

Mrs J Bastow
North York Moors National Park
Development Control
The Old Vicarage Bondgate
Helmsley
York
YO62 5BP

Our ref: RA/2021/142972/02-L01
Your ref: NYM/2021/0195/FL
Date: 15 July 2021

Dear Mrs Bastow

**Proposal: APPLICATION FOR CONSTRUCTION OF ACCESS TRACK
(RETROSPECTIVE)**
**Location: SPIKERS HILL FARM (THE ARCHES) COCKRAH ROAD, WEST AYTON,
SCARBOROUGH, YO13 9LB.**

Thank you for your consultation regarding the above proposal which was received on 24 June 2021.

We have reviewed the information submitted with the application and we have no objection to the proposal. Our detailed comments are as follows.

Environment Agency position

We have reviewed the amended plans 2021-06-14 and confirmation that caravan site and swimming pool to be withdrawn from application. As the application is now only for the access track we have no comments to make on issues within our remit and have no objection to the proposal.

We trust the above advice is useful.
If I can be of any further assistance, please don't hesitate to contact me.

Yours sincerely

Mrs Frances Edwards
Sustainable Places Planning Advisor

Date: 07 July 2021
Our ref: 358066
Your ref: NYM/2021/0195/FL



Mrs J Bastow
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

planning@northyorkmoors.org.uk

Dear Mrs Bastow

Planning consultation: Construction of access track (retrospective)

Location: Spikers Hill Farm, Cockrah Road, West Ayton

Thank you for your consultation on the above dated 24 June 2021 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Sites of Special Scientific Interest

Based on the plans submitted, Natural England considers that the proposed development will not have likely significant effects on statutorily protected sites and has no objection to the proposed development.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The

dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this consultation please send your correspondences to

Yours sincerely

Matt Kirkham
Consultations Team

Annex - Generic advice on natural environment impacts and opportunities

Sites of Special Scientific Interest (SSSIs)

Local authorities have responsibilities for the conservation of SSSIs under s28G of the Wildlife & Countryside Act 1981 (as amended). The National Planning Policy Framework (paragraph 175c) states that development likely to have an adverse effect on SSSIs should not normally be permitted. Natural England's SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the Natural England Open Data Geoportal.

Biodiversity duty

Your authority has a duty to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available here.

Protected Species

Natural England has produced standing advice¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. The list of priority habitats and species can be found here². Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found here.

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. Natural England and the Forestry Commission have produced standing advice for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a SSSI or in exceptional circumstances.

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

² <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

Protected landscapes

For developments within or within the setting of a National Park or Area of Outstanding Natural Beauty (AONB), we advise you to apply national and local policies, together with local landscape expertise and information to determine the proposal. The National Planning Policy Framework (NPPF) (paragraph 172) provides the highest status of protection for the landscape and scenic beauty of National Parks and AONBs. It also sets out a 'major developments test' to determine whether major developments should be exceptionally be permitted within the designated landscape. We advise you to consult the relevant AONB Partnership or Conservation Board or relevant National Park landscape or other advisor who will have local knowledge and information to assist in the determination of the proposal. The statutory management plan and any local landscape character assessments may also provide valuable information.

Public bodies have a duty to have regard to the statutory purposes of designation in carrying out their functions (under (section 11 A(2) of the National Parks and Access to the Countryside Act 1949 (as amended) for National Parks and S85 of the Countryside and Rights of Way Act, 2000 for AONBs). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Heritage Coasts are protected under paragraph 173 of the NPPF. Development should be consistent the special character of Heritage Coasts and the importance of its conservation.

Landscape

Paragraph 170 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 170 and 171). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [*Construction Code of Practice for the Sustainable Use of Soils on Construction Sites*](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered

where appropriate.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 98 and 170 of the NPPF highlights the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way, coastal access routes and coastal margin in the vicinity of the development and the scope to mitigate any adverse impacts. Consideration should also be given to the potential impacts on any nearby National Trails, including the England Coast Path. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer.

Environmental enhancement

Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). We advise you to follow the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
 - Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
 - Planting additional street trees.
 - Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

From: planning@northyorkmoors.org.uk
To: [Planning](#)
Subject: Comments on NYM/2021/0195/FL - Case Officer Mrs J Bastow - Received from Mrs Beverley Williamson at West Ayton Parish Council, High Hall, Yedmandale Road, West Ayton, YO13 9JP
Date: 06 July 2021 12:20:30

Regarding the retrospective planning application for the Spikers Hill Farm access road, West Ayton Parish Council strongly support the comments made by the NYM and NYCC Officers. The Council consents to the retrospective application only if the mitigation conditions requested by the NYM Senior Planning Officer, the NYM Ecologist, the NYM Woodland Officer and the NYCC Officer are accepted. If they are not, then enforcement and removal of the road should be considered.

In summary, the required mitigation measures are as follows:

1. Native hedging should be planted on either side of the road.

The agent has suggested that the applicant only wants a hedge on the north/crop side of the road, as some trees have been planted in the grass corner near the entrance on the south side.

WAPC suggestion: the hedge on the north side could continue around the shelter belt and then eastwards along the field boundaries to connect with the Forge Valley woodland to provide an ecological corridor. No details have been provided by the applicant on the future use of the small grass paddock created on the south side of the road. If this paddock remains in agricultural use and is grazed or cut for silage/hay, a 3 metre wildflower/grass margin adjacent to the road could be established and only cut on an infrequent basis to provide biodiversity benefits and soften the general appearance of the road.

2. The arboricultural assessment of the trees either side of the road where it cuts through the shelter belt should be carried out as requested by the Woodland Officer. This should determine what damage has already occurred to the trees and what impacts might arise from future use by heavy farm machinery and HGVs.

3. The measures requested by the NYCC Highways Officer should be carried out to meet the legal requirements of the Local Highway Authority for the verge crossing which requires the track to be constructed to the required highway specification for a minimum of 6 metres from the edge of the carriageway. The final surfacing must not contain any loose material that is capable of being drawn on to the public highway.

WAPC notes that the proposed touring caravan site and swimming pool have been withdrawn from the application and regard this as a good outcome to protect the aquifer and the Forge Valley & Raincliffe Woods SSSI.

Comments made by Mrs Beverley Williamson of West Ayton Parish Council, High Hall, Yedmandale Road, West Ayton, YO13 9JP

Comment Type is Raise Concerns

From: Elspeth Ingleby
Sent: 05 July 2021 14:11
To: Jill Bastow
Subject: NYM/2021/0195/FL - Spikers Hill

Hi Jill

The proposed planting along the north side of the track up to the existing farmstead is adequate compensation from my perspective. Species mix can be agreed nearer the time as you suggest, provided of native species.

Thanks

Elspeth

Elspeth Ingleby MA_{Cantab} ACIEEM

Ecologist

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

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION-
ADDITIONAL/AMENDED INFORMATION**

Application No: **NYM21/0195/FL**

Proposed Development: Application for use of land as a caravan site with associated access track and construction of swimming pool/toilet block building

Location: Spikers Hill Farm, Cockrah Road, West Ayton

Applicant: Mr Mark Hutchinson

CH Ref: **Case Officer:** Kay Aitchison

Area Ref: 4/13/37J **Tel:**

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

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

Date: 29 June 2021

FAO: Jill Bastow **Copies to:**

This recommendation supersedes the Local Highway Authority recommendation dated 6th May 2021

Note to the Planning Officer:

The Local Highway Authority has received further information since the issue of the previous recommendation. The following recommended conditions are still requested by the Local Highway Authority

The application states that retrospective permission is sought for an existing access track. The access track is constructed from old road planings, whilst there are no highway objections to the location of the track it should be constructed to the required highway specification for a minimum of 6m from the edge of the carriageway.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

MHC-03 New and altered Private Access Verge Crossing at JUNCTION OF COCKRAH ROAD AND SPIKERS HILL LANE

The development must not be brought into use until the access to the site at **JUNCTION OF COCKRAH ROAD AND SPIKERS HILL LANE** has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM21/0195/FL

The crossing of the highway verge must be constructed in accordance with Standard Detail number **E30** and the following requirements.

- Any gates or barriers must be erected a minimum distance of **6 metres** back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed in accordance and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within **6 metres** of the **edge to the existing carriageway** must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works must accord with the approved details.

Reason for Condition

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

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

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

https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edition.pdf

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

Signed:

Kay Aitchison

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail:

From: Elspeth Ingleby
Sent: 12 May 2021 17:02
To:

Subject: RE: NYM/2021/0195/FL Spikers Hill Farm, West Ayton

Hi Jill

The track is much more established than I had envisaged and doesn't seem to be on the route marked on the map (parallel to existing access track) but diagonally across to the corner. The hedgerow which has been impacted clearly long established, also being present on the 1860 OS map, so if we were to receive a Hedgerow Regs notification for this it would certainly merit further investigation rather than an immediate consent. The new track is also much closer to the pond than had seemed the case on the submitted map, with the pond also marked on the earliest OS.

