



YorkshireWater

Chris France
Director of Planning
North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Yorkshire Water Services
Developer Services
Pre-Development Team
PO BOX 52
Bradford
BD3 7AY

Your Ref: NYM/2021/0182/FL
Our Ref: X008462

28th May 2021

Dear Sir/Madam,

Runswick Bay Caravan & Camping Park Hinderwell Lane Runswick Bay - Application for use of land for the siting of 6 holiday lodges with associated hard surfacing and landscaping works (revised scheme following refusal of NYM/2020/0203/FL)

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Waste Water

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

The site shall be developed with separate systems of drainage for foul and surface water on and off site.

(In the interest of satisfactory and sustainable drainage)





YorkshireWater

No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

(To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network)

1) It is noted from the submitted planning application that foul water is proposed to discharge to package treatment plant and surface water is proposed to be drained to soakaway. We have no objections to these proposals.

Yours faithfully

Joe Summers
Pre-Development Technician
Developer Services



From:
To:
Cc:
Subject: RE: NYM/2021/0182/FL - Runswick Bay Caravan and Camping Park
Date: 19 April 2021 15:25:28

Hi Hilary

Further to the below, if approved please can an external lighting condition be used to secure details of any additional lighting proposed.

Thanks

Elsbeth

From:
Sent: 19 April 2021 14:58

Subject: NYM/2021/0182/FL - Runswick Bay Caravan and Camping Park

Dear Hilary

The application site is in relatively close proximity to two old records of Great Crested Newt, a legally protected species. Whilst it is not considered that the application site, being short managed grass, is likely to be good habitat for Great Crested Newt, and the connection to the record site is suboptimal, it would still be beneficial for precautions to be taken if approved to ensure that any residual risk of harm to great crested newt is further reduced.

If approved, can a condition therefore be applied requiring that any piles of spoil, stone, rubble or wood created on site will be moved between October and March unless carefully checked and dismantled by hand first to look for newt presence. If any Great Crested Newt are found work must immediately cease and Natural England contacted for further advice. Any areas of long vegetation to be cleared prior to development must be cut in stages to prevent impact on any animals present, with an initial cut no lower than 10cm to be left for 24 hours before a further cut is made down to ground level.

I note that there are comments from the parish council regarding the capacity of the water treatment facility on the site. Please can the applicant confirm that their existing treatment plant has sufficient capacity to handle the addition of 6 additional units (with up to a potential 36 occupants) on top of existing site use. The touring caravan use to be displaced is unlikely to be so intensive an impact on the treatment system due to the high probability of private facilities being available in the caravans.

Given the local issues with water run-off, it may also be worth requesting a ground percolation test to ensure surface runoff from the new cabins can be sufficiently absorbed within the site.

Best wishes

Elsbeth

Elsbeth Ingleby MA^{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

From:
To:
Cc:
Subject: NYM/2021/0182/FL - Runswick Bay Caravan and Camping Park
Date: 19 April 2021 14:57:46

Dear Hilary

The application site is in relatively close proximity to two old records of Great Crested Newt, a legally protected species. Whilst it is not considered that the application site, being short managed grass, is likely to be good habitat for Great Crested Newt, and the connection to the record site is suboptimal, it would still be beneficial for precautions to be taken if approved to ensure that any residual risk of harm to great crested newt is further reduced.

If approved, can a condition therefore be applied requiring that any piles of spoil, stone, rubble or wood created on site will be moved between October and March unless carefully checked and dismantled by hand first to look for newt presence. If any Great Crested Newt are found work must immediately cease and Natural England contacted for further advice. Any areas of long vegetation to be cleared prior to development must be cut in stages to prevent impact on any animals present, with an initial cut no lower than 10cm to be left for 24 hours before a further cut is made down to ground level.

I note that there are comments from the parish council regarding the capacity of the water treatment facility on the site. Please can the applicant confirm that their existing treatment plant has sufficient capacity to handle the addition of 6 additional units (with up to a potential 36 occupants) on top of existing site use. The touring caravan use to be displaced is unlikely to be so intensive an impact on the treatment system due to the high probability of private facilities being available in the caravans.

Given the local issues with water run-off, it may also be worth requesting a ground percolation test to ensure surface runoff from the new cabins can be sufficiently absorbed within the site.

Best wishes

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

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

From: planning@northyorkmoors.org.uk
To: [Planning](#)
Subject: Comments on NYM/2021/0182/FL - Case Officer Mrs H Saunders - Received from Hinderwell Parish Council at c/o 5 High Street, Hinderwell, Saltburn, Cleveland, TS13 5JX,
Date: 11 April 2021 14:59:34

This is the only site in Runswick Bay that takes caravans and tents. To move this trade to Hinderwell, which is the proposal in a linked planning application(NYM/2021/0183/CU) is not considered viable. There are already plenty of holiday lodges situated on this site and there should be a variety of accommodation types to cater for all visitors.

We consider more lodges to be an overdevelopment of this area creating a substantial burden on the local infrastructure especially the waste water system, which is constantly under strain. More lodges and more roads and hard surfacing will increase the flooding problems on Hinderwell Lane, which is a known area for flooding. Properties flooded in the winter of 2020/2021 so we would ask that this is taken into consideration.

Comments made by Hinderwell Parish Council of c/o 5 High Street
Hinderwell
Saltburn
Cleveland
TS13 5JX

Comment Type is Object with comments
Letter ID: 563381

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM21/0182/FL**

Proposed Development: Application for use of land for the siting of 6 no. holiday lodges with associated hard surfacing and landscaping works (revised scheme following refusal of NYM/2020/0203/FL)

Location: Runswick Bay Caravan & Camping Park, Hinderwell Lane, Runswick Bay

Applicant: Mr James Welch

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

Area Ref: 4/51/737D **Tel:**

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

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 26 March 2021

FAO: Hilary Saunders **Copies to:**

Note to the Planning Officer:

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

The applicant has a valid permission for an existing caravan and camping site. The access is constructed and is sufficiently wide to allow car and caravan entry and exit. The current application is to change the use of that area of the site from camping to holiday lodges. This is not expected to have a significant impact on the highway and therefore there are **no local highway authority objections** to the proposed development.

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail: