001;
 - Phasing Plan (1:125) Red: 05-2023-1002;
 - Proposed House Type Plans and Elevations (1:100) Ref: 05-2023-1003;
 - Landscaping Plan (1:125) Landscaping Plan Ref: 05-2023-1004; and
 - Illustrative Street Scene/Section Ref: 05-2023-1005.
- 1.4 This Planning, Design and Access Statement demonstrates how the proposal performs against the Adopted Development Plan Policies, taking account of relevant material planning considerations. It also explains how the proposal complies with the National Planning Policy Framework (NPPF) in terms of contributing to the achievement of sustainable development, new homes and National Parks. It also sets out the design and access. It concludes by setting out the planning justification for the proposal.

2 The Site and Local Planning Context

The Site and Surroundings

- 2.1 The application site is located within the built up area of Egton on land to the east of 12 Esk View and to the south of the Grosmont Road, Egton. The site has residential properties on either side and opposite. It extends to approximately 0.09 hectares and is currently an agricultural field, with a field access already constructed.
- 2.2 The application seeks full/detailed planning permission for the proposed two new dwellings (phase 1 and 2) and retrospective planning consent for the field access (phase 0), which will also serve the proposed two new dwellings. The site previously had the benefit of outline consent, which lapsed on 25 June 2023. The site is not deemed to be at risk of flooding from rivers, surface water or reservoirs, as confirmed by the Government's long-term flood risk assessment for locations in England at: <https://flood-map-for-planning.service.gov.uk/>
- 2.3 Egton village is a linear settlement, consisting of a long broad street (High Street), with houses/buildings either side; and roads leading off, including Egton Lane running westwards; and the road to Grosmont running eastwards off the High Street. It has a range of services and facilities including public houses, church, a village hall, doctors surgery and primary school. It is served by public transport with regular buses and a railway station nearby at Egton Bridge. Egton is designated as a 'Larger Village' in the North York Moors National Park (NYMNP) Local Plan (2020).
- 2.4 The Planning Application Plans (site location plan, redline plan, block plan and elevations etc.) are included at **Appendix 1** of this report and confirmation that the site is in a low risk flood zone is included at **Appendix 2**.

Planning History

- 2.5 The NYMNP Authority online application search indicates that the site was subject of an outline planning consent for two residential dwellings with all matters reserved (NYM/2020/0324/OU) granted 25 June 2020 (expired 24 June 2023); and a reserve matters approval for the access road (NYM/2020/0913/RM) granted 10 February 2021. The site has no specific Local Plan designation and is outside of the Egton Conservation Area.

3 The Proposal

Planning Application Details

- 3.1 The Planning application seeks full/detailed planning consent for residential development for two principal residence dwellings and retrospective consent for the access (including access to field) on 0.09 hectares (0.23 acres) of land east of 12 Esk View and south of the Grosmont Road, Egton.
- 3.2 The land is a small part of a farm owned by the Mulgrave Estate (Plough Farm) and is currently farmed in-house. The application land is not critical to the farm's operation and its removal from agricultural use will not impact on the farm's viability and will help to square off the field. The farm has a land holding of 59.6 hectares (147 acres), the site represents just 0.15% of the farm's overall landholding.
- 3.3 The land had (until 24 June 2023) the benefit of outline planning consent (ref: NYM/2020/0324/OU) for two dwellings and an agricultural access. The full/detailed application is necessary as the time period for the submission and approval of reserved matters of buildings and the subsequent commencement of development within the time period set by Condition 1 of the Planning Consent, i.e. the earlier of three years of the approval of the outline consent; or the expiration of the final approval of the reserved matters (i.e. by 25 June 2023) was not met. The principle of the site's residential development has, therefore, been previously accepted by the Local Planning Authority, but a new planning application is required to formalize planning consent.
- 3.4 The field access has already been constructed and retrospective consent is sought to retain this access. The access will also serve the two residential properties. The arrangement will ensure that the access conditions requirements of the outline consent can be achieved i.e. 43m visibility splays each way along the main road from a point 2m down the access road; and any gates and barriers having a minimum set back of 6 metres. These requirements are assumed likely to be applicable to any detailed planning consent.

4 Design and Access Statement

Site Context

- 4.1 The site is within the built up area of Egton in a gap between properties (12 Esk View and Honeybee House (previously Overdale) on the Grosmont Road. It is a small part of larger agricultural field. The application site is not considered to be an important gap and it does not contribute to the amenity, form and character of the village. The site has a low stone wall with sporadic tree and shrub planting on its eastern boundary; and a post and rail fence with some shrub planting on its western boundary. The southern boundary is delineated by a stock fence. A field access has been installed, which extends the access previously approved by NYM/2020/0913/RM to the field boundary/stock fence.

Design Considerations

- 4.2 The site has residential development on either side and opposite. Number 12 Esk View to the west is a semi-detached dwelling with a clay pantile roof and a brick front and side extension. The front garden is delineated by a low stone wall with trees and shrubs behind. A footpath runs to the front of the cottages. To the east is Honeybee House (previously Overdale), a 1 ½ storey dwelling, with rendered walls, timber windows and a pantile roof and a timber single storey extension to the side. It has a front and rear garden. A field access runs between Honeybee House (previously Overdale) and the application site. Opposite the site is Windy Ridge. This is a larger more traditional stone and pantile roof property set back from the road, gable end on within extensive grounds. A new dwelling has also been recently constructed opposite the site between Windy Ridge and Mount Pleasant (subject of planning consent NYM/2021/0208/FL). The wider area is generally characterised by traditional stone buildings with red clay pantile roofs.
- 4.3 The proposed dwellings' design reflects these local characteristics and they are proposed as a traditional style, two storey stone-built dwelling, constructed of course dressed stone with timber/composite doors and windows and clay pantile roofing tiles to respect local character and appearance and reflect the materials used in the area.

Landscaping and Boundary Treatment Considerations

- 4.4 The landscaping scheme proposes front and rear gardens with a hedgerow planted behind a post and rail fence to the front, rear and side. The new hedgerows will more than compensate for the loss of hedgerow on the site frontage to create the access and footpath. The landscaping scheme also offers benefits for biodiversity gains. The scheme will see the creation of sections of 'moderate condition other neutral grassland' to the south of the site as well as additional strips of 'modified grassland (poor condition)' which will be created on the access track verge adjacent to the proposed dwellings. Four urban trees of native species will also be planted onsite. These will be planted as extra heavy standard specimen trees; thus, it is reasonable to assume that at least 1 should achieve

a >30cm diameter at breast height after 30 years growth to achieve 'medium tree' classification. Additionally, a total length of 106m of native hedgerow will be planted as part of the development.

- 4.5 This habitat creation ensures that the development will achieve a 39.92% net gain in habitat units and a 1278.63% net gain in hedgerow units. This satisfies local policy and the trading rules of the metric. There are no mature trees on the site affected by the proposed development.

Drainage Considerations

- 4.6 Foul drainage will connect to the existing network. If opportunity exists, surface water will be drained using soakaways.

Phasing Considerations

- 4.7 In terms of phasing, the access and each plot constitutes a separate phase to allow for flexibility in how the site can be delivered. This would require any conditions to be included on a phase-by-phase basis; a phasing plan has been submitted (Ref: 05-2023-1002).

Access Considerations

- 4.8 A single access (phase 0) from the Grosmont Road is proposed (to be retained as installed), with each residential plot's vehicular access served at the rear from the single access rather than each individual residential plot having a direct access onto the Grosmont Road. This will ensure that the necessary visibility splays can be met and avoid a proliferation of accesses onto the main road; and required offsets for gates can be achieved.
- 4.9 The access also serves as a field access. The access is proposed to extend to the stock fence to allow cattle/sheep to be loaded onto a trailer/cattle truck directly from the main part of the agricultural field rather than being funneled onto a narrow gap between the two proposed residential dwellings.
- 4.10 The extended area of tarmac and relocated gate will enable tractors and trailers/cattle trucks to fully pull off the main road to load/unload cattle/sheep direct from/into the main part of the field (with space for cattle/sheep handling equipment); will help to avoid disturbance to the residents of the proposed new dwellings caused by funneling cattle/sheep into a narrow area between the two properties, including avoiding potential for animals to enter into rear gardens; and to avoid soil compacting and mud being transferred onto the access road.

Other Considerations

- 4.11 There is no history or evidence of contamination or oil/chemical storage on site. The site has only ever been used long term for the cultivation of agricultural crops/grazing of livestock.

5 Landscape Assessment

5.1 This section considers the potential landscape impacts of the proposed residential development.

North York Moors Landscape Character Assessment

5.2 In order to determine whether the proposal would have a significant impact on the wider open countryside, a consideration of the area's landscape character, as set out in the North York Moors Landscape Character Assessment (WYG, 2003, revised 2004) has been made, and a judgement on the proposal's impact on the Landscape's key sensitivities and vulnerabilities has been undertaken, taking into account the Landscape Character Assessment's proposed Landscape.

5.3 The North York Moors Landscape Character Assessment (WYG, 2003, revised 2004) identify the Park's key characteristics as:

- Upland plateau landscape underlain mainly by sandstone and mudstone of Middle Jurassic age, and in the south, calcareous sandstone and limestone of Upper Jurassic age, with areas of undulating land arising from deposits of glacial till, sand and gravel.
- Plateau dissected by a series of dales, often broad and sweeping, but with steep-sided river valleys in places, and floored by Lower Jurassic shales.
- Extensive areas of heather moorland on plateau and hills, creating a sense of space, expansiveness and openness.
- Arable landscape to south and east, but part still on elevated, sweeping plateau and hills.
- Sparsely settled, with population concentrated in the dales and around the fringes.
- Valley landscapes characterised by predominantly pastoral farming with clear demarcation between the enclosed fields, farms, settlements and the moorland ridges above. The transition is often marked by bracken fringes.
- Panoramic views over moorland ridges, dales, surrounding lowland vales and the sea.
- Extensive areas of coniferous plantations, especially on the Tabular Hills in the south east and Hackness north of Pickering; with remnant areas of predominantly ancient semi-natural woodland occurring mainly on valley side slopes, on escarpments and fringing hills.
- Traditional stone walls and hedgerows enclosing fields in the dales and lower fringing farmland -now often replaced by fences.
- Farms and villages built of predominantly rubble limestone or dressed sandstone, with red pantile or slate roofs.

- Distinctive and dramatic coastal landscapes with high cliffs, small coves and bays, coastal towns and fishing villages.
- Rich archaeological heritage from many different periods, especially on the high moorland plateaus.

5.4 The Assessment confirms that the site sits within the Lower Esk Valley Landscape Character Type (Character Area 8b).

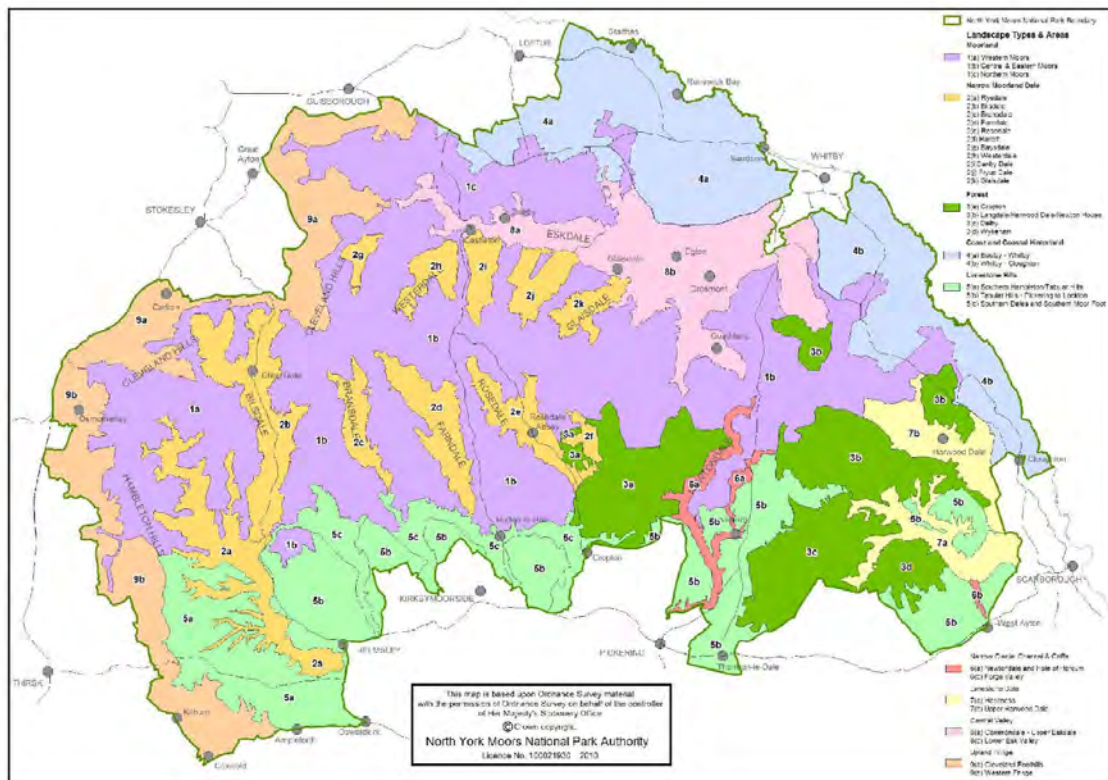


Figure 1: Extract from North York Moors Landscape Character Assessment (WYG, 2003, revised 2004): Lower Esk Valley Character Type (Character Area 8b)

5.5 The Lower Esk Valley Character type is characterised by a “...Broad lower valley and associated tributaries of complex topographic form resulting from extensive glacial deposition. The valley overlies deltaic sandstones and mudstones; the lower lying parts east of Carr End are underlain by Middle and Lower Lias mudstones.

5.6 The river cuts a narrow, steep, rocky and fast flowing meandering course through the area, dividing occasionally to leave islands isolated within the river. The course of the river alternately narrows as it follows an incised route through the glacial deposits, where it is generally hidden from view by its steep banks and fringing tree cover and widens to include a narrow flat flood plain. The river is joined

by three significant tributaries from the south, (Glaisdale Beck, Murk Esk and Little Beck) and one from the north (Stonegate Beck). Dramatic waterfalls are a feature of the Murk Esk Valley.

- 5.7 The valley sides are undulating and varied in form, frequently steep at their upper edges and close to the river, the central slopes being gentler. The tributary valleys of Murk Esk, Little Beck and Stonegate Beck have similar topography.
- 5.8 Landcover is similarly complex and varied and comprises a mixture of farmland with a high density of broadleaved woodland and areas of coniferous and mixed plantations. Small patches of scrub, bracken, rough pasture, wet grassland and areas of upland grass moor occur. A larger area of upland heath and upland heath/ bracken mosaics occurs at the remnant moorland Egton Low Moor on the northern upper valley side.
- 5.9 Farmland comprises fields of pasture for sheep and cattle with occasional arable divided by a mixture of closely trimmed and overgrown hedgerows with frequent hedgerow trees of oak and ash on the lower valley sides, giving a well-wooded appearance to the dale. Walls and wire fences are also present but are less frequent than hedges.
- 5.10 Blocks of mainly semi natural ancient woodland are widespread but are associated mainly with the steeper areas adjacent to the River Esk, and on the upper valley sides and linear woodland following the course of minor becks. In some locations areas of farmland are located above mid valley side woodlands, a pattern that rarely occurs elsewhere in the Park.
- 5.11 Settlements include Eskdaleside, which has many buildings of a suburban character using mixed materials, and Egton, a hillside village constructed mainly in stone with pantile roofs. A number of settlements are influenced by their location on the railway, the Victorian railway architecture exerting a strong influence at Grosmont. Egton Bridge derives its character from the presence of the railway, the large church that dominates the village and the enclosing tree cover. Scattered farms of medium to large size are sited on the mid and upper valley sides. Goathland is elevated at 152m above sea level at the foot of the moors with upper Murk Esk. The settlement has spread along its approach roads to include modern development; it is an important tourist centre.
- 5.12 The Whitby to Middlesbrough railway line follows the valley floor, crossing the road and river in numerous locations. Carefully conserved railway stations and trackside features contribute significantly to the character of the dale. The North Yorkshire Moors Steam Railway is a key feature of Murk Eskdale, south of Grosmont, the steam trains visible by their plume of smoke.
- 5.13 Historic features include the numerous stone river bridges that are a feature of the dale and the packhorse bridge at Carr End.
- 5.14 The busy A171, located on the ridge of land to the north of the valley forms the character area boundary. The A169 briefly crosses the character area to the east of Eskdaleside. A network of minor

roads links the settlements along the valley sides or cross the river at the frequent historic bridging points. Railway bridges cross the road at many locations. Recreational features include the rail trail between Grosmont and Goathland, the Cleveland Way and Newtondale Horse Trail and the Coast-to-Coast Walk, which follows the valley between Grosmont and Glaisdale. Small quarries and small-scale mineral workings are visible on the upper valley sides where tree cover is sparse or within adjacent moorland areas.