Whilst removing the track and reinstating the hedge would enable connectivity to be retained, this would not of course replace the old stems removed and the wider connectivity of this hedge isn't great as there is no continuation to the north of the field in question. That being the case, I feel that compensation elsewhere may be appropriate if Planning are minded to approve the new track. From a visual point of view, planting some new hedging either side of the new track (at least by the road) would help shield the site, but the benefit to connectivity is likely to be minimal unless the new planting extended right up to the proposed caravan site/shelter belt. An alternative that may help connectivity may be to extend the proposed screening hedge planting right down the western edge of the caravan site/shelterbelt, to provide low level screening (the current trees are quite open below the main canopy) and link the shelterbelt trees to east and west of the proposed caravan site with the existing long established hedge either side of the original access drive. Normally for hedge compensation we would probably look at a 2:1 length replacement, but given the long established nature of this hedge and its relatively intact state previously I think we would be justified in requesting more.

Thanks

Elspeth

From: Mark Antcliff

Sent: 12 May 2021 12:14

To: Jill Bastow

Elsbeth Ingleby

Subject: RE: NYM/2021/0195/FL Spikers Hill Farm, West Ayton

Jill

The trees certainly form an important group in their own right but also as partial screening for the farm buildings to the east. This group is marked on the 1860 OS maps and at that time it extended slightly further north. The current extent dates from at least as far back as 1995 looking at our aerials.

Given the age and size of the trees I would expect the new access track will be within their root protection areas. I can't tell if any trees have been removed in forming it.

The likely impact on the trees is difficult to predict. It will depend on the actual root spread, prior use of the land and the method of construction used. Had this not been a retrospective application we would certainly have considered the trees to be a significant constraint.

Given that the track has reportedly been in place and in use for a few years it's unlikely that there will be any benefit to the trees from its removal.

I would suggest that we ask the applicant to provide an arboricultural impact assessment which should cover the likely impacts on the trees individually and as a group. It should also identify if there are any measures that could be employed to mitigate for any disturbance to the rooting environment. It appears from the photograph that machinery is travelling through the trees along a further route served by a gate in the fence. Any further compaction or disturbance in the rooting zone should be avoided. The long term health of the trees will be an important consideration given that there will be increased activity in proximity to the trees.

In regards to the caravan site proposal the assessment above should establish the root protection areas for all the trees as well as the crown spread and general condition of the trees. This should be used to inform appropriate locations for the nearest pitches and consider health and safety considerations for the use of the adjacent area as caravan pitches.

Mark Antcliff
Woodland Officer
North York Moors National Park Authority

www.northyorkmoors.org.uk

From:
To:
Cc:
Subject: NYM/2021/0195/FL - Spikers Hill Farm, West Ayton
Date: 06 May 2021 12:10:34

Hi Jill

I note there have been some comments in relation to water abstraction and disposal in relation to the proposed toilet/shower block and swimming pool. I would echo these to ensure that vulnerable groundwater is not impacted by the development. This is especially important from an ecological perspective due to the proximity to Raincliffe and Forge Valley Woods SSSI, Ancient Woodland and NNR.

New hedging is proposed to screen the development to the north and northeast. This planting should consist of a mix of at least six native hedging species, planted in twin staggered rows with at least 6 plants per metre and suitably protected/managed to ensure a good establishment and that a reasonable height and width of hedge is achieved to properly screen the development from the PROW network. Please can this be conditioned if the application is approved? External lighting should be minimised, and a condition will be required for this if approved to ensure any new lighting is in keeping with our dark skies qualities and policies.

Best wishes

Elsbeth

Elsbeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority

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

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM21/0195/FL**

Proposed Development: Application for use of land as a caravan site with associated access track and construction of swimming pool/toilet block building

Location: Spikers Hill Farm, Cockrah Road, West Ayton

Applicant: Mr Mark Hutchinson

CH Ref: **Case Officer:** Kay Aitchison

Area Ref: 4/13/37J **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 6 May 2021

FAO: Jill Bastow **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 application seeks to provide a site for upto ten touring caravans with associated facilities. The site is already an existing farmstead and also provides holiday accommodation in converted farm buildings. The access from West Ayton village is via Cockrah road, which narrows to a single track road with passing places beyond an existing large touring caravan site on the edge of the village. The existing passing places are large enough to accommodate the increasing size of touring caravans, however there is definitely a need for an additional passing place to be constructed between the Spikers Hill Lane and the entrance to the old quarry site. This would allow two vehicles to see one another and have the opportunity to pass with little or no need for reversing.

The application states that retrospective permission is also sort for an existing access track, however the location on the red line plan does not match the location on site. The access track is constructed from old road planings, whilst there are no highway objections to the location of the track it should be constructed to the required highway specification for a minimum of 6m from the edge of the carriageway.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM21/0195/FL

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

MHC-03 New and altered Private Access Verge Crossing at JUNCTION OF COCKRAH ROAD AND SPIKERS HILL LANE

The development must not be brought into use until the access to the site at **JUNCTION OF COCKRAH ROAD AND SPIKERS HILL LANE** has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The crossing of the highway verge must be constructed in accordance with Standard Detail number **E30** and the following requirements.

- Any gates or barriers must be erected a minimum distance of **6 metres** back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
- Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed in accordance and maintained thereafter to prevent such discharges.
- The final surfacing of any private access within **6 metres** of the **edge to the existing carriageway** must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works must accord with the approved details.

Reason for Condition

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

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

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

https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edi.pdf

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

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

MHC-07 Delivery of off-site highway Works

The following schemes of off-site highway mitigation measures must be completed as indicated below:

- **CONSTRUCTION OF A MINIMUM OF ONE PASSING PLACE** works description at **BETWEEN SPIKERS HILL LANE AND THE OLD QUARRY ENTRANCE** prior to **FIRST OCCUPATION OF ANY PART OF THE PROPOSED SITE**

For each scheme of off-site highway mitigation, except for investigative works, no excavation or other groundworks or the depositing of material on site in connection with the construction of any scheme of off-site highway mitigation or any structure or apparatus which will lie beneath that scheme must take place, until full detailed engineering drawings of all aspects of that scheme including any structures which affect or form part of the scheme have been submitted to and approved in writing by the Local Planning Authority.

An **independent Stage 2 Road Safety Audit** carried out in accordance with GG119 - Road Safety Audits or any superseding regulations must be included in the submission and the design proposals must be amended in accordance with the recommendations of the submitted Safety Audit prior to the commencement of works on site.

A programme for the delivery of that scheme and its interaction with delivery of the other identified schemes must be submitted to and approved in writing by the Local Planning Authority prior to construction works commencing on site.

Each item of the off-site highway works must be completed in accordance with the approved engineering details and programme.

Reason for Condition

To ensure that the design is appropriate in the interests of the safety and convenience of highway users.

MHi-F Delivery of off-site highway works – (MHC07)

Notwithstanding any valid planning permission for works to amend the existing highway, there must be no works in the existing highway until an Agreement under Section 278 of the Highways Act 1980 has been entered into between the Developer and North Yorkshire County Council as the Local Highway Authority. To carry out works within the highway without a formal Agreement in place is an offence.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM21/0195/FL

Signed:

Kay Aitchison

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail:

From:
To: [Planning](#)
Subject: FW: NYM/2021/0195/FL
Date: 04 May 2021 19:21:32

Importance: High

Dear Sir or Madam,

Thank you for seeking the Forestry Commission's advice about the impacts that this application may have on Ancient Woodland. As a non-statutory consultee, the Forestry Commission is pleased to provide you with the attached information that may be helpful when you consider the application:

- Details of Government Policy relating to ancient woodland
- Information on the importance and designation of ancient woodland

Ancient woodlands are irreplaceable. They have great value because they have a long history of woodland cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS).

It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless "*there are wholly exceptional reasons and a suitable compensation strategy exists*" (National Planning Policy Framework paragraph 175).

We also particularly refer you to further technical information set out in Natural England and Forestry Commission's [Standing Advice on Ancient Woodland](#) – plus supporting [Assessment Guide and Case Decisions](#).

As a Non Ministerial Government Department, we provide no opinion supporting or objecting to an application. Rather we are including information on the potential impact that the proposed development would have on the ancient woodland.

These comments are based upon information available to us through a desk study of the case, including the [Ancient Woodland Inventory](#) (maintained by Natural England), which can be viewed on the [MAGIC Map Browser](#), and our general local knowledge of the area.

We hope these comments are helpful to you. If you have any further queries please do not hesitate to contact me.

Yours faithfully,

Serena Clifford

Y&NE Area Administration Officer
Forestry Commission
Yorkshire & North East Area
Foss House, King's Pool,
1-2 Peasholme Green,
York

www.gov.uk/forestrycommission

Protecting and expanding England's forests and woodlands, and increasing their value to society and the environment

A summary of Government policy on ancient woodland

[Natural Environment and Rural Communities Act 2006](#) (published October 2006).

Section 40 – “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”.

[National Planning Policy Framework](#) (published July 2018).

Paragraph 175 – “*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*”.

[National Planning Practice Guidance](#) – Natural Environment Guidance. (published March 2014)

This Guidance supports the implementation and interpretation of the National Planning Policy Framework. This section outlines the Forestry Commission’s role as a non statutory consultee on “*development proposals that contain or are likely to affect Ancient Semi-Natural woodlands or Plantations on Ancient Woodlands Sites (PAWS) (as defined and recorded in [Natural England’s Ancient Woodland Inventory](#)), including proposals where any part of the development site is within 500 metres of an ancient semi-natural woodland or ancient replanted woodland, and where the development would involve erecting new buildings, or extending the footprint of existing buildings*”

It also notes that ancient woodland is an irreplaceable habitat, and that, in planning decisions, **Plantations on Ancient Woodland Sites (PAWS) should be treated equally in terms of the protection afforded to ancient woodland in the National Planning Policy Framework.** It highlights the Ancient Woodland Inventory as a way to find out if a woodland is ancient.