- 5.15 Detractors include unsympathetic modern residential development and overhead utilities poles. The overhead electric line to Whitby, supported on pylons, crosses the Little Beck valley. The mast at Limber Hill is a local detractor. (Source: North York Moors Landscape Character Area Assessment, WYG, 2003, revised 2004).

Site Assessment

- 5.16 To understand the relationship of the site and the wider landscape, photographs have been used to demonstrate key views of the site. The map below shows the location for each camera shot.

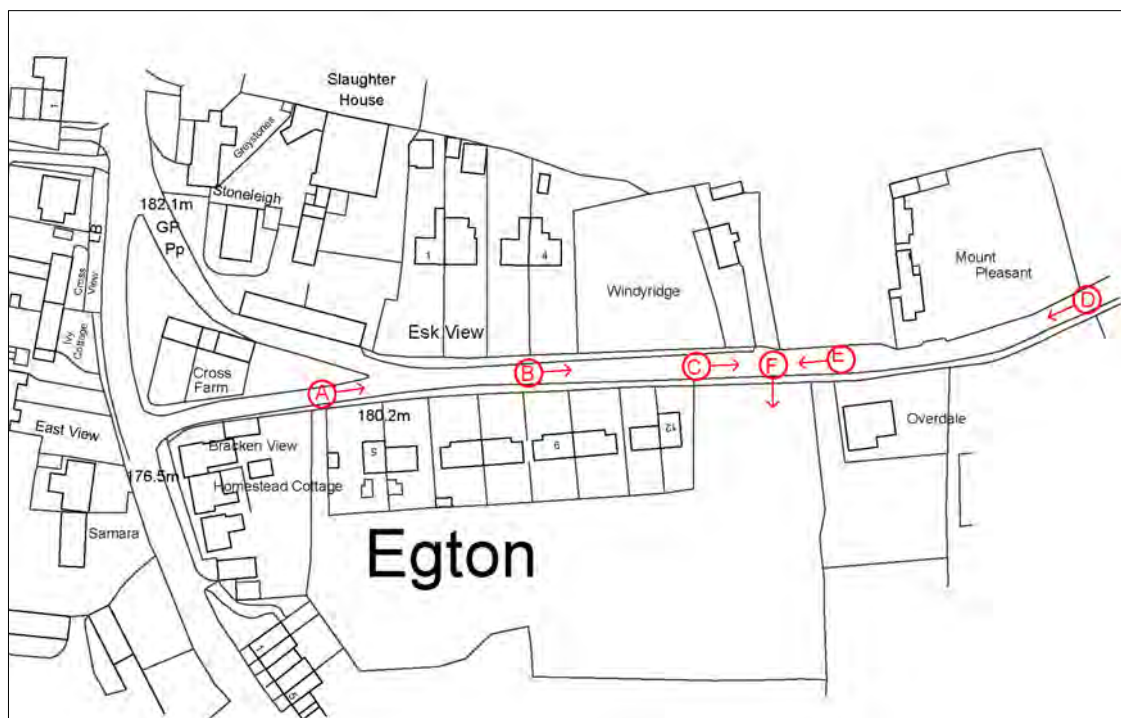


Figure 2: Viewpoint Locations



5.17 **Viewpoint A (above):** Looking east from viewpoint point A (near the junction of the High Street and the Grosmont Road) towards Grosmont, the site is only partially visible and mostly obscured by existing property and vegetation (in front of No.12 Esk View).



5.18 **Viewpoint B (above):** Looking east from viewpoint B (the Grosmont Road directly outside of No. 5 Esk View) towards Grosmont, the site is partially obscured by hedgerow planting at the site frontage and existing property (in front of No. 12 Esk View).



5.19 **Viewpoint C (above):** Looking east from viewpoint C (Grosmont Road opposite No. 4 Esk Cottage) toward Grosmont, the site becomes visible.



5.20 **Viewpoint D (above):** Looking west from viewpoint D (the Grosmont Road) towards Egton, the site is mostly obscured by existing vegetation. The site frontage is partially visible, the backdrop is an existing property (No. 12 Esk View).



5.21 **Viewpoint E (above):** Looking west from point E (the Grosmont Road directly opposite Mount Pleasant), the site becomes visible. No. 12 Esk View is in the background.



5.22 **Viewpoint F:** Looking southwards from point F (Grosmont Road directly in front of the site) the site is visible. The proposed dwellings will be located either side of the access.

Assessment

- 5.23 Leaving Egton, looking eastwards from viewpoint A, along the Grosmont Road approach from the High Street it is evident that the site is only partially visible. It is mostly screened by existing property and mature vegetation (12 Esk View). Looking eastwards from viewpoint B, further along the Grosmont Road closer to the site, the site is partially obscured by hedgerow and mature planting on the frontage, and an existing property (12 Esk View). It is not until viewpoint C, further along the Grosmont Road approaching the site, that the site becomes visible.
- 5.24 Heading in the opposite direction towards Egton, looking westwards from viewpoint D, the site is mostly obscured by existing vegetation. The site frontage is partially visible, the backdrop is existing property (12 Esk View). It is not until viewpoint E, that the site becomes visible. From this viewpoint, the site is seen in the context of existing residential development on either side of it and opposite.
- 5.25 The photographs show that the site is mostly only visible from public viewpoints close up and from its immediate vicinity, with longer range views from public areas limited and obscured or mostly obscured by topography, vegetation and/or development. The site is not visible from the central part of Egton, or its approach roads and is similarly obscured by existing buildings, vegetation and/or topography. It is partially visible from the upper storey of Red House Farm House, which is a private (unlisted) dwelling. Where the site may be seen from longer range public views, it is in the very far distance and with context of built development, with residential development on either side and directly opposite it.
- 5.26 The site is not isolated and is visually well contained with existing residential development either side of it and opposite, with telegraph and electricity poles/wires and road signs etc. reinforcing the settlement appearance.
- 5.27 The majority of viewpoints show that the site is either obscured by existing development, topography and/or vegetation, or for the limited longer range views is seen within the context of existing development. The site does not contribute significantly to the wider overall landscape character, or exhibit the main characteristics associated with the Lower Esk Valley Landscape Character Type. The character and appearance of the area becomes more rural with wider landscape views travelling out of the village, further along the Grosmont Road beyond Mount Pleasant and Honeybee House (previously Overdale).

Conclusion

- 5.28 In conclusion, the photographs show that the site is most visible from its immediate vicinity. It is visually contained by existing residential development on both sides and opposite. When viewed from further afield, from the other side of the Esk Valley, the site sits in the context of existing development.

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- 5.29 Travelling towards the centre of Egton along the Grosmont Road, when the site becomes visible, it is seen in the context of residential development in the foreground, background and opposite. Travelling out of Egton, it is also seen in the context of residential development in the foreground, background and opposite. It is not until beyond the site and past Mount Pleasant and Honeybee House (previously Overdale), that the character changes and the area feels more rural with low walls and hedgerows providing longer range views over the moors. The development of the site would not encroach on the wider open countryside, and any visual impacts are very localised. It is not an isolated site, rather it is visually well contained within the built up area of Egton, with existing housing adjacent to, and opposite it.
- 5.30 The visually contained nature of the site, and the fact it has development on two sides and opposite results in it providing only a limited contribution to the wider landscape character area. It is not an important gap in the street frontage and does not contribute to the amenity, form and character of the village.
- 5.31 The potential impact upon the landscape character will therefore be localised, being mostly limited to the site itself and adjacent and opposite properties, with minimal impact on the wider landscape character area. The site's development would not change the character of Egton. It would not impact upon any heritage features and is outside of the Conservation Area. It is a small amount of further linear development, in keeping with the character of the surrounding area and represents an appropriate infill opportunity.
- 5.32 The proposal would, therefore, not cause significant environmental harm. The proposal is considered to conform to Strategic Policies A, C, G and M of the NYMNP Local Plan which seek to ensure protection and, where possible, enhancement of the landscape.

6 Biodiversity Net Gain Assessment

- 6.1 A Biodiversity Net Gain Assessment has been undertaken by MAB Environment and Ecology Ltd. The Assessment established the site's biodiversity baseline conditions; considered the impacts of the scheme on biodiversity and determined the feasibility of the scheme achieving a Biodiversity Net Gain. Baseline walkover site surveys were undertaken during July 2023 by qualified ecologists following an approved methodology.
- 6.2 The Assessment notes that *"....The majority of grassland onsite is modified grassland, in a mixture of moderate and poor condition. The areas classified as moderate condition achieved between 6 and 8 species per square meter; these are the areas located in strips beside the existing access track. Species identified include mostly grass species such as meadow foxtail (Alopecurus pratensis), perennial ryegrass (Lolium perenne), and common bent with areas of ruderal species, such as shepherds' purse (Capsella bursa-pastoris), bindweed (Convolvulus arvensis), common nettle (Urtica dioica), common dandelion (Taraxacum officinale), creeping buttercup (Ranunculus repens), sorrel (Rumex acetosa), and common hawkweed (Hieracium aurantiacum).*
- 6.3 *There is additionally a small section of other neutral grassland to the northwest of the site which has been classified as poor condition as although it achieved over 9 species per square meter and had a variety of herbs present, it is not representative of the UK HABS definition due to the abundance of ruderal species and those indicative of suboptimal condition present. There is a small line of trees on the eastern boundary of the site – these are to be retained.....*
- 6.4 *A total area of 0.0609ha of grassland habitat will be lost to the development. This is to facilitate 0.0271ha of sealed surface which will be created for the proposed buildings and access; and an area of 0.0338ha of vegetated garden which will be created in the area immediately surrounding the buildings.*
- 6.5 *Two sections of moderate condition other neutral grassland will be created to the south of the development totalling an area of 0.0028ha. These will be species-rich grassland areas (≥ 9 species per m^2), providing resources for pollinators.*
- 6.6 *Additional strips of modified grassland of poor condition will be created on the access track verge in front of the proposed dwellings. These total an area of 0.0120ha.*
- 6.7 *Four urban trees will be planted onsite within the proposed grassland areas. These will be planted as extra heavy standard specimen trees; as a result, it is reasonable to suggest that at least 1 should achieve a >30cm diameter at breast height after 30 years growth to achieve 'medium tree' classification. It is recommended these are native species.*

- 6.8 A total length of 106m of hedgerow will be planted in front of the proposed dwellings. Species should be native.
- 6.9 No irreplaceable habitats will be lost to the development. A total area of 0.0609ha of grassland habitat will be lost to facilitate the creation of the proposed buildings and access; and associated vegetated garden.
- 6.10 Habitat creation will involve the creation of sections of moderate condition other neutral grassland (totalling an area of 0.0028ha) to the south of the site as well as additional strips of modified grassland (poor condition) which will be created on the access track verge in front of the proposed dwellings (0.0120ha). Four urban trees of native species will also be planted onsite. These will be planted as extra heavy standard specimen trees; thus, it is reasonable to assume that at least 1 should achieve a >30cm diameter at breast height after 30 years growth to achieve 'medium tree' classification. Additionally, a total length of 106m of native hedgerow will be planted in front of the proposed dwellings as part of the development.
- 6.11 This habitat creation ensures that the development will achieve a **39.92% net gain in habitat units and a 1278.63% net gain in hedgerow units**. This satisfies local policy and the trading rules of the metric. (BNG Assessment MAB, August 2023).

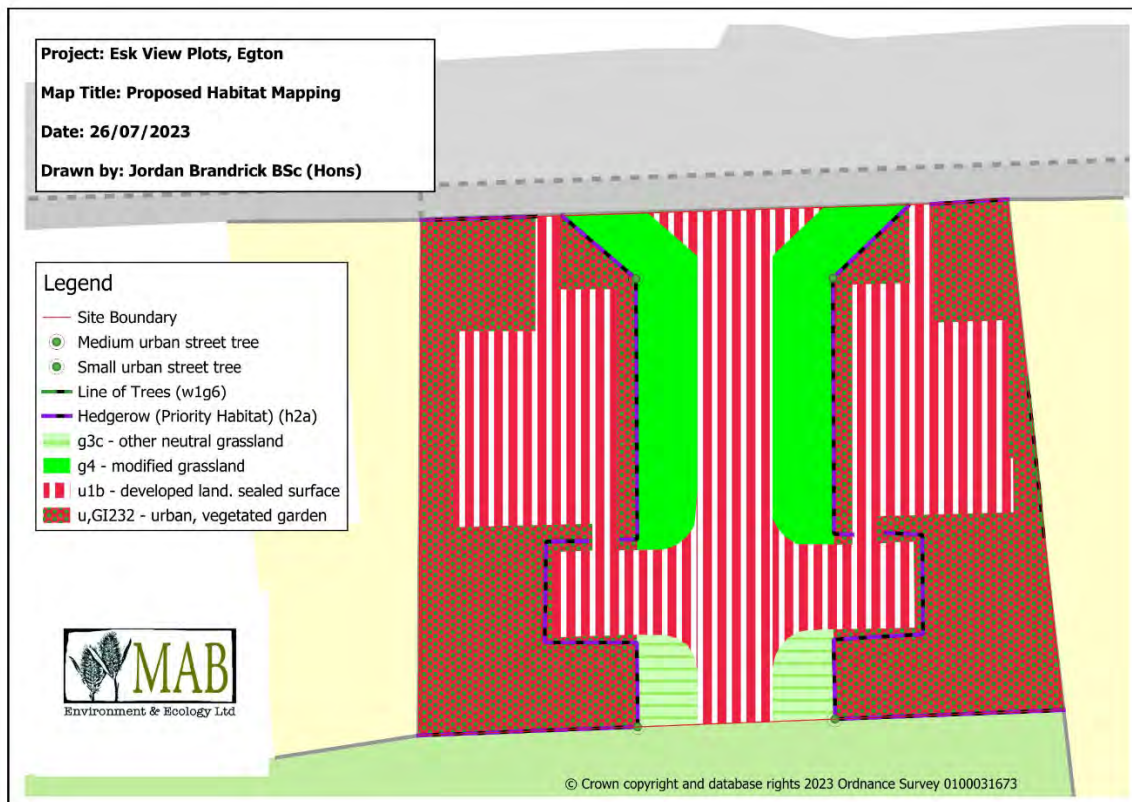


Figure 4: BNG Proposal – proposed habitats (August 2023)

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.07
	<i>Hedgerow units</i>	0.20
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	39.92%
	<i>Hedgerow units</i>	1278.63%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Table 1: BNG Results (MAB, August 2023)

7 Planning Policy Considerations

Local Development Plan Policies

- 7.1 The relevant Development Plan for the proposal is the NYMNP Authority Local Plan, 2020. The Local Plan was adopted in July 2020. The Local Plan replaced the Core Strategy and Development Management Policies DPD (2008).