[The UK Forestry Standard](#) (4th edition published August 2017).

Page 23: “Areas of woodland are material considerations in the planning process and may be protected in local authority Area Plans. These plans pay particular attention to woods listed on the Ancient Woodland Inventory and areas identified as Sites of Local Nature Conservation Importance SLNCIs”.

[Keepers of Time](#) – A Statement of Policy for England’s Ancient and Native Woodland (published June 2005).

Page 10 “The existing area of ancient woodland should be maintained and there should be a net increase in the area of native woodland”.

[Natural Environment White Paper “The Natural Choice”](#) (published June 2011)

Paragraph 2.53 - This has a “renewed commitment to conserving and restoring ancient woodlands”.

Paragraph 2.56 – “The Government is committed to providing appropriate protection to ancient woodlands and to more restoration of plantations on ancient woodland sites”.

[Standing Advice for Ancient Woodland and Veteran Trees](#) (first published October 2014, revised November 2018)

This advice, issued jointly by Natural England and the Forestry Commission, is a material consideration for planning decisions across England. It explains the definition of ancient woodland, its importance, ways to identify it and the policies that are relevant to it.

The Standing Advice refers to an [Assessment Guide](#). This guide sets out a series of questions to help planners assess the impact of the proposed development on the ancient woodland.

[Biodiversity 2020: a strategy for England’s wildlife and ecosystem services](#) (published August 2011).

Paragraph 2.16 - Further commitments to protect ancient woodland and to continue restoration of Plantations on Ancient Woodland Sites (PAWS).

Importance and Designation of Ancient and Native Woodland

Ancient Semi Natural Woodland (ASNW)

Woodland composed of mainly native trees and shrubs derived from natural seedfall or coppice rather than from planting, and known to be continuously present on the site since at least AD 1600. Ancient Woodland sites are shown on Natural England’s Inventory of Ancient Woodland.

Plantations on Ancient Woodland Site (PAWS)

Woodlands derived from past planting, but on sites known to be continuously wooded in one form or another since at least AD 1600. They can be replanted with conifer and broadleaved trees and can retain ancient woodland features, such as undisturbed soil, ground flora and fungi. Very old PAWS composed of native species can have characteristics of ASNW. Ancient Woodland sites (including PAWS) are on Natural England’s Inventory of Ancient Woodland.

Other Semi-Natural Woodland (OSNW)

Woodland which has arisen since AD 1600, is derived from natural seedfall or planting and consists of at least 80% locally native trees and shrubs (i.e., species historically found in England that would arise naturally on the site). Sometimes known as ‘recent semi-natural woodland’.

Other woodlands may have developed considerable ecological value, especially if they have been established on cultivated land or been present for many decades.

Information Tools – The Ancient Woodland Inventory

This is described as provisional because new information may become available that shows that woods not on the inventory are likely to be ancient or, occasionally, vice versa. In addition ancient woods less than two hectares or open woodland such as ancient wood-pasture sites were generally not included on the inventories. For more technical detail see [Natural England's Ancient Woodland Inventory](#). Inspection may determine that other areas qualify.

As an example of further information becoming available, Wealden District Council, in partnership with the Forestry Commission, Countryside Agency, the Woodland Trust and the High Weald AONB revised the inventory in their district, including areas under 2ha. Some other local authorities have taken this approach.

Further Guidance

[Felling Licences](#) - Under the Forestry Act (1967) a Felling Licence is required for felling more than 5 cubic metres per calendar quarter. Failure to obtain a licence may lead to prosecution and the issue of a restocking notice.

[Environmental Impact Assessment](#) - Under the Environmental Impact Assessment (Forestry) (England and Wales) Regulations 1999, as amended, deforestation which is likely to have a significant impact on the environment may also require formal consent from the Forestry Commission.

Date: 29 April 2021
Our ref: 349620
Your ref: NYM/2021/0195/FL



Mrs J Bastow,
The Old Vicarage,
Bondgate,
Helmsley,
York,
YO62 5BP

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY

Dear Mrs J Bastow,

Planning consultation: Application for use of land as a caravan site with associated access track and construction of swimming pool/toilet block building.

Location: Spikers Hill Farm, Cockrah Road, West Ayton

Thank you for your consultation on the above dated 12 April 2021 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

FURTHER INFORMATION REQUIRED TO DETERMINE IMPACTS ON DESIGNATED SITES

As submitted, the application could have potential significant effects on Raincliffe & Forge Valley Woods Site of Special Scientific Interest (SSSI). Natural England requires further information in order to determine the significance of these impacts and the scope for mitigation.

The following information is required:

- Further information in relation to foul water treatment;
- Further information in relation to water supply.

Without this information, Natural England may need to object to the proposal.

Please re-consult Natural England once this information has been obtained.

Natural England's further advice on designated sites/landscapes and advice on other issues is set out below.

WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)

Nationally designated site

Natural England notes that the application site is in close proximity to the Raincliffe & Forge Valley

Woods Site of Special Scientific Interest (SSSI). Based on the plans submitted, Natural England considers that the proposed development could have potential significant effects on the interest features for which the site has been notified. Natural England requires further information relating to the following in order to determine the significance of these impacts.

Additional Information required

Potential water quality impacts

Natural England notes that foul water produced by the proposed development will discharge to a package treatment plant. Details relating to where treated foul water will discharge have not been provided. It is likely that water discharged from the proposed development will flow into the Raincliffe & Forge Valley Woods SSSI. Information has not been provided to demonstrate that the package treatment plant will ensure that nutrients, particularly phosphates, have been suitably removed from the treated water. We require further information pertaining to whether the sewage will be subject to suitable treatment and where treated foul water will discharge. Evidence produced by Natural England¹ suggests a lack of clarity in whether package treatment plants are effective in removing phosphates from treated water, especially when discharged directly into a watercourse or drain. Therefore, it may be appropriate to consider tertiary treatment of the effluent.

Potential water supply impacts

Natural England is aware that the water supply for Spikers Hill Farm comes from Hydraulic Ram Pumps located in the Raincliffe & Forge Valley Woods SSSI. The submitted plans indicate that the proposed development will include a new toilet block and indoor swimming pool. A significant increase in water usage from the SSSI could have potential significant effects on the interest features for which the site has been notified. Natural England requires further information in relation to the water supply for the proposed development. It should be clarified where the water will come from and how much is required.

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Other advice

In addition, Natural England would advise on the following issues.

Recreational Pressure

Natural England notes that the proposed caravan site will have direct access to the Raincliffe & Forge Valley Woods SSSI via a public right of way to the south and east of Spikers Hill Farm. The proposed development is likely to result in additional footfall at the SSSI. Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. However, misuse of designated sites can have adverse effects on features for which sites are notified. If your authority is minded to grant planning permission, it is Natural England's recommendation that the applicant inform future residents of the local importance of the SSSI and individual's responsibilities. This could be through the use of appropriate signage around the proposed development.

Protected Landscapes

¹ MAY, L. & WOODS, H. 2016. Phosphorous in Package Treatment Plant effluents. Natural England Commissioned Reports, Number 221.

The proposed development is for a site within or close to a nationally designated landscape namely North York Moors National Park. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 172 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National Parks. For major development proposals paragraph 172 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

The landscape advisor/planner for the National Park will be best placed to provide you with detailed advice about this development proposal. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the park's management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purposes of the National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage of the park; and to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm those statutory purposes. Relevant to this is the duty on public bodies to 'have regard' for those statutory purposes in carrying out their functions (section 11 A(2) of the National Parks and Access to the Countryside Act 1949 (as amended)). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Further general advice on the protected species and other natural environment issues is provided at Annex A.

If you have any queries relating to the advice in this letter please contact me on
For any new consultations, or to provide
further information on this consultation, please send your correspondence to

Should the applicant wish to discuss the further information required and scope for mitigation with Natural England, we would be happy to provide advice through our [Discretionary Advice Service](#).

Please consult us again once the information requested above, has been provided.

Yours sincerely

Katharine Carson
Yorkshire and Northern Lincolnshire Area Team

Annex A – Additional advice

Natural England offers the following additional advice:

Landscape

Paragraph 170 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute Guidelines for Landscape and Visual Impact Assessment](#) for further guidance.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 170 and 171). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in [GOV.UK guidance](#). Agricultural Land Classification information is available on the [Magic](#) website on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

Protected Species

Natural England has produced [standing advice](#)² to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 171 and 174 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. List of priority habitats and species can be found [here](#)³. Natural England does not routinely hold species data, such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further

² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

Annex A – Additional advice

information including links to the open mosaic habitats inventory can be found [here](#).

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 175 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a SSSI or in exceptional circumstances.

Environmental enhancement

Development provides opportunities to secure net gains for biodiversity and wider environmental gains, as outlined in the NPPF (paragraphs 8, 72, 102, 118, 170, 171, 174 and 175). We advise you to follow the mitigation hierarchy as set out in paragraph 175 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you should consider off site measures. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 98 and 170 of the NPPF highlights the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way, coastal access routes and coastal margin in the vicinity of the development and the scope to mitigate any

Annex A – Additional advice

adverse impacts. Consideration should also be given to the potential impacts on any nearby National Trails, including the England Coast Path. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer.