North York Moors National Park Authority Local Plan, 2020.

- 7.2 The relevant policies in the Local Plan are as follows:
- 7.3 **Strategic Policy A - Achieving National Park Purposes and Sustainable Development.** This strategic policy takes a positive approach to new development in line with the presumption in favour of sustainable development: 1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; 2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Development is allowed that a) is of a high quality design and scale which respects and reinforces the character of the local landscape and the built and historic environment; b) supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities; c) protects or enhances natural capital and the ecosystem services they provide; d) maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species; e) builds resilience to climate change through adaptation to and mitigation of its effects; f) makes sustainable use of resources, including using previously developed land wherever possible; and g) does not reduce the quality of soil, air and water in and around the National Park.
- 7.4 **Strategic Policy B –The Spatial Strategy.** Egton is designated as a larger village in the spatial strategy. It allows for development which supports the service function of Larger Villages by providing additional housing (including principal residence and affordable housing), employment and training premises and new facilities and services for the immediate and wider locality.
- 7.5 **Strategic Policy C - Quality and Design of Development.** This strategic policy allows development where: proposals are of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the NYMNP Authority Design Guide; the proposal incorporates good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular; the siting, orientation, layout and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating spaces around and between buildings which contribute to the character and quality of the locality; the scale, height, massing and form of the proposal are compatible with surrounding buildings and will

not have an adverse impact upon the amenities of adjoining occupiers; sustainable design and construction techniques are incorporated in the proposal including measures to minimise waste and energy use and where appropriate use energy from renewable sources; a good quality landscaping and planting scheme which reinforces local landscape character, increases habitat connectivity and makes use of appropriate native species forms an integral part of the proposal; proposals to enhance local wildlife and biodiversity, for example through the inclusion of nesting boxes and bat roosts; where appropriate, cycling facilities and car parking are provided provision and without compromising local highway safety, traffic flow or Public Rights of Way; and the proposal ensures the creation of an accessible, safe and secure environment for all potential users, including the elderly, children and those with a health condition or impairment.

- 7.6 **Strategic Policy G – The Landscape.** This strategic policy seeks to protect the high quality, diverse and distinctive landscapes of the North York Moors. Great weight will be given to landscape considerations in planning decisions and development will be supported where the location, scale and detailed design of the scheme respects and enhances the local landscape character type as defined in the North York Moors Landscape Assessment.
- 7.7 **Strategic Policy H – Habitats, Wildlife, Biodiversity and Geodiversity.** This strategic policy seeks to ensure the conservation, restoration and enhancement of habitats, wildlife, biodiversity and geodiversity. Development will be expected to maintain/enhance features of ecological value and geodiversity assets; maximise opportunities to strengthen the integrity and resilience of habitats and species and provide a biodiversity net gain; and maintain/enhance wildlife connections and features. Development which would have a harmful impact on protected or valuable sites or species will only be permitted subject to meeting specific criteria.
- 7.8 **Strategic Policy I – The Historic Environment.** This strategic policy seeks to safeguard designated and non-designated assets from proposals that would harm their historic significance.
- 7.9 **Strategic Policy M – Housing.** This strategic policy seeks to meet the needs of local communities by enabling a minimum of 551 new homes (29 per year) to be completed over the plan period. These homes will be delivered through the development of sites allocated in the Helmsley Local Plan and in, Environmental Enhancement Sites; through windfall development, including custom and self-build housing, on suitable small sites in listed settlements; through affordable housing schemes on rural exception sites and through proposals put forward in accordance with a Whole Estate Plans approved by the National Park Authority. Schemes will be expected to meet the need for smaller dwellings and all proposals should be of a high quality design and construction to ensure that the character and distinctiveness of the built environment and local landscape are maintained.

- 7.10 **Policy ENV5 - Flood Risk.** This development management policy seeks to ensure new development will only be allowed where: it meets the sequential approach to development in areas of flood risk; and it does not increase the risk of flooding elsewhere.
- 7.11 **Policy ENV11 - Historic Settlements and Built Heritage.** This development management policy requires new development to ensure a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be expected and should conserve, enhance or better reveal elements which contribute to the significance of the heritage asset or its setting; preserve and enhance the special character and appearance of settlements including buildings, open spaces, trees and other important features; reinforce the distinctive qualities of settlements; respect the integrity of the form of historic settlements including boundary and street patterns and spaces between buildings; for new uses, ensure the new use represents the optimal viable use of the asset which is compatible with its conservation; and adapt to climate change based on a proper understanding of the asset and its material properties and performance. Development should not harm the heritage value of any assets, and historic fabric should be preserved in situ where possible.
- 7.12 **Policy CO2 – Highways.** This development management policy allows development where: it is of a scale which the adjacent road network has the capacity to serve without detriment to highway safety; the external design and layout and associated surfacing works take into account, as appropriate, the needs of all users including cyclists, walkers, horse riders and users of mobility aids; and highway detailing, road improvements and street furniture are sensitive to the character, heritage, built form and materials of the area, the need to conserve and enhance biodiversity and are the minimum required to achieve safe access.
- 7.13 **Policy CO7 - Housing in Larger Villages.** This development management policy allows development of principal residence dwelling within the main built up area.

National Planning Policies

- 7.14 The NPPF is a material consideration with considerable weight. The relevant national planning policies are set out in the NPPF latest revision (July 2021). Paragraph 7-8 of the NPPF, the Government underlines its commitment to sustainable development and states that:

“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs⁴. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):..

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity, and by identifying and coordinating the provision of infrastructure;
- a social objective– to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ needs, health, social and cultural well-being;
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimise waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

7.15 At paragraph 192, the NPPF sets out the factors that LPAs should take account of when determining applications that may affect historic assets:

- assess the significance of heritage assets and the contribution they make to their environment; and
- predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

7.16 In addition, the NPPF goes on to refer to the consideration of the impact of a proposal on a designated heritage asset and the weight to be given to the asset’s conservation. Para 202 outlines that where a development will lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal including securing its optimum viable use. The proposal is considered to be in conformity with the NPPF.

North York Moors National Park Authority Design Guide (part 1)

7.17 The North York Moors National Park Authority Design Guidance provides advice on the layout and design of new development.

8 Evaluation of Scheme against Planning Policy

8.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004), requires the proposed development to be judged against the Development Plan Policies in the first instance; and planning decisions made on the basis of its compliance with the Development Plan Policies, taking into account material planning considerations, and applying the planning balance of the scheme's impacts against the positive benefits that will be derived. The table below sets out the proposal's performance against the Development Plan:

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
North York Moors National Park Authority Core Local Plan 2020	
Strategic Policy A - Achieving National Park Purposes and Sustainable Development	<p>The proposal is considered to be in conformity with Strategic Policy A as it is of a scale that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the National Park. Neither will it detract from the quality of life of local residents or the experience of Park visitors.</p> <p>It is of a scale which will support the character and function of Egton and would not have a detrimental impact on the natural environment, biodiversity and geodiversity.</p> <p>It represents a sustainable development and will deliver high quality design which would respect and reinforce the character of the local landscape and the built and historic environment.</p> <p>The scheme will provide social benefits including contributing to the housing stock, providing appropriate and accessible development, which will help meet the Park's need for principal residence housing. It will also provide economic benefits. Its construction will provide job opportunities for local builders to develop the site and tradespeople to work on its construction. Once built, the new residents will help to support the function and vitality of Egton and its services and facilities.</p> <p>The proposal will not result in significant environmental impacts or the loss of important ecosystems or natural capital. It will provide scope for a net gain in biodiversity through the provision of bird and bat boxes, and a landscaping scheme using native species with habitat creation opportunities.</p> <p>It would not impact on the landscape character of the village or the wider area, and through careful design and material choice could enhance local character. It would provide opportunities for sustainable design and energy use.</p> <p>It proposes smaller family housing that will help to meet the needs of the Park. The new residents will be able to access</p>

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
	<p>Egton’s local services and facilities, without the need to use the private motor car and the scheme has a footpath up to and across the site boundary.</p>
<p>Strategic Policy B –The Spatial Strategy</p>	<p>The proposal is considered to be in conformity with Strategic Policy B. It proposes a principal residence dwelling within the built-up area of a Larger Village which is supported by the Policy.</p>
<p>Strategic Policy C - Quality and Design of Development</p>	<p>The proposal is considered to be in conformity with Strategic Policy C. The scheme is designed to reflect traditional Park style dwellings using traditional materials.</p> <p>It will follow sustainable design and construction techniques, and include measures to minimise waste and energy use; and include sufficient space for storage of waste and recycling.</p> <p>The scheme will be constructed from good quality materials and design details that reflect and complement the architectural character and form of the local vernacular.</p> <p>The siting, orientation and layout complements existing nearby buildings and more widely the form of the settlement. Similarly, the scheme’s scale, height, massing and form is compatible with surrounding buildings and does not have an adverse impact upon the amenities of adjoining neighbours.</p> <p>It will not result in the loss of any open space which contributes to the amenity, character and setting of the settlement. Neither will the scheme have a significant adverse impact on the amenity of any neighbours.</p> <p>The site is an area of land farmed with does not meet the conditions for priority habitats and species identified in the North York Moors Local Biodiversity Action Plan. The site is not a recognised geodiversity asset.</p> <p>No trees are proposed to be removed to accommodate the proposal. Further environmental enhancements and a biodiversity net gain can be achieved through the installation of bat and bird boxes on the proposed properties and an appropriate landscaping scheme using native species. The landscaping and planting scheme will help to reinforce the local landscape character and increase habitat connectivity.</p>
<p>Strategic Policy G – The Landscape</p>	<p>The proposal is considered to be in conformity with Strategic Policy G as the site does not exhibit the main characteristics associated with the Lower Esk Valley Landscape Character Type. Neither would it impact upon any areas that are representative of the Landscape Character Type.</p> <p>The site does not contribute significantly to the wider overall landscape character. It is not an isolated site and is located</p>



DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
	<p>within the built-up area of the village. It is visually contained and has development on two sides and opposite resulting in only a limited contribution to the wider landscape character area. The site's visually contained nature and the fact it has development on two sides and opposite results in it providing only a limited contribution to the wider landscape character area.</p> <p>The site does not represent an important gap in the street frontage and it does not contribute to the amenity, form and character of the village.</p> <p>The site's development would not encroach on the wider open countryside. The character and appearance of the area only becomes more rural with wider landscape views beyond the site beyond Mount Pleasant and Honeybee house (previously Overdale) to the east.</p> <p>Public views into the site are limited, other than from the immediate vicinity. The potential impact upon the landscape character will therefore be localised, being mostly limited to the site itself and adjacent properties, with minimal impact on the wider landscape character area.</p> <p>The site's development would not change the character of Egton. It would not impact on the Egton Conservation Area; any Listed Buildings in the immediate area; any Historic Parks and Gardens, Scheduled Ancient Monuments or other sites of Archaeological importance.</p> <p>It would result in a small amount of further linear development, which would be in keeping with the character of the surrounding area and represents an appropriate infill opportunity.</p>
<p>Strategic Policy H - Habitats, Wildlife, Biodiversity and Geodiversity</p>	<p>The proposal is considered to be in conformity with Strategic Policy H. The conversion would not impact upon any designated wildlife, biodiversity and geodiversity sites. A Biodiversity Assessment has been undertaken which notes that no irreplaceable habitats will be lost to the development. A total area of 0.0609ha of grassland habitat will be lost to facilitate the creation of the proposed buildings and access; and associated vegetated garden.</p> <p>This can be mitigated by new habitat creation including creation of sections of moderate condition other neutral grassland as well as additional strips of modified grassland (poor condition) which will be created on the access track verge adjacent the proposed dwellings. Four urban trees of native species will also be planted onsite. Additionally, a total length of 106m of native hedgerow will be planted as part of</p>

DEVELOPMENT PLAN POLICY	CONFORMITY OF SCHEME
	<p>the development.</p> <p>This habitat creation ensures that the development will achieve a 39.92% net gain in habitat units and a 1278.63% net gain in hedgerow units. This satisfies local policy and the trading rules of the metric.</p>
Strategic Policy I - The Historic Environment	<p>The proposal is considered to be in conformity with Strategic Policy I. It will not have a detrimental impact on the Egton Conservation Area or any other designated heritage assets. The scheme proposes the development of a site which is surrounded by development, uses a traditional design and materials common within the Conservation Area.</p>
Strategic Policy M – Housing	<p>The proposal is considered to be in conformity with Strategic Policy M. It will contribute, albeit modestly towards meeting the Policy’s aspiration of delivering a minimum of 551 new homes (29 per year) over the Plan period.</p> <p>It represents a suitable ‘windfall’ development of two small family homes in a village identified in the Local Plan for small scale growth. It is considered to be the sort of development opportunity envisaged by the Policy.</p>
Policy ENV5 - Flood Risk	<p>The proposal is considered to be in conformity with Policy ENV5 as the site is in a ‘low risk flood zone and not susceptible from risks of river or surface flooding. See EA Flood Risk Map at Appendix 2.</p>
Policy CO2 - Highways	<p>The proposal is considered to be in conformity with Policy CO2. It is in a location that is capable of being accessed by public transport, walking or cycling. The site has an existing footpath up to its frontage which links through to Egton’s services and facilities which are no more than a 5-10 minute walk. Public Transport is available with the 95 bus connecting the village to Whitby and nearby railway stations at Egton Bridge. There are no existing public rights of way affected by the proposal. Visibility from the site looking both ways along the Grosmont Road is good and the necessary visibility splays can be achieved. The traffic generated by an additional 2 dwellings will not cause a severe impact on the local highway network or result in impact on the safe operation of the highway network in this location.</p>
Policy CO7 - Housing in Larger Villages	<p>The proposal is considered to be in conformity with Development CO7 as it proposes small scale Principal Residence housing on a suitable site using a traditional style of design within the built-up area of a defined Larger Village.</p>

8.2 The main material considerations relevant to the site include the NPPF and the NYMNP Design Guide.

NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
<p>Paragraph 11 confirms that objective of achieving sustainable development and that decisions on planning applications that accords with the Development Plan should be approved without delay.</p>	<p>The proposed development is in conformity with this part of the NPPF. The application, as demonstrated in the previous section, confirms that the scheme would contribute to achieving sustainable development.</p>
<p>Paragraph 47 confirms that applications for planning permission must be made in accordance with the Development Plan unless material considerations indicate otherwise. It also requires the Council to approve development that accords with the Development Plan without delay.</p>	<p>The proposed development is in conformity with this part of the NPPF. The application, as demonstrated in the previous section, is in conformity with the Development Plan.</p>
<p>Paragraphs 60-80 set out the Government's intention to boost housing supply. Housing should be considered in the context of the presumption in favour of sustainable development. The Council should positively seek opportunities to meet the development needs of their area, including taking account of the Custom and Self Build register; and development in rural areas to help enhance or maintain the vitality of rural areas.</p>	<p>The proposed development is in conformity with this part of the NPPF. Whilst modest, the proposal will provide a contribution to the local supply of housing.</p>
<p>Paragraphs 104-113 seek to ensure movement is minimised and sustainable transport modes maximised. Parking should take account of accessibility; type and mix of development, opportunity for public transport and local car ownership levels. Proposals should not have an unacceptable impact on highway safety.</p>	<p>The proposed development is in conformity with this part of the NPPF. The site is located within walking distance of a range of services and facilities. It is also close to public transport facilities.</p>

NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
<p>Paragraphs 119-125 seek to ensure the efficient use of land and appropriate densities.</p>	<p>The proposed development is in conformity with this part of the NPPF. The scheme's density reflects the area's prevailing character and setting, which is characterised by small scale dwellings in reasonably modest sized plots.</p>
<p>Paragraphs 126-136 emphasises the importance of good design, and the need to achieve high quality buildings and public spaces. It acknowledges the role of design guidance but cautions that it should avoid unnecessary prescription or detail and should concentrate on the overall scale, density, massing, height, landscape, layout, materials and access.</p>	<p>The proposed development is in conformity with this part of the NPPF. The scale, density, likely layout, height, massing and materials reflect the local surrounding character.</p>
<p>Paragraphs 152-169 set out the Government's aim to support a low carbon future taking account of climate change and reduce flood risk.</p>	<p>The proposed development is in conformity with this part of the NPPF. The site is not located in a high risk flood area and would not increase the risk of flooding elsewhere.</p>
<p>Paragraphs 170-177 set out the Government's aim to conserve and enhance the natural environment and biodiversity. Requiring Council's to refuse applications that have significant harm on the biodiversity unless it can be mitigated or compensated.</p>	<p>The proposed development is in conformity with this part of the NPPF. No ecological designations will be affected, and no significant harm to biodiversity will be caused.</p>
<p>Paragraphs 184-202 set out the Government's aim to conserve and enhance the Historic Environment.</p>	<p>The proposed development is in conformity with this part of the NPPF. No heritage assets will be affected by the proposal.</p>

NYMNP DESIGN GUIDE	CONFORMITY OF SCHEME
<p>The Design Guide provides a historical context to design and describes the fundamental design principles that should be considered in the development of a successful proposal. It also offers guidance on the components of design that need to be considered</p>	<p>The proposed development is in conformity with the Design Guide. The scheme is proposed to be constructed from good quality construction materials, such as natural stone and clay pantiles and includes design details that reflect and complement the architectural character and form of the local vernacular.</p> <p>It will follow sustainable design and construction techniques, and include measures to minimise waste and</p>

NYMNP DESIGN GUIDE	CONFORMITY OF SCHEME
<p>to inform any proposal, from a house extension to a small 'infill' scheme. Generally, that infill development should relate to existing surrounding development in terms of scale, density, massing, space between buildings, building form and design detail</p>	<p>energy use; and include sufficient space for storage of waste and recycling.</p> <p>The siting, orientation and layout complements existing nearby buildings and more widely the form of the settlement. Similarly, the scale, height, massing and form of the scheme is compatible with surrounding buildings and will not have a significant adverse impact upon the amenities of adjoining neighbours.</p>

- 8.3 The above demonstrates that the scheme is in conformity with the Development Plan, and the relevant parts of the NPPF. The Development Plan supports small scale principal residence housing in Larger Villages, including Egton.
- 8.4 The scheme will provide social and economic benefits including contributing to the housing stock, providing appropriate and accessible development, which will help meet the Park's need for principal residence housing; providing job opportunities for local builders to develop the site and trades people to work on its construction, and once built, the new residents will help to support the function and vitality of Egton and its services and facilities.
- 8.5 The proposal will not result in significant environmental impacts or the loss of important ecosystems or natural capital. It provides scope for a net gain in biodiversity through conditioning any consent to require new boundary planting to use native species, and installation of bird and bat roost boxes.
- 8.6 Due to the benefits derived from the proposed development, and the lack of any adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme when assessed against the Development Plan Policy and relevant material considerations, including the revised NPPF as a whole, the scheme can be considered sustainable development.

9 Conclusion

- 9.1 In conclusion, the planning application is considered to be in accordance with the Development Plan, as required by Section 38(6) of the Planning Act (2004) (The Act). It proposes two appropriately designed Principal Residence housing in a 'Larger Village' in accordance with Strategic Policy B and Development Management Policy CO7, which allows for Principal Residence housing in 'Larger Villages', which Egton is classified as.
- 9.2 Until the 24 June 2023, the land had the principle of development approved through planning consent (ref: NYM/2020/0324/OU); also the principle of a single access point has previously been approved through reserved matters approval (ref: NYM/2020/0913/RM).
- 9.3 This full/detailed planning application scheme will provide social and economic benefits including contributing to the housing stock by providing appropriate and accessible development, which will help meet the Park's need for small family principal residence housing; providing job opportunities for local builders to develop the site and trades people to work on its construction, and once built, the new residents will help to support the function and vitality of Egton and its services and facilities.
- 9.4 The proposal will not result in significant adverse environmental impacts or the loss of important ecosystems or natural capital. It provides scope for a net gain in biodiversity through the creation of sections of moderate condition other neutral grassland as well as additional strips of modified grassland which will be created on the access track verge adjacent the proposed dwellings. Four urban trees of native species will also be planted onsite. Additionally, a total length of 106m of native hedgerow will be planted as part of the development. This habitat creation ensures that the development will achieve a 39.92% net gain in habitat units and a 1278.63% net gain in hedgerow units. This mitigation is reflected in the Landscaping Scheme which is submitted for approval.
- 9.5 Due to the benefits derived from the proposed development, and the lack of any adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme when assessed against the Development Plan Policy, and relevant material considerations, including the revised NPPF as a whole, the scheme can be considered sustainable development.
- 9.6 With the above in mind, and taking into account the potential social, environmental and economic benefits derived from the scheme, it is considered to constitute sustainable development as described by the Development Plan, and the emerging Local Plan and the NPPF. There are no other relevant material considerations that would individually or collectively indicate the application should not be approved. Furthermore, in applying the planning balance, the scheme derives a number of benefits with no adverse impacts that would significantly and demonstrably outweigh the benefits. Therefore, and in accordance with the NPPF, the planning application should be permitted without undue delay.



APPENDIX 1

APPLICATION PLANS

Rev	Date	Description	Drawn	Check	Approve

SCOPE OF WORKS

PROPOSAL TO CONSTRUCT 2NO 2 BEDROOM DWELLINGS AND FIELD ACCESS ROAD AT THE SITE ESK VIEW, EGTON, WHITBY, YO21 1UE

THE PROJECT WILL AIM TO COMPLIMENT THE LOCAL PROPERTIES AND ENHANCE THE AREA & USE SUSTAINABLE MATERIALS AND ECO PRODUCTS WHERE AVAILABLE.

HOUSE MATERIAL SCHEDULE

- EXTERIOR WALLS: BUFF STONE FACING
- INTERIOR WALLS: BLOCK WORK WITH PLASTER SKIM
- ROOF: RED CONCRETE PAN TILE
- RAINWATER GOODS: BLACK
- DOORS & WINDOWS: TIMBER & COMPOSITE

SITE

- BOUNDARIES: POST & RAIL FENCING WITH NATIVE MIX HEDGE
- NOTE 1: EXISTING SITE LEVELS TO REMAIN UNCHANGED
- NOTE 2: STRUCTURAL CALCULATIONS & FOUNDATION DESIGN BY OTHERS
- NOTE 3: BUILDING REGULATIONS & CONSTRUCTION DETAILS BY OTHERS
- NOTE 4: SITE AREA = 0.093 ha (0.232 Acre)
- BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

THESE DRAWINGS ARE INTENDED FOR PLANNING PURPOSES ONLY.



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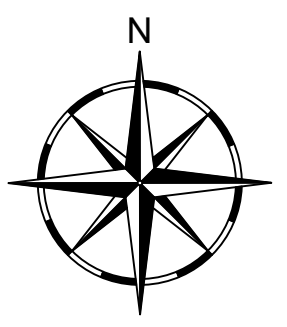
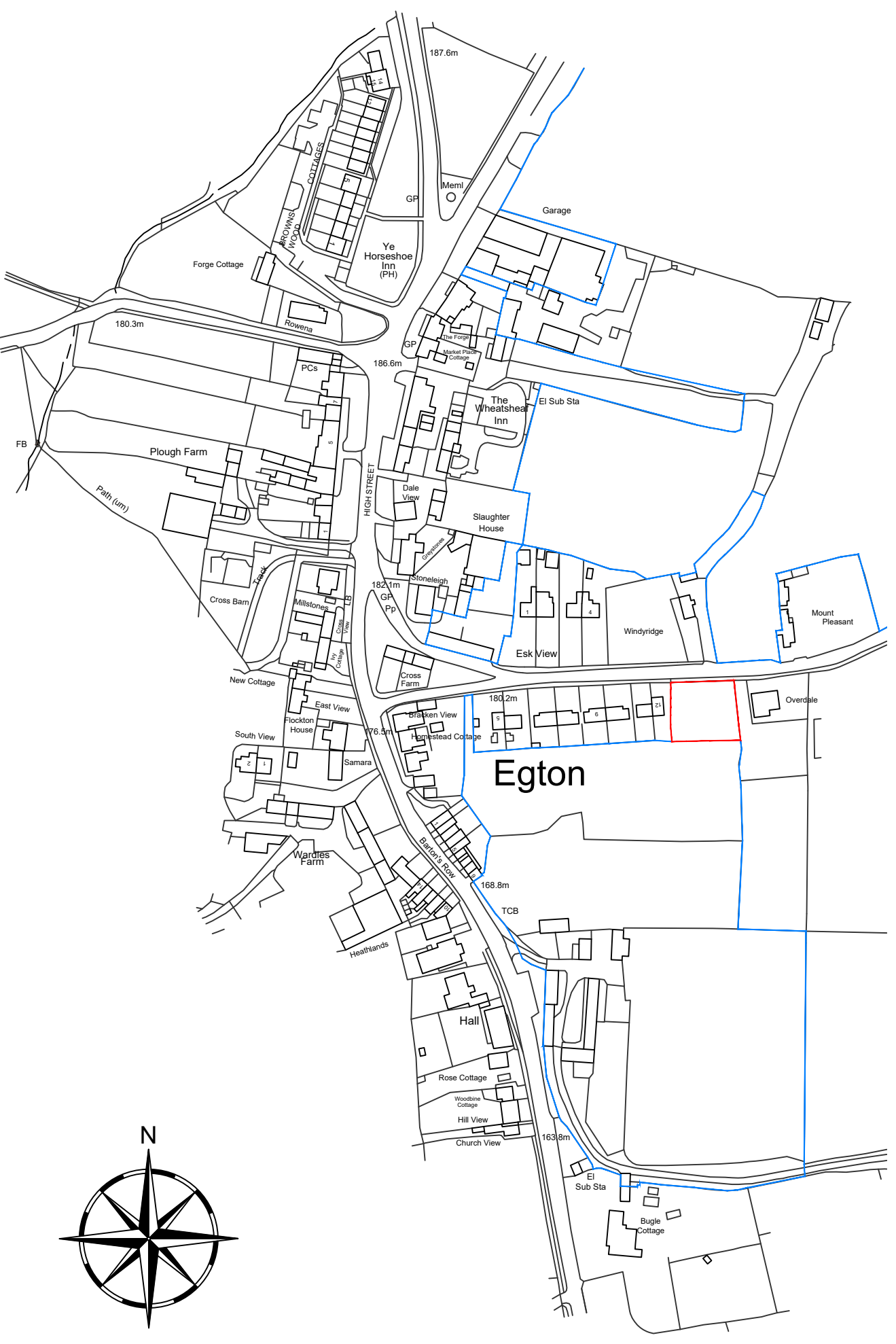
Client **MULGRAVE ESTATE**

Project **LAND EAST OF 12 ESK VIEW
EGTON, WHITBY, YO21 1UD**

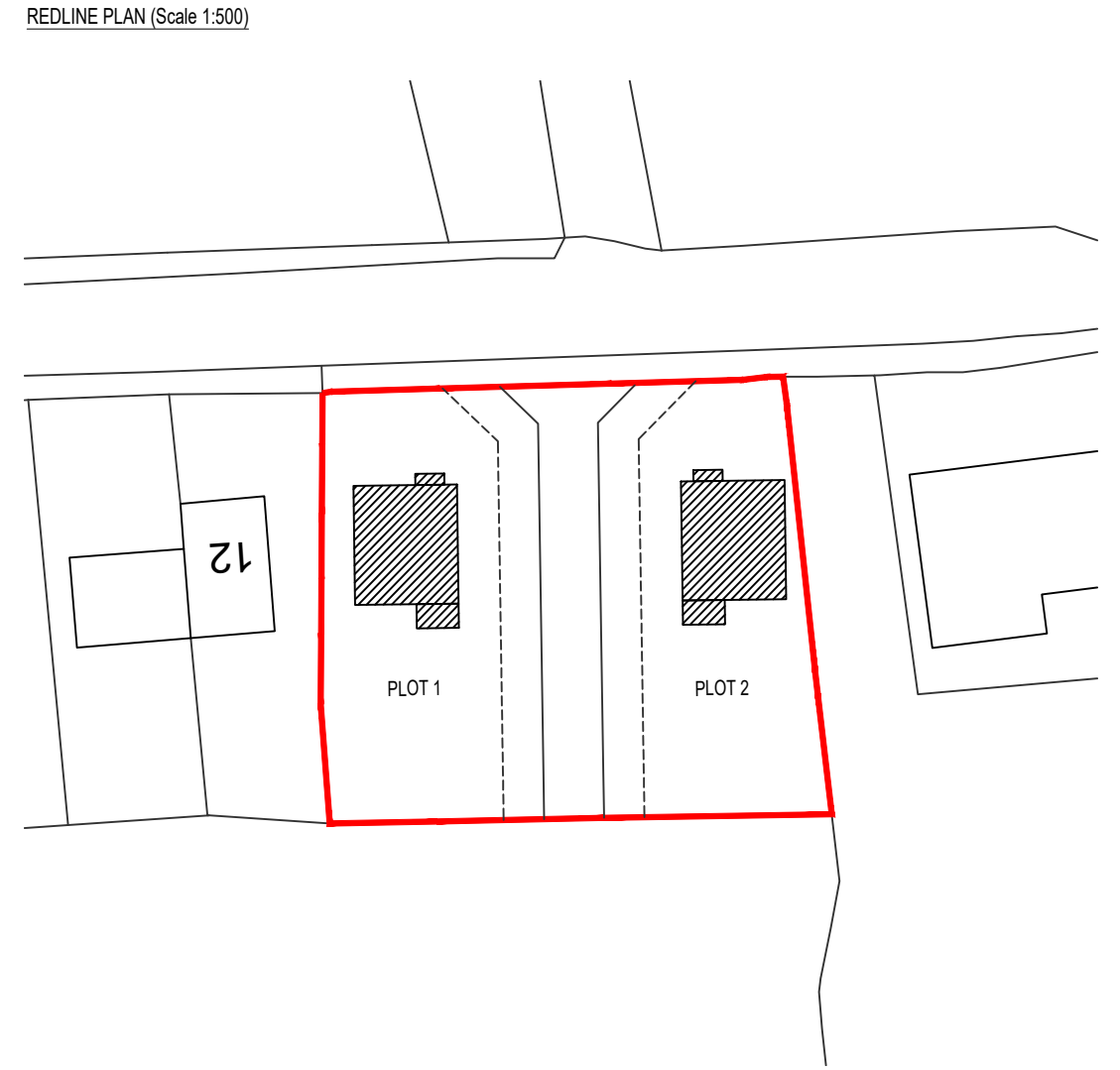
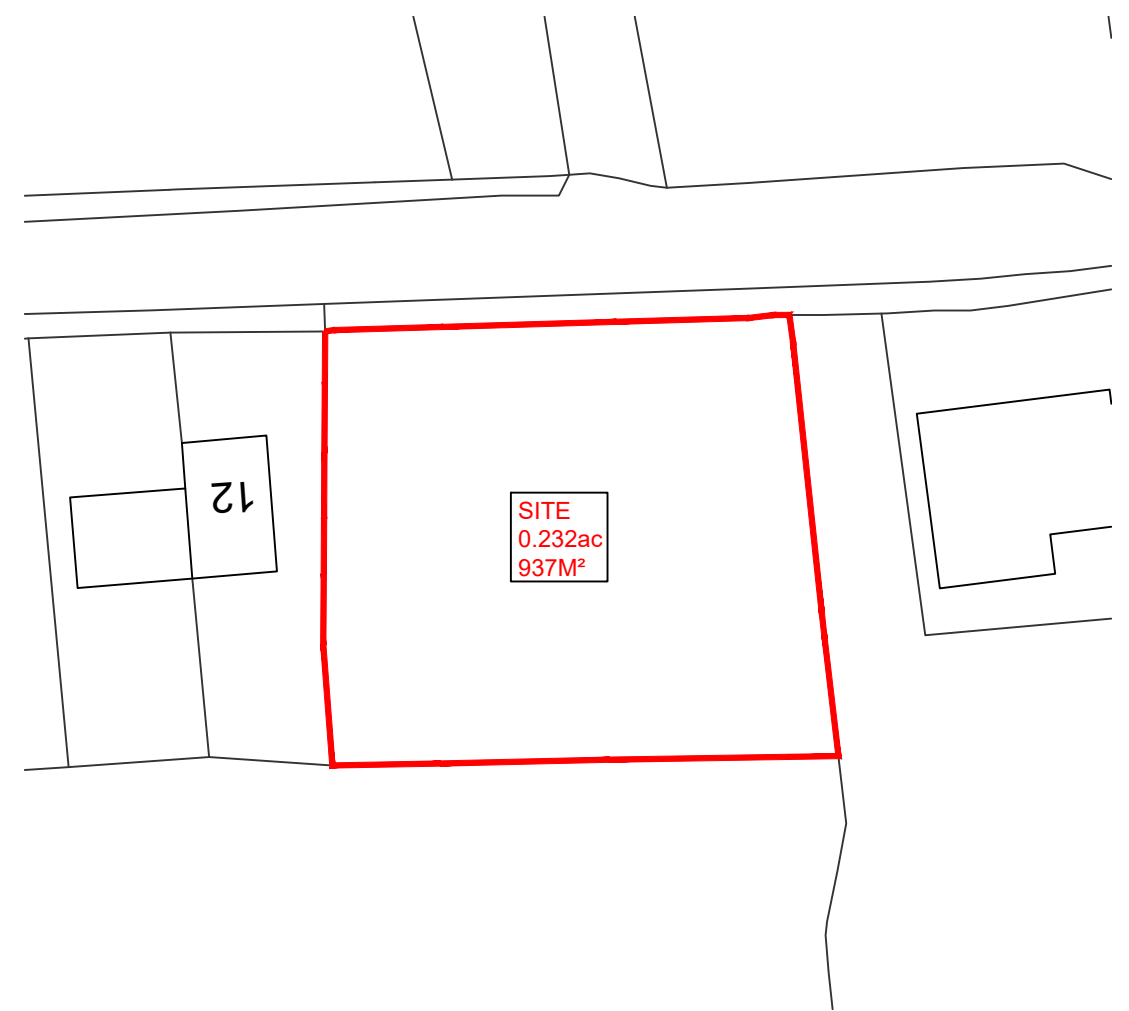
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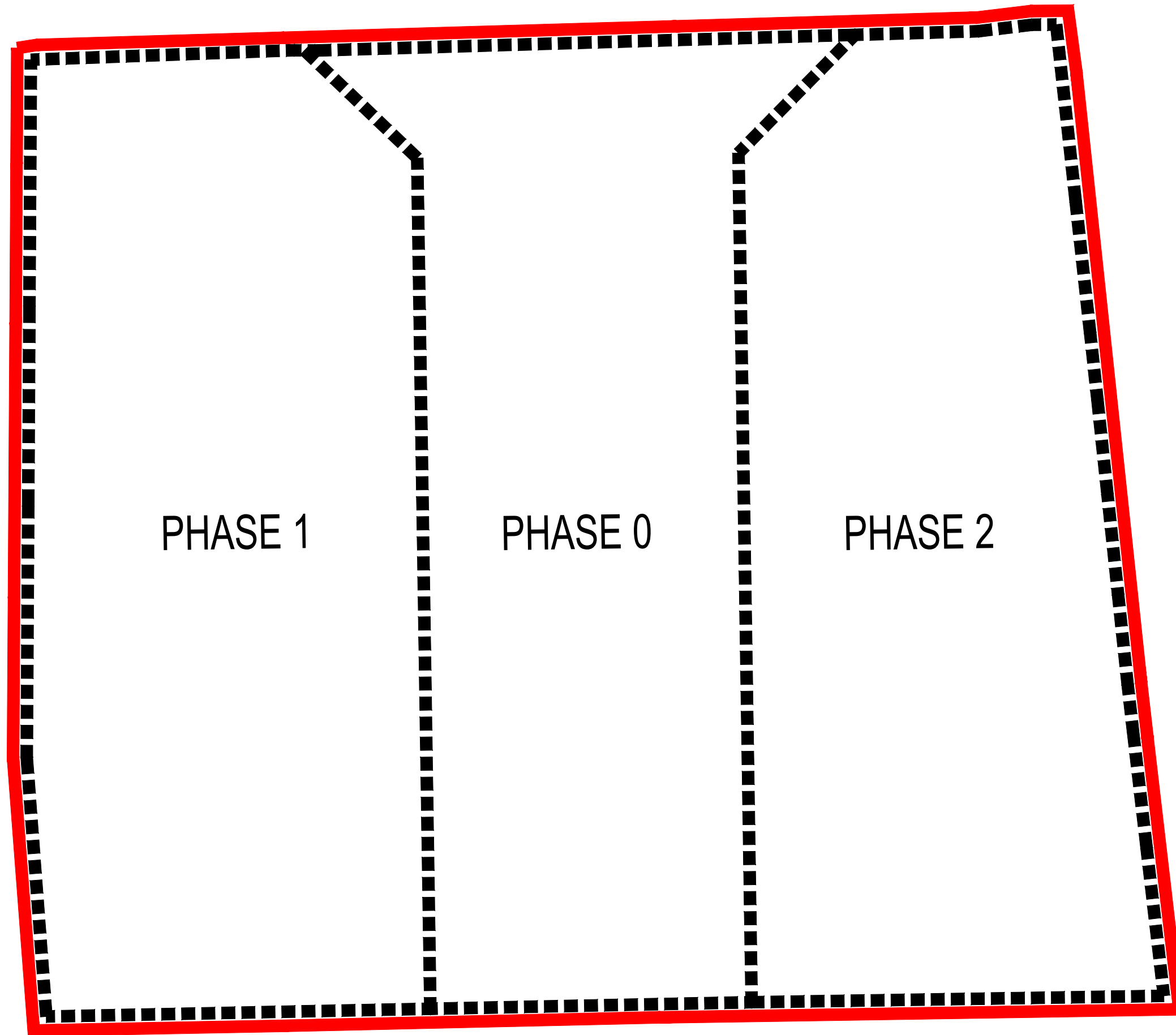
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INDICATIVE BLOCK PLAN (Scale 1:500)



Rev	Date	Description	Drawn	Check	Approve

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Client **MULGRAVE ESTATE**

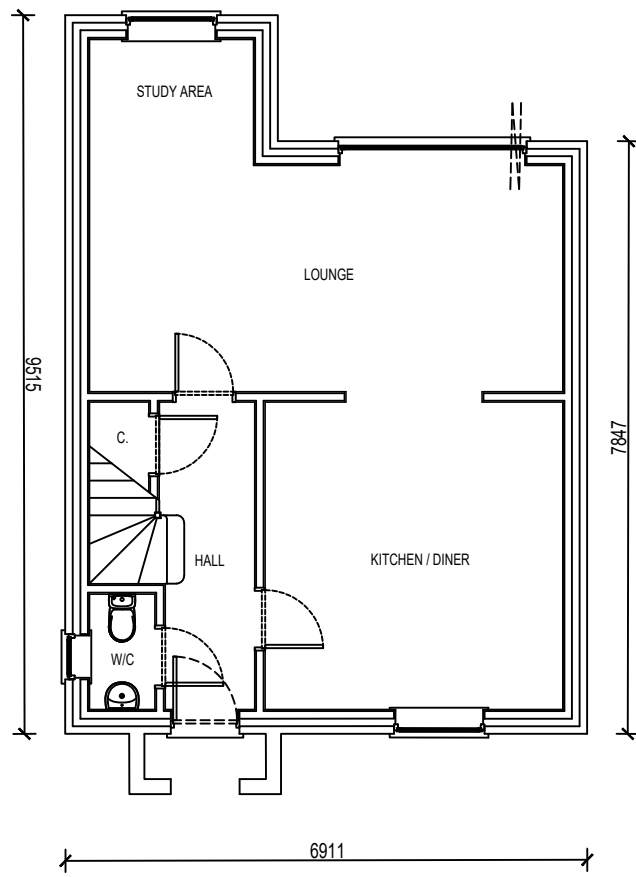
Project **LAND EAST OF 12 ESK VIEW
EGTON, WHITBY, YO21 1UD**

Drawing **PHASING PLAN**

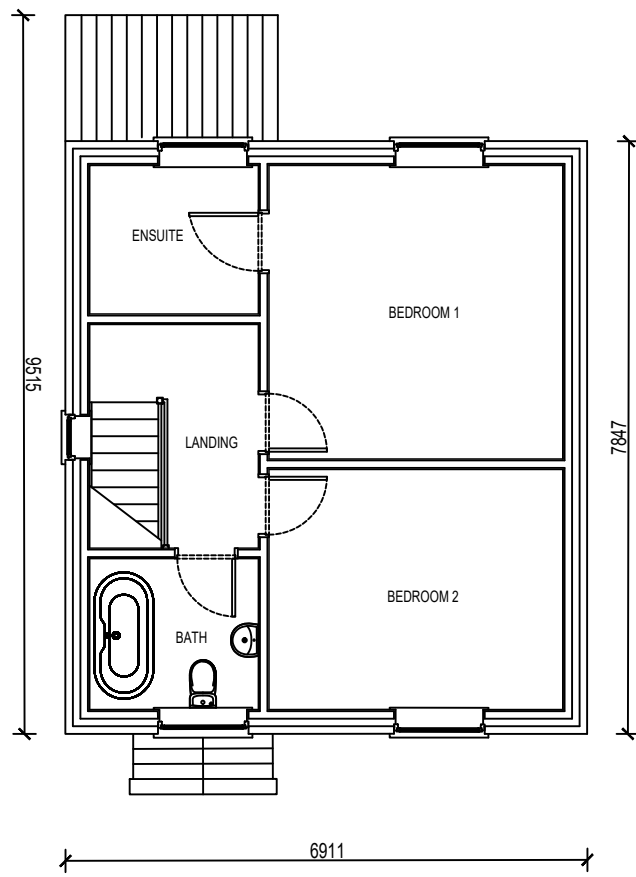
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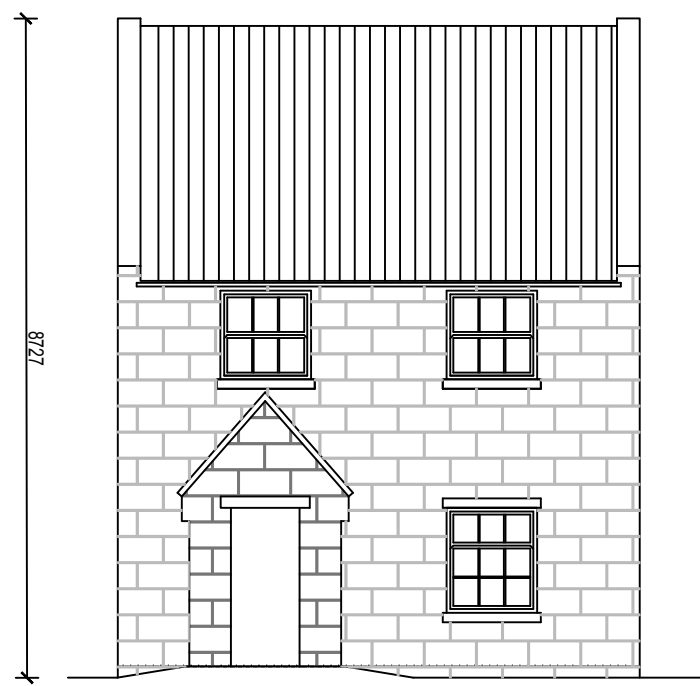
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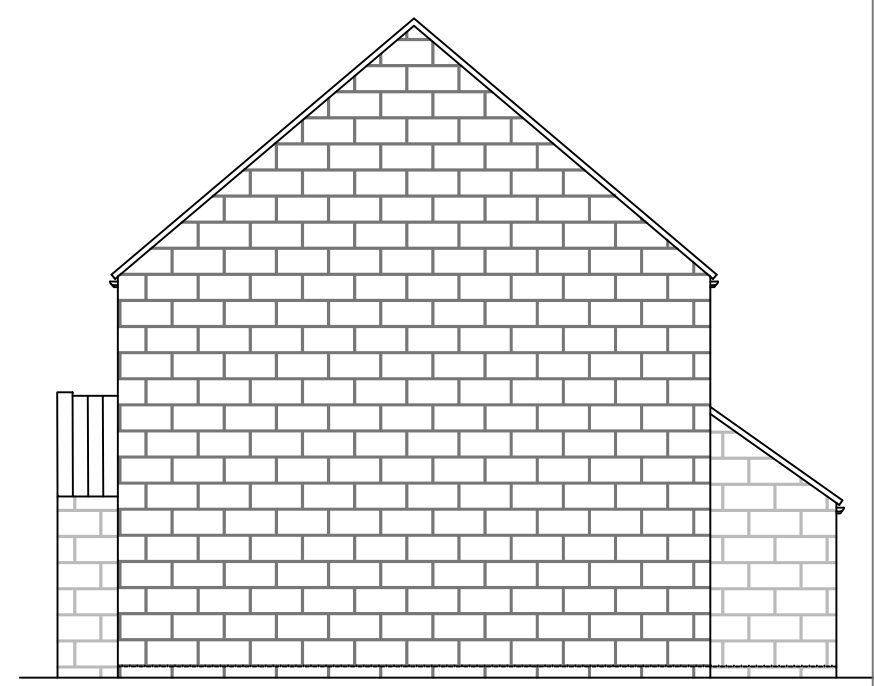
GROUND FLOOR PLAN



FIRST FLOOR PLAN



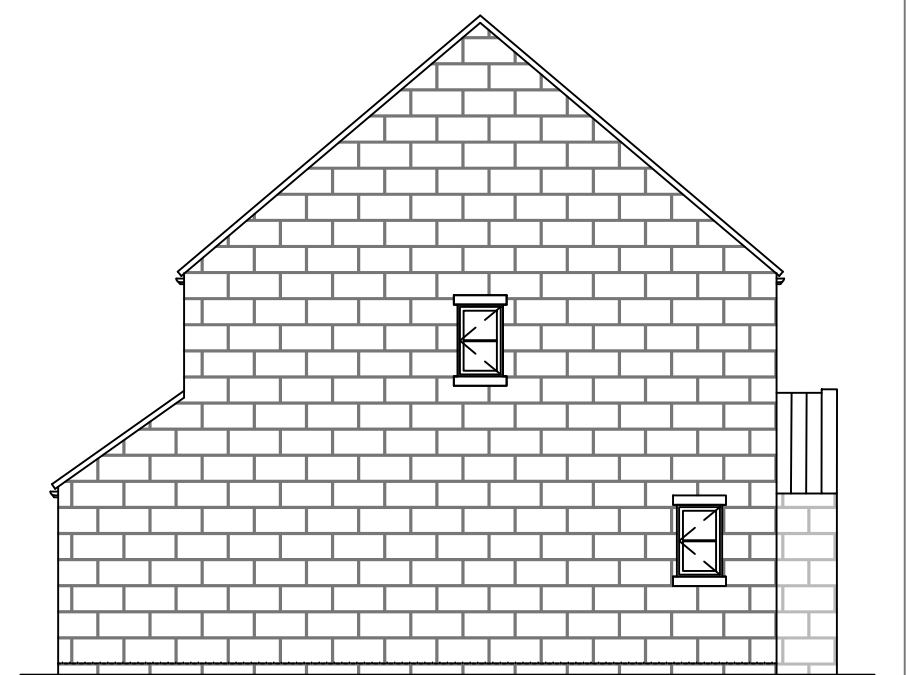
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ELEVATION B-B



ELEVATION C-C



ELEVATION D-D

SCOPE OF WORKS

PROPOSAL TO CONSTRUCT 2 NO 2 BEDROOM DWELLINGS AND FIELD ACCESS ROAD AT THE SITE ESK VIEW, EGTON, WHITBY, YO21 1UE

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SITE

- BOUNDARIES: POST & RAIL FENCING WITH NATIVE MIX HEDGE
- NOTE 1: EXISTING SITE LEVELS TO REMAIN UNCHANGED
- NOTE 2: STRUCTURAL CALCULATIONS & FOUNDATION DESIGN BY OTHERS
- NOTE 3: BUILDING REGULATIONS & CONSTRUCTION DETAILS BY OTHERS
- NOTE 4: SITE AREA = 0.093 ha (0.232 Acre)
- BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE
- THESE DRAWINGS ARE INTENDED FOR PLANNING PURPOSES ONLY.