Biodiversity duty

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

Biodiversity Net Gain

Biodiversity net gain is a demonstrable gain in biodiversity assets as a result of a development project that may or may not cause biodiversity loss, but where the final output is an overall net gain. Net gain outcomes can be achieved both on and/or off the development site and should be embedded into the development process at the earliest stages.

The government is intending that it will mandate net gains for biodiversity on new developments in England to deliver an overall increase in biodiversity. Natural England therefore suggests that your authority may want to advise the applicant to follow the net gain approach and take the opportunity within this proposal to be an exemplar development which can demonstrate a net gain in biodiversity

The Biodiversity metric 2.0 (beta test version) is now available and includes a user guide, calculation tool and detailed technical supplement which can all be downloaded from:
<http://nepubprod.appspot.com/publication/5850908674228224>.

The advantage of using a recognised metric to deliver net gain is that it provides a clear, transparent and evidence-based approach to assessing a project's biodiversity impacts that can assist with "de-risking" a development through the planning process and contribute to wider place-making.



YorkshireWater

**Yorkshire Water Services
Developer Services
Pre-Development Team**

**PO BOX 52
Bradford
BD3 7AY**

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

29th April 2021

Your Ref: NYM/2021/0195/FL

Our Ref: X006019

Dear Sir/Madam,

Spikers Hill Farm, Cockrah Road, West Ayton - Application for use of land as a caravan site with associated access track and construction of swimming pool/toilet block building

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

Water Supply

1) The site overlies the Corallian Limestone aquifer from which YW abstract groundwater for public water supply, and is within SPZ1 (inner zone) for YW's Irton borehole, as defined by the Environment Agency. There are no overlying superficial deposits at this location to protect the underlying strata, and the area has been designated as Highly Vulnerable by the EA with regard to groundwater. As such, YW have concerns regarding potential groundwater pollution risks arising from the development.





The applicant must consult the Environment Agency with regard to appropriate disposal of sewage effluent and swimming pool filter backwash.

EA guidance states:

"Note that small package plants and septic tanks are unsuitable for the treatment of pool filter backwash, as it contains bactericidal chemicals that can damage the treatment process. They should only be discharged to treatment plants if they will be substantially diluted by other waste components, which is unlikely to be the case for smaller package plants. If a public sewer or large private treatment plant is not available, then the backwash should be discharged to a properly designed soakaway."

However, due to the sensitivity of the location, soakaways may provide a pathway for contaminants to enter the Corallian aquifer and consequently contaminate groundwater. Effluent discharge must therefore be carefully assessed and managed to ensure that pollution risk to the water environment is minimised. **The appropriate body to assess the risks is the Environment Agency; YW trusts that the applicant will contact the EA in this regard.**

Yours faithfully

Joe Summers
Pre-Development Technician
Developer Services

From:
To: [Planning](#)
Subject: NYM/2021/0195/FL - Spikers Hill Farm - Commercial Regulation & Environmental Health Consultation Response
Date: 26 April 2021 09:29:46
Attachments: [image001.png](#)

Dear Sirs

Having reviewed the above application, I have no further comments to make from a Commercial Regulation & Environmental Health perspective.

Yours faithfully

Antony Wood B.Sc.(Hons), M.Sc., P.dip, MCIEH, CEnvH.
Chartered Environmental Health Practitioner
Commercial Regulation
Environmental Health Services
Scarborough Borough Council



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From:

Subject: NYM/2021/0195/F, EA ref RA/2021/142972/01
Date: 26 April 2021 11:44:33
Attachments: [image006.png](#)

Dear Antony

I hope you are well. I am a Groundwater Officer who is looking at the planning application at Spikers Hill Farm, Cockrah Road

I am writing to you because the site is in a sensitive location. It lies in a Source Protection zone 1 of a few boreholes used for the supply of water for human consumption. It is in a Corallian Limestone which is designed as Principal aquifer.

I have not enough information regarding the sewage/waste water arrangement. It is not clear if they would like to use a cesspool or a treatment plant. Also, I am concern about the swimming pool water, where they will discharge this water? I hope you had an answer back from the agent, otherwise I need to object for a lack of information.

Paul in case this is the site:

http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/folderview.aspx?type=NLPL_DC_PLANAPP&key=816589&iWgrnzsWW4l=aH8Pp24Bn4U

Regards

Mario Manganaro

Groundwater & Contaminated Land Officer

Environment Agency | Foss House/Mallard House
Kings Pool, 1-2, Peasholme Green, York, YO1 7PX



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From:

Subject: NYM/2021/0195/F
Date: 27 April 2021 14:42:48
Attachments: [image006.png](#)
[image007.png](#)

Hi Jill,

As we discussed earlier today, we require further information for the planning application NYM/2021/0195/FL Spikers Hill Farm. Without this we will be unable to fully assess the risks to groundwater and will need to object to the proposal. The site is in a sensitive location. It lies in a Source Protection zone 1 of a few boreholes used for the supply of water for human consumption. To allow us to make an accurate assessment of the risks to groundwater we require the following:

- Where will sewage and wastewater be discharged to (ground or watercourse) and by what means?
- With regards to the swimming pool:
 - What is the volume of water within the pool?
 - How will it be maintained?
 - Will it be emptied regularly?
 - How will the filter backwash be disposed of?