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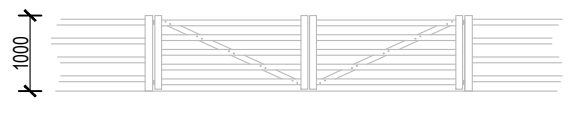
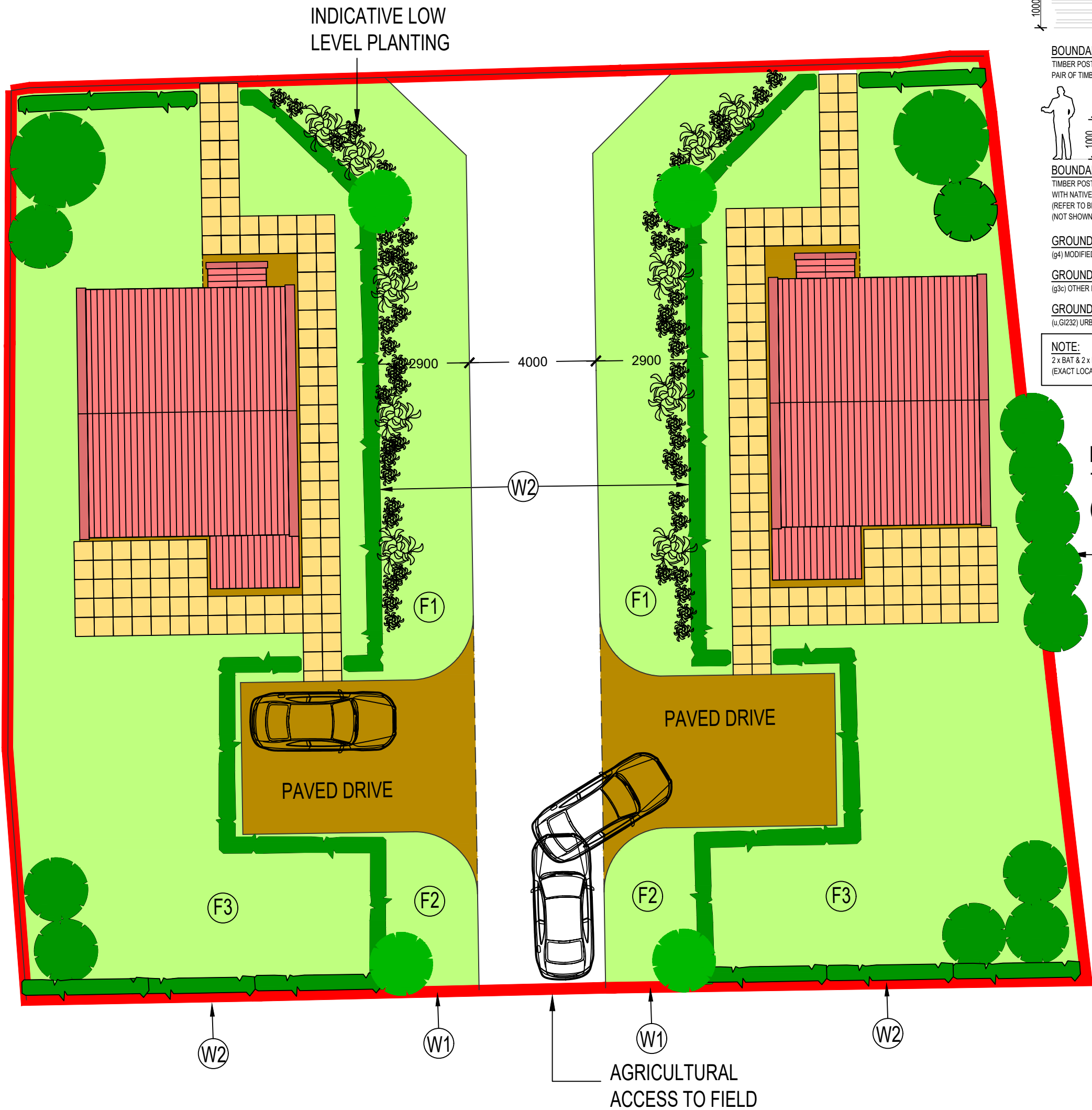
Client: MULGRAVE ESTATE

Project: LAND EAST OF 12 ESK VIEW
EGTON, WHITBY, YO21 1UD

Drawing: PLANS & ELEVATIONS
PROPOSED PLOT 1
(PLOT 2 HANDED)

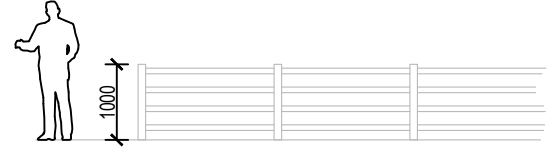
Drawing Number: 05-2023-1003

Scale: 1:100 | Sheet: 1 OF 1 | Rev: -



BOUNDARY TREATMENT - W1 (SCALE 1:100)

TIMBER POST & RAIL FENCE
PAIR OF TIMBER TRADITIONAL 5 BAR GATES



BOUNDARY TREATMENT - W2 (SCALE 1:100)

TIMBER POST & RAIL FENCE
WITH NATIVE SPECIES MIX HEDGE BEHIND (PRIORITY HABITAT) h2a
(REFER TO BNG PLAN, MAB, AUGUST 2023)
(NOT SHOWN FOR CLARITY)

GROUND COVER - F1

(g4) MODIFIED GRASSLAND (REFER TO BNG PLAN, MAB, AUGUST 2023)

GROUND COVER - F2

(g3c) OTHER NEUTRAL GRASSLAND (REFER TO BNG PLAN, MAB, AUGUST 2023)

GROUND COVER - F3

(u.GI232) URBAN VEGETATED GARDEN (REFER TO BNG PLAN, MAB, AUGUST 2023)

NOTE:

2 x BAT & 2 x BIRD BOXES WILL BE INSTALLED ON THE BUILDING/ BOUNDARY WALLS
(EXACT LOCATION TBC)

Rev	Date	Description	Drawn	Check	Approve

SCOPE OF WORKS

PROPOSAL TO CONSTRUCT 2 NO 2 BEDROOM DWELLINGS AND FIELD ACCESS ROAD AT THE SITE ESK VIEW, EGTON, WHITBY, YO21 1UE

THE PROJECT WILL AIM TO COMPLIMENT THE LOCAL PROPERTIES AND ENHANCE THE AREA & USE SUSTAINABLE MATERIALS AND ECO PRODUCTS WHERE AVAILABLE.

HOUSE MATERIAL SCHEDULE

- EXTERIOR WALLS: BUFF STONE FACING
- INTERIOR WALLS: BLOCK WORK WITH PLASTER SKIM
- ROOF: RED CONCRETE PAN TILE
- RAINWATER GOODS: BLACK
- DOORS & WINDOWS: TIMBER & COMPOSITE

SITE

- BOUNDARIES: POST & RAIL FENCING WITH NATIVE MIX HEDGE
- NOTE 1: EXISTING SITE LEVELS TO REMAIN UNCHANGED
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- REFER TO BNG PLAN, MAB, AUGUST 2023

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Client: MULGRAVE ESTATE

Project: LAND EAST OF 12 ESK VIEW
EGTON, WHITBY, YO21 1UD

Drawing: LANDSCAPING PLAN

Drawing Number: 05-2023-1004

Scale: 1:125 Sheet: 1 OF 1 Rev: -

Rev	Date	Description	Drawn	Check	Approve

SCOPE OF WORKS

PROPOSAL TO CONSTRUCT 2 NO 2 BEDROOM DWELLINGS AND FIELD ACCESS ROAD AT THE SITE ESK VIEW, EGTON, WHITBY, YO21 1UE

THE PROJECT WILL AIM TO COMPLIMENT THE LOCAL PROPERTIES AND ENHANCE THE AREA & USE SUSTAINABLE MATERIALS AND ECO PRODUCTS WHERE AVAILABLE.

HOUSE MATERIAL SCHEDULE

- EXTERIOR WALLS: BUFF STONE FACING
- INTERIOR WALLS: BLOCK WORK WITH PLASTER SKIM
- ROOF: RED CONCRETE PAN TILE
- RAINWATER GOODS: BLACK
- DOORS & WINDOWS: TIMBER & COMPOSITE

SITE

BOUNDARIES: POST & RAIL FENCING WITH NATIVE MIX HEDGE

NOTE 1: EXISTING SITE LEVELS TO REMAIN UNCHANGED

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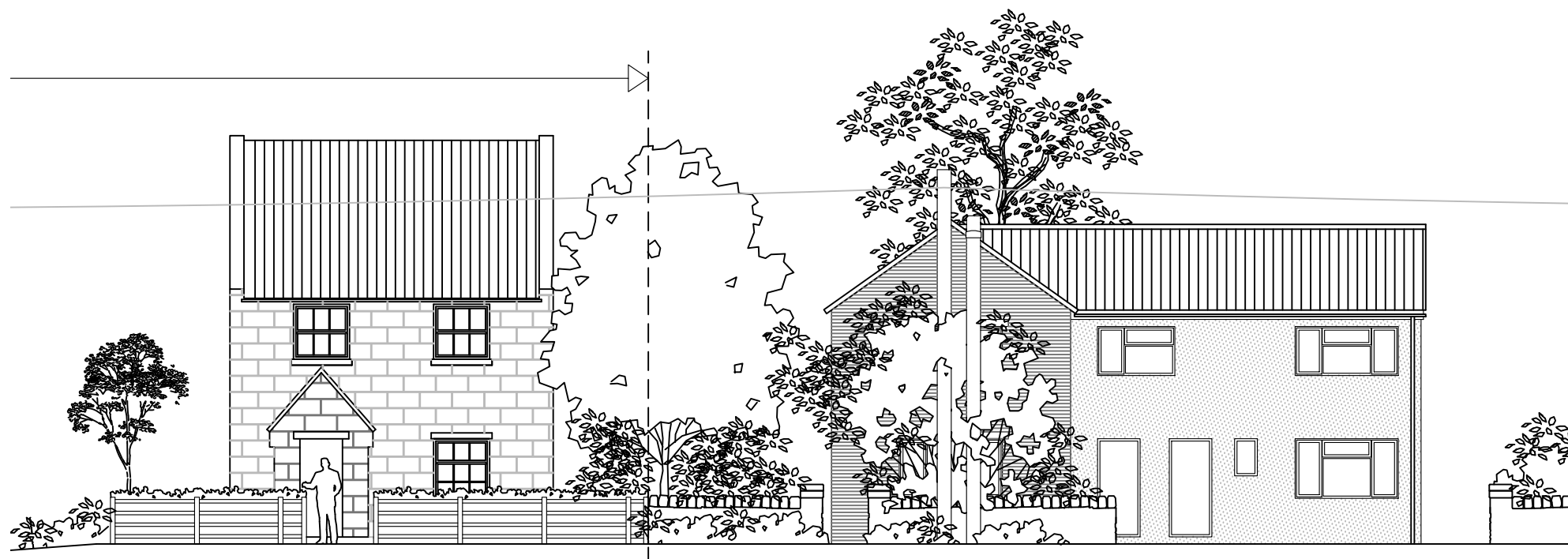
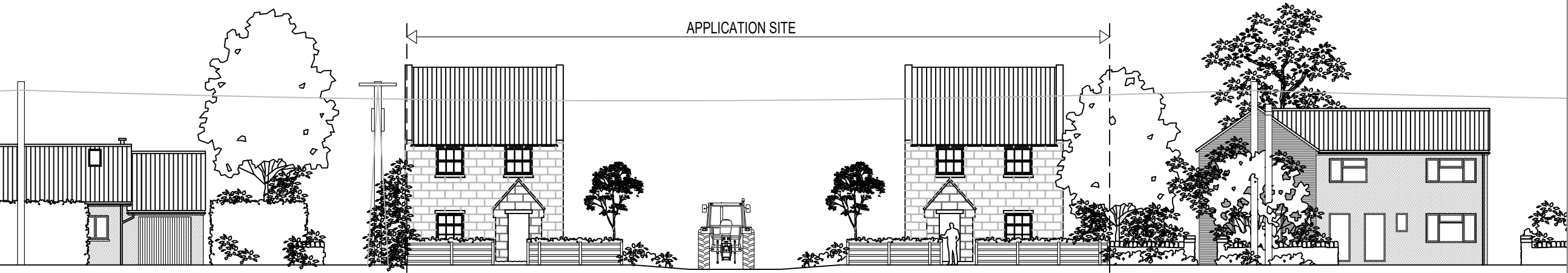
BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