In summary we require the applicant to provide information on:

1. Waste water sewer
2. Type of foul drainage proposed
3. Pool discharge waters

We suggest the applicant refers to the guidance at [Environment-Agency-approach-to-groundwater-protection](#) to see what can and can't be done in SPZ1.

Please reconsult us when this information is available.

Thank you

Frances

Frances Edwards MSc PIEMA

Planning Advisor, Sustainable Places (Yorkshire)

Environment Agency | ~~Lateral, 8 City Walk, Leeds, LS11 9AT~~ office currently closed – please use email or phone

Yorkshire Area Sustainable Places Team:

[S](#)



From:
To: [Planning](#)
Cc:
Subject: Spikers Hill Farm - NYM/2021/0195/FL
Date: 23 April 2021 12:23:45

West Ayton Parish Council have given consideration to the above planning application.

The following issues were raised:

1. Toilet / shower / changing facilities appear sparse for the occupants of ten caravans.
2. Water supply was raised as an issue especially if from a spring as there was no indication of source or application for an extraction license.
3. No mention of the use of renewable energies.
4. No identification of plant room.

It was felt that further clarification / information was required on these points.

In principal West Ayton Parish Council does not object to the development.

B Williamson
Parish Clerk
West Ayton Parish Council

Sent from [Mail](#) for Windows 10

From: Antony Wood
Sent: 20 April 2021 07:43
To: Jill Bastow
Subject: RE: NYM/2021/0195/FL

Hi Jill

I have reviewed all the planning application detail and I am confident there is reference for the provision/treatment of water treatment from the proposed site, please could I seek from the agent a response to my concern, on how waste water will be managed or treated within this rural locality.

Kind Regards
Antony

From: Jill Bastow
Sent: 19 April 2021 15:07
To: Antony Wood
Cc: Planning
Subject: RE: NYM/2021/0195/FL

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Dear Antony

Thank you for your emails. All the information submitted by the agent will be available on our website. If you require further information please do let me know and I can request that from the agent. Given the volume and enquiries we are currently receiving I am dealing with a backlog and have yet to look at this application myself so I can agree to an extension of time for your comments.

Kind regards,
Jill Bastow
Senior Planning Officer
My normal working hours are Tuesday 9am – 5pm, Wednesday to Friday 9am - 2pm

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

☎: 01439 772700

🌐: www.northyorkmoors.org.uk

From: Antony Wood
Sent: 19 April 2021 12:58
To: Jill Bastow
Cc:
Subject: FW: NYM/2021/0195/FL
Importance: High

Dear Mrs Bastow

Further to my email enquiry below, may I respectfully seek a response to my enquiry if any information is held by your service regarding the waste water treatment etc.

Thank you in advance for your assistance.

Kindest Regards

Antony Wood B Sc.(Hons), M Sc., P dip, MCIEH, CEnvH.
Chartered Environmental Health Practitioner
Commercial Regulation
Environmental Health Services
Scarborough Borough Council

www.scarborough.gov.uk



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From: Antony Wood
Sent: 14 April 2021 15:57
To:
Subject: FW: NYM/2021/0195/FL
Importance: High

Dear Mrs Bastow

I am currently reviewing the above planning application and wish to enquire in the absence of any information within the application form from the applicant what are the sewage/waste water arrangements for the proposed site, before I submit my consultation response?

Any assistance regarding this matter is gratefully received,

Kindest Regards

Antony

Antony Wood B Sc.(Hons), M Sc., P dip, MCIEH, CEnvH.
Chartered Environmental Health Practitioner
Commercial Regulation
Environmental Health Services
Scarborough Borough Council

www.scarborough.gov.uk



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From:
To: [Planning](#)
Subject: Spikers Hill Farm, Cockrah Road, West Ayton
Date: 14 April 2021 10:01:00

Your ref: NYM/2021/0195/FL
Proposal: Application for use of land as a caravan site with associated access track and construction of swimming pool/toilet block building
Address: Spikers Hill Farm, Cockrah Road, West Ayton

With reference to the above planning consultation, I confirm we have no objections to the granting of planning consent on housing grounds.

The applicant should be aware that a caravan site licence will be required for the site.

Regards,

Stephanie Baines ACIEH
Technical Officer (Residential Regulation Team)
Environmental Health
Scarborough Borough Council

w: www.scarborough.gov.uk

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