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APPLICATION SITE

HONEYBEE HOUSE & PLOT 2

PLOT 1 & NO 12



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Client **MULGRAVE ESTATE**

Project **LAND EAST OF 12 ESK VIEW
EGTON, WHITBY, YO21 1UD**

Drawing **ILLUSTRATIVE STREET VIEW**

Drawing Number **05-2023-1005**

Scale **NTS** Sheet **1 OF 1** Rev **-**



APPENDIX 2

FLOOD RISK INFORMATION

Flood map for planning

Your reference
EA F

Location (easting/northing)
480989/506337

Created
24 Apr 2020 12:28

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

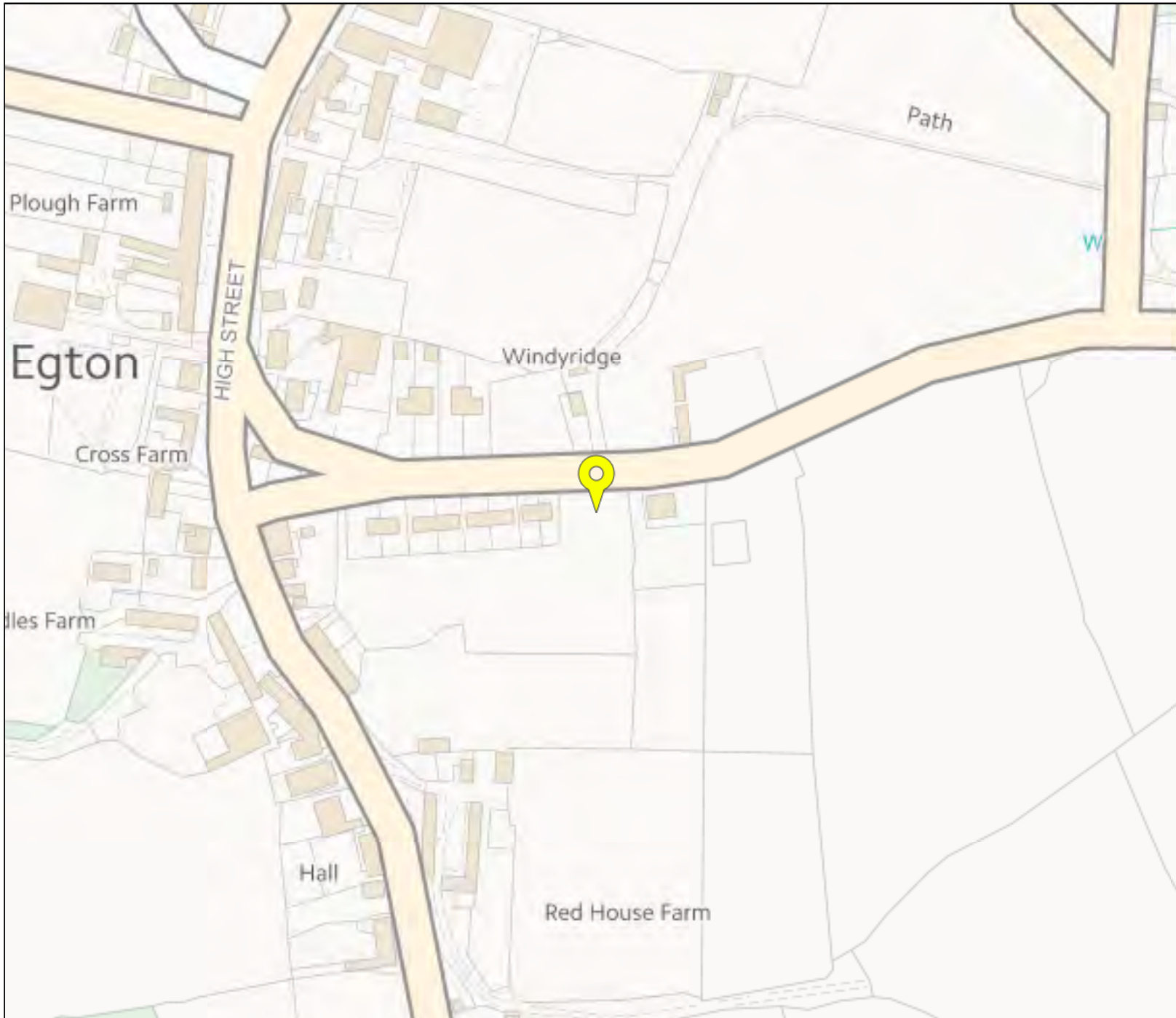
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

EA F

Location (easting/northing)








480989/506337

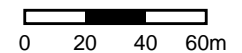
Scale

1:2500

Created

24 Apr 2020 12:28

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



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NYMNPA

08/08/2023

BIODIVERSITY NET GAIN ASSESSMENT

Esk View Plots, Egton

August 2023



Environment & Ecology Ltd

MAB Environment & Ecology Ltd
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Registered in the U.K. no.6504129

Author	Jordan Brandrick BSc (Hons)	
Status	Date	Approved by:
First issue	02/08/2023	Jake Walker BSc (Hons)

Site:

Esk View Plots
Egton
Whitby
YO21 1UD

Dates:

Site walkover: 11/07/2023

Client:

Mulgrave Estate
Mulgrave Castle
Lythe
Whitby
YO21 3RJ

Local Planning Authority:

North Yorkshire Council – Scarborough District

MAB ref:

2023-1595

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1 Summary

A Biodiversity Net Gain (BNG) metric has been undertaken at Esk View, Egton to accompany a planning application for the construction of residential dwellings.

The site comprises of 0.09ha of land consisting of mostly grassland habitat with a section of existing access track running through the middle.

No irreplaceable habitats will be lost to the development. A total area of 0.0609ha of grassland habitat will be lost to facilitate the creation of the proposed buildings and access; and associated vegetated garden.

Habitat creation will involve the creation of sections of moderate condition other neutral grassland (totalling an area of 0.0028ha) to the south of the site as well as additional strips of modified grassland (poor condition) which will be created on the access track verge in front of the proposed dwellings (0.0120ha). Four urban trees of native species will also be planted onsite. These will be planted as extra heavy standard specimen trees; thus, it is reasonable to assume that at least 1 should achieve a >30cm diameter at breast height after 30 years growth to achieve 'medium tree' classification. Additionally, a total length of 106m of native hedgerow will be planted in front of the proposed dwellings as part of the development.

This habitat creation ensures that the development will achieve a **39.92% net gain in habitat units** and a **1278.63% net gain in hedgerow units**. This satisfies local policy and the trading rules of the metric.

2 Introduction

MAB Environment and Ecology Ltd was commissioned by Mulgrave Estate to undertake a Biodiversity Net Gain Assessment to accompany a planning application for construction of dwellings at Esk View, Egton.

The site comprises a parcel of grassland with an existing access track running through the centre. The site is located at OS Grid Ref NZ80980633 and is shown on Figure 1.

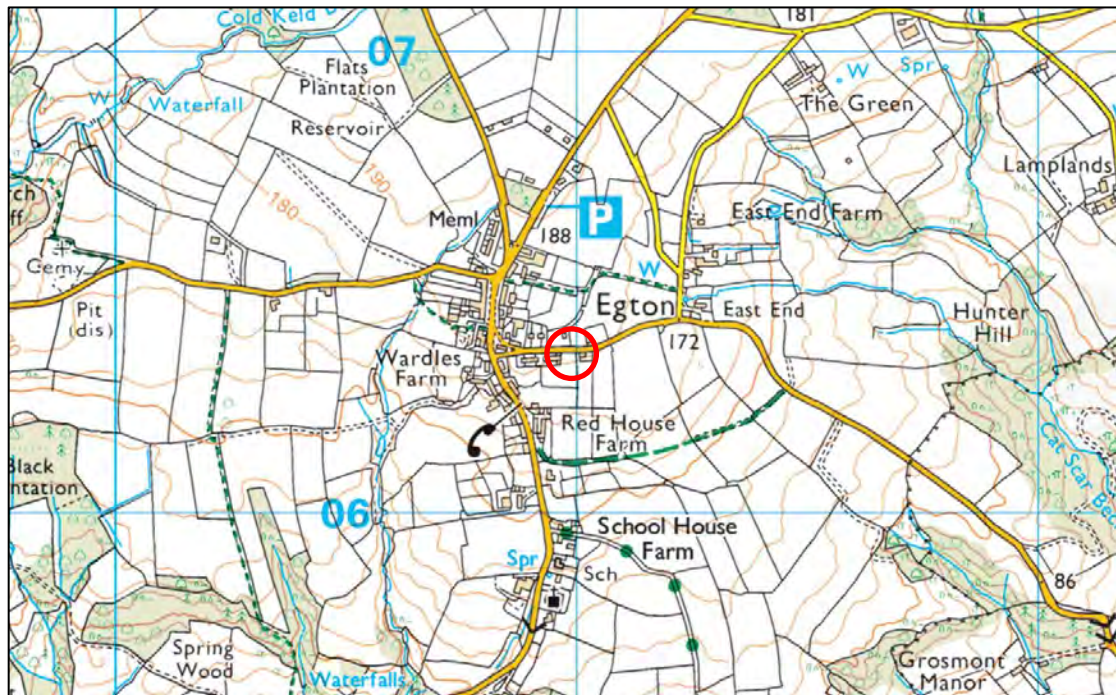


Figure 1: Site location (1:25,000).

The objectives of this report are to:

- Establish baseline conditions on-site.
- Provide habitat baseline plan, and proposed design plans.
- Determine feasibility of the development achieving Biodiversity Net Gain (BNG)

Ecologists from MAB Environment and Ecology Ltd are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow the Institute's Code of Professional Conduct when carrying out ecological work.

3 Methodology

3.1 Desktop study

3.1.1 DEFRA's interactive MAGIC map was used for a baseline assessment of available environmental information of over 300 datasets including Priority Habitats & Species inventories, Designations, Environmental & Historic Landscape Agreements, SSSI impact zones, and Wildlife Licenses.

3.2 Field survey, Mapping, and Metric Calculations

3.2.1 Baseline site surveys were undertaken in July 2023 by Alice Brown and Jordan Brandrick.

3.2.1 Alice Brown is an Ecologist for MAB. She is a qualifying member of CIEEM and has a BSc (Hons) in Ecology and Conservation. She has worked for MAB since the beginning of 2022 and holds a Class Survey Licence CL17 (Bat Survey Level 1) registration number 2023-11025-CL17-BAT.

3.2.2 Jordan Brandrick is an Assistant Ecologist for MAB. She is a qualifying member of CIEEM and holds a BSc (Hons) in Biosciences from the University of Durham.

3.2.3 UK HABS habitat survey of the site was conducted following standard published guidelines (Butcher et al, 2020). This involved a walkover of the site, mapping all habitats present which fell into the appropriate Minimum Mapping Units (MMU). MMU's were decided upon pre survey. Small scale MMU's = Area 25m², linear feature 5m. Species proportions were recorded where possible using the DAFOR scale where D is dominant, A is abundant, F is frequent, O is occasional and R rare. The survey was extended to include records of protected or notable fauna and the habitats were evaluated for their potential to support such fauna. Any invasive plant species listed on Schedule 9 of the Wildlife and Countryside Act were also recorded.

3.2.4 Spatially accurate digital baseline and proposed habitat maps were created using QGIS3. UK Habs symbology was used to show habitat types, and linear features within the site.

3.2.5 OS Survey MasterMap Topography layer[®] were used in conjunction with British National Grid OSG:27700 co-ordinate system to accurately map and obtain pre and post development habitat dimensions. OS MasterMaps re the most detailed and accurate view of Great Britain’s landscapes, with a Stated accuracy of:

- Urban +/- 1m
- Rural +/- 8m

3.2.6 Qfield was used in conjunction with a Stonex UT56 Rugged Tablet for in field data collection and mapping. Stone UT56 uses Global Navigation Satellite System (GNSS) MT6631, GPS, Galileo, GLONASS, and BeiDou to plot accurate area and linear features in-situ.

3.2.7 GPS accuracy was checked prior to on-site mapping using GNSS Status app.

3.2.8 Dream-Haus Limited, 05-2023-1004 (LANDSCAPING) new, Drawing No. 05-2023-1004 was used for proposed habitat creation and layout.

3.2.9 Biodiversity Metric 4.0 was used to determine baseline metric calculations and biodiversity scores post-development.

4 Limitations

There were no limitations regarding survey data or BNG calculations.

5 Baseline ecological conditions

5.1 Current Site conditions

5.1.1 The site consists of 0.09ha of land consisting of mostly grassland habitat with a section of access track (which is to be retained) running through the middle.

5.1.2 The majority of grassland onsite is modified grassland, in a mixture of moderate and poor condition. The areas classified as moderate condition achieved between 6 and 8 species per square meter; these are the areas located in strips beside the existing access track. Species identified include mostly grass species such as meadow foxtail (*Alopecurus pratensis*), perennial ryegrass (*Lolium perenne*), and common bent with areas of ruderal species, such as shepherds' purse (*Capsella bursa-pastoris*), bindweed (*Convolvulus arvensis*), common nettle (*Urtica dioica*), common dandelion (*Taraxacum officinale*), creeping buttercup (*Ranunculus repens*), sorrel (*Rumex acetosa*), and common hawkweed (*Hieracium aurantiacum*).

5.1.3 There is additionally a small section of other neutral grassland to the northwest of the site which has been classified as poor condition as although it achieved over 9 species per square meter and had a variety of herbs present, it is not representative of the UK HABS definition due to the abundance of ruderal species and those indicative of suboptimal condition present.

5.1.4 There is a small line of trees on the eastern boundary of the site – these are to be retained.

5.1.5 Site photographs are below.

5.1.6 Figure 1 shows the baseline habitats.



Photo 1: East section of grassland. Access track visible.



Photo 2: West section of grassland.



Photo 3: Section of moderate condition modified grassland.



Photo 4: Section of poor condition modified grassland.



Photo 5: TN1 rubble pile.



Photo 6: TN2 wood pile.



Photo 7: TN3 earth mound.

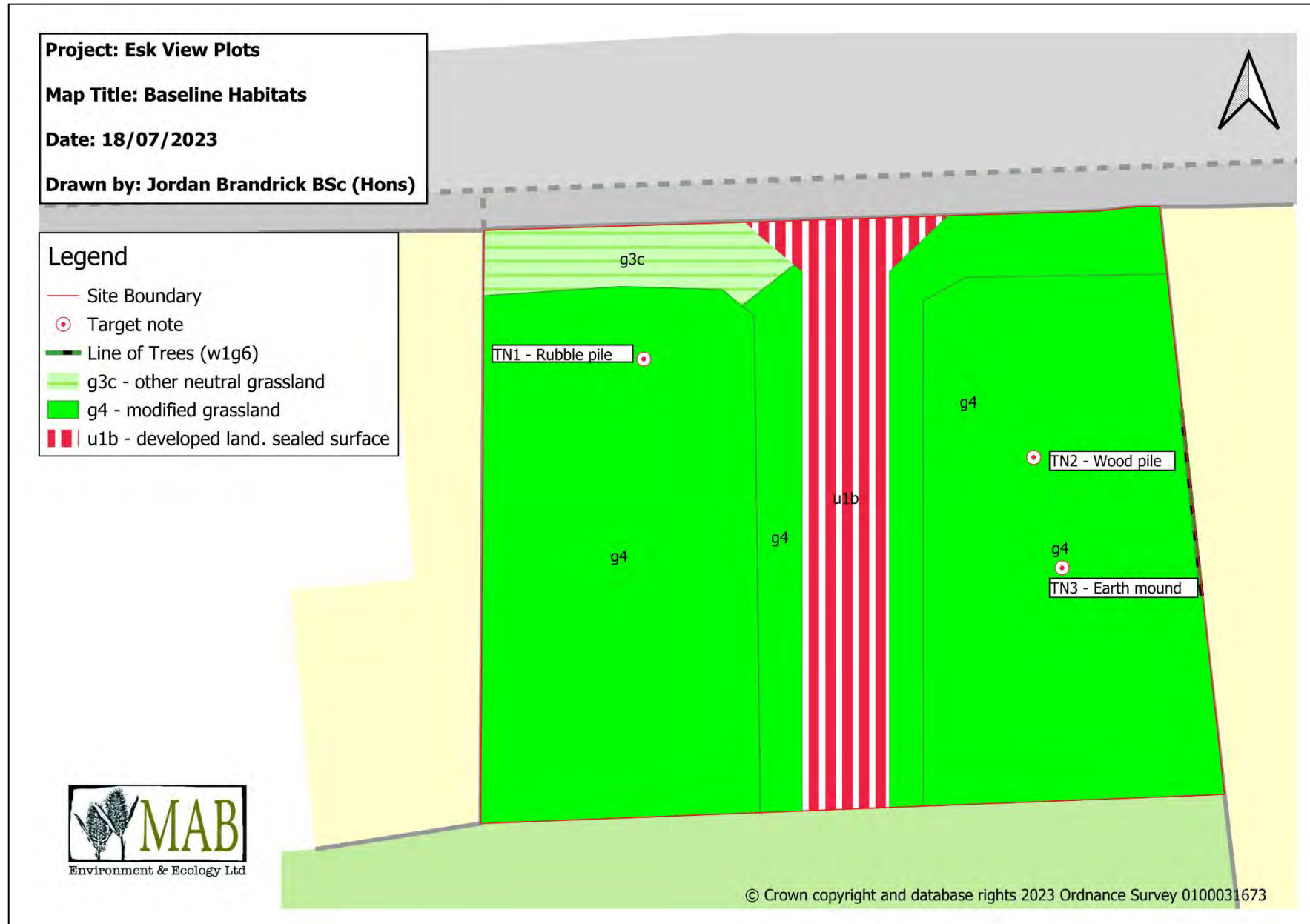


Figure 2: Baseline habitats.

5.2 Baseline metric calculations

Ref	Existing area habitats			Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Strategic significance		Total habitat units
1	Grassland	Other neutral grassland	0.0039	Medium	Poor	Area/compensation not in local strategy/ no local strategy	Same broad habitat or a higher distinctiveness habitat required	0.02
2	Urban	Developed land; sealed surface	0.0112	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
3	Grassland	Modified grassland	0.0596	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required \geq	0.12
4	Grassland	Modified grassland	0.0121	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required \geq	0.05
5								
			Total habitat area	0.09				0.18
			Site Area (Excluding area of individual trees and Green walls)	0.09				

Figure 3: Baseline area habitat calculations.

Baseline ref	Hedge number	Existing hedgerow habitats		Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline	Length retained
		Hedgerow type	Length (km)	Distinctiveness	Condition	Strategic significance		Total hedgerow units	
1		Line of trees	0.008	Low	Poor	Area/compensation not in local strategy/ no local strategy	Same distinctiveness band or better	0.02	0.008
2									

Figure 4: Baseline hedgerow calculations.

6 Proposed design

6.1.1 The proposed development consists of the erection of two detached residential dwellings with associated garden and access. Landscaping plan for the development is available in Appendix 5.

6.1.2 A total area of 0.0609ha of grassland habitat will be lost to the development. This is to facilitate 0.0271ha of sealed surface which will be created for the proposed buildings and access; and an area of 0.0338ha of vegetated garden which will be created in the area immediately surrounding the buildings.

6.1.3 Two sections of moderate condition other neutral grassland will be created to the south of the development totalling an area of 0.0028ha. These will be species-rich grassland areas (≥ 9 species per m^2), providing resources for pollinators.

6.1.4 Additional strips of modified grassland of poor condition will be created on the access track verge in front of the proposed dwellings. These total an area of 0.0120ha.

6.1.5 Four urban trees will be planted onsite within the proposed grassland areas. These will be planted as extra heavy standard specimen trees; as a result, it is reasonable to suggest that at least 1 should achieve a >30 cm diameter at breast height after 30 years growth to achieve 'medium tree' classification. It is recommended these are native species.

6.1.6 A total length of 106m of hedgerow will be planted in front of the proposed dwellings. Species should be native.

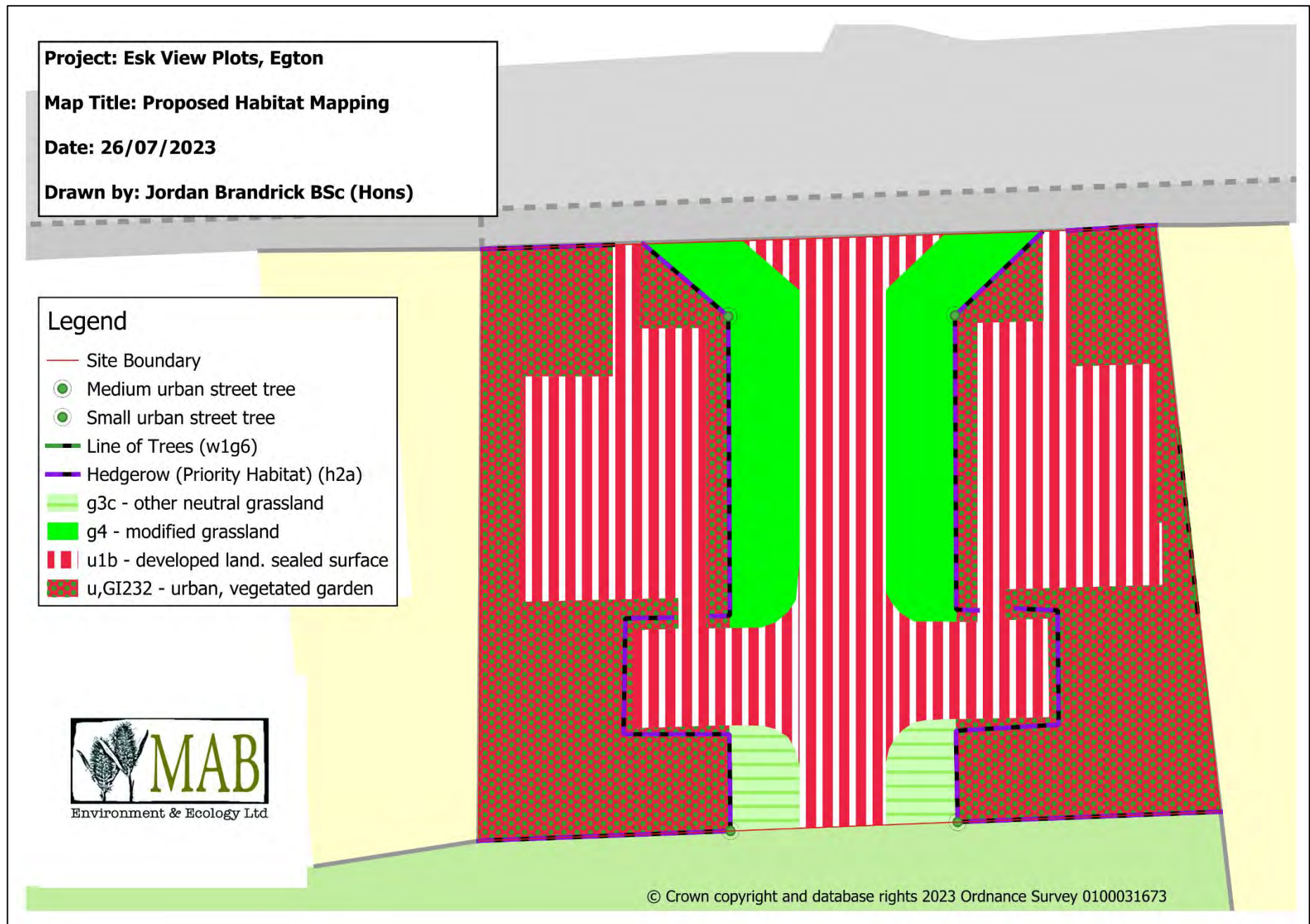


Figure 5: Proposed habitats.

7 Biodiversity Net Gain Metric

7.1.1 The proposed development will result in a 39.92% net gain in habitat units and a 1278.63% increase in hedgerow units. This satisfies local policy and the trading rules of the metric.

FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	0.07
	<i>Hedgerow units</i>	0.20
	<i>Watercourse units</i>	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	39.92%
	<i>Hedgerow units</i>	1278.63%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Figure 8: Headline results.

8 Habitat creation & management enhancement

Other Neutral Grassland

8.1.1 Creation/enhancement of the grassland should follow practiced guidelines in meadow creation/restoration. Enhancement will likely involve the following methods:

Preparation

- Current sward should be kept short during autumn and spring
- Create at least 50% bare ground in June-mid-July by mechanical management (scarify ground)

Sowing

- Seed mixtures spread between August- late September OR in March – April
- Seeds should be spread using the recommended rate (i.e., 4g/m²)
- Seed should be scattered on surface - replicating natural processes.
- Scattered seeds will need to be in contact with bare soil – rolling of recipient field straight after seed has been spread will achieve this.
- Vegetation growth should be restricted in the autumn of first year to reduce competition – this can be managed by an additional cut in the late autumn.

8.1.2 Recommended species can be found in Appendix 1.

Tree Planting

8.1.3 Planting of new trees should be undertaken between November-March. Planting should be avoided during very cold or windy weather – not in frozen or waterlogged soils.

8.1.4 Tree species should be native. Suitable trees species include, but are not limited to, Field Maple (*Acer campestre*), Sycamore (*Acer pseudoplatanus*), Birch (*Betula sp.*), and Oak (*Quercus robur*).

8.1.5 Bare-root and rootballed trees and shrubs should be planted immediately, but if this is not possible then they can be heeled in (temporary planting in the soil to prevent the roots drying out) until planting is possible.

8.1.6 To ensure that the trees are protected from damage, tree guards should be installed around the newly planted trees. Constructed timber basket guards will provide long-term protection until the tree reaches maturity.

8.1.7 Two years post-planting newly planted trees should be assessed to determine if they have established successfully. If any trees have failed then they should be replaced, a further check on any re-planted trees should be undertaken two years post planting.

9 Conclusion

A Biodiversity Net Gain (BNG) metric has been undertaken at Esk View, Egton to accompany a planning application for the construction of residential dwellings on an existing area of grassland habitat with a section of existing access track running through the middle.

To facilitate the development, a total area of 0.0609ha of grassland habitat will be lost to for the creation of the proposed buildings and access; and associated vegetated garden. This will be offset through habitat creation of moderate condition other neutral grassland, modified grassland (poor condition) and the planting of four trees. A total length of 106m of native hedgerow will also be planted as part of the development.

This ensures that the development will achieve a **39.92% net gain in habitat units** and a **1278.63% net gain in hedgerow units**. This satisfies local policy and the trading rules of the metric.

10 References

BS42020. *Biodiversity - Code of Practice for planning and development*. British Standards Institution 2013.

Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System.

<http://www.communities.gov.uk/publications/planningandbuilding/circularbiodiversity>

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

National Planning Policy Framework 2018: <https://www.gov.uk/government/collections/revised-national-planning-policy-framework#revised-national-planning-policy-framework>

UK Biodiversity Action Plan Priority Species and Habitats List. <http://jncc.defra.gov.uk>

Magnificentmeadows.org.uk. n.d. [online] Available at:

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Butcher, B., Carey, P., Edmonds, R., Norton, L. Treweek, J. (2020). *UK Habitat Classification – Habitat Definitions V1.1* at <http://ukhab.org>

STEPHEN PANKS ^A, NICK WHITE ^A, AMANDA NEWSOME ^A, MUNGO NASH ^A, JACK POTTER ^A, MATT HEYDON ^A, EDWARD MAYHEW ^A, MARIA ALVAREZ ^A, TRUDY RUSSELL ^A, CLARE CASHON ^A, FINN GODDARD ^A, SARAH J. SCOTT ^B, MAX HEAVER ^C, SARAH H. SCOTT ^C, JO TREWEEK ^D, BILL BUTCHER ^E AND DAVE STONE ^A 2022. *Biodiversity metric 3.1: Auditing and accounting for biodiversity – User Guide*. Natural England.

Appendix 1: Recommended species

Wildflowers (20%):

Centaurea nigra - Common Knapweed
Cerastium fontanum - Common Mouse ear
Conopodium majus - Pignut
Geranium sylvaticum - Wood Cranesbill
Hypochaeris radicata - Cat's ear
Lathyrus pratensis - Meadow Vetchling
Lotus corniculatus - Bird's foot Trefoil
Plantago lanceolata - Ribwort Plantain
Primula veris - Cowslip
Prunella vulgaris - Selfheal
Ranunculus acris - Meadow Buttercup
Rhinanthus minor - Yellow Rattle
Rumex acetosa - Common Sorrel
Sanguisorba officinalis - Great Burnet
Succisa pratensis - Devil's bit scabious
Trifolium repens - White Clover
Viola riviniana - Common Dog Violet

Grasses (80%):

Agrostis capillaris - Common Bent
Anthoxanthum odoratum - Sweet Vernal Grass
Festuca rubra - Red Fescue
Dactylis glomerata - Cocksfoot
Poa trivialis - Rough Meadow

Appendix 3: Local Planning Policy

North York Moors National Park Authority Local Plan, July 2020

Strategic Policy C - Quality and Design of Development

7. Proposals enhance local wildlife and biodiversity, for example through the inclusion of nesting boxes and bat roosts;

Strategic Policy H - Habitats, Wildlife, Biodiversity and Geodiversity

1. The conservation, restoration and enhancement of habitats, wildlife, biodiversity and geodiversity in the North York Moors National Park will be given great weight in decision making.

2. All development and activities will be expected to:

a) Maintain and where appropriate enhance features of ecological value and recognised geodiversity assets;

b) Maximise opportunities to strengthen the integrity and resilience of habitats and species within the National Park and provide a net gain in biodiversity; including those species for which the National Park supports a significant proportion of the regional or national populations and those found at the edge of their range. Examples would include nightjar, honey buzzard, goshawk and turtle dove; and

c) Maintain and where appropriate enhance existing wildlife connections and landscape features such as water courses, disused railway lines, hedgerows and tree lines for biodiversity as well as for other green infrastructure and recreational uses.

3. 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: a) There are no alternative options that would avoid or reduce the harm to the protected or valuable interest;

b) Suitable mitigation measures to avoid or reduce the harm have been incorporated into the proposals and will be maintained in order to retain their biodiversity or geodiversity benefits;

c) Any residual harmful impacts have been offset through appropriate habitat enhancement, restoration or creation on site or elsewhere; and

d) The wider sustainability benefits of the development outweigh the harm to the protected or valuable interest.

Proposals will be considered in accordance with the following hierarchy:

International Sites and Protected Species:

Proposals that have a likely significant effect on European sites (comprising Special Areas of Conservation, Special Protection Areas and Ramsar sites) will be subject to an

Appropriate Assessment in accordance with the Habitats Regulations. Where the assessment indicates that it is not possible to ascertain that the proposal, either on its own or in combination with other plans or projects, would have no adverse effect on the integrity of the site, development will only be permitted in exceptional circumstances where there are no alternative solutions, there is an imperative over-riding public interest and compensation measures are secured. This protection will be extended to proposed or potential European sites and significant weight will be given to this policy in areas where the presence of internationally important features is recognised but no formal designation process has begun.

National Sites and Protected Species:

Proposals that would adversely affect the special interest features of a Site of Special Scientific Interest or National Nature Reserve or the nature conservation interest of a nationally protected species will only be permitted where the benefits of the development clearly outweigh the impact on the protected interest.

Regional and Local Sites and other Valuable Habitats and Species:

Proposals that would adversely affect any locally designated site such as a Local Nature Reserve, Local Wildlife Site, Regionally Important Geological or Geomorphological Site, Sensitive Marine Area, Marine Conservation Zone, or other valuable habitat or species (including Local or National Biodiversity Action Plan priority habitats or species) will only be permitted where the benefits of the development clearly outweigh the impact on the protected interest

4. Where a proposed development would attract a significant number of additional visitors to an area or facility, it should be demonstrated how any potential impact upon the area or feature of biodiversity interest will be managed as part of the new development.

Appendix 4: Condition Assessment for Proposed Other Neutral Grassland Habitat

Site name and location	Esk View Plots, Egton	On-site or off-site	Onsite
Limitations (if applicable)	NA	Survey reference (if relating to a wider survey)	NA
Grid reference	NZ80980633	Habitat parcel reference	
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	<p>The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.</p> <p>Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</p>	Yes	Grassland to be planted as per recommended species listed in the UKHab description of Other Neutral Grassland.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	Area is to be left to grow unmodified - as such sward should be naturally uneven.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ¹ .	Yes	Full area is to be planted with ONG species and maintained.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	No bracken proposed within the area. To be removed as part of management if required.
E	<p>Combined cover of species indicative of sub-optimal condition² and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.</p> <p>If any invasive non-native plant species³ (as listed on Schedule 9 of WCA⁴) are present, this criterion is automatically failed.</p>	N	Located within an area which will be residential as such is unlikely to be free from suboptimal condition species and some damage from human activity.

Appendix 5: Landscaping Plan



