

From: [Wendy Strangeway](#)
To: [Wendy Strangeway](#)
Subject: FW: Reference: NYM/2021/0722/NEW.
Date: 12 October 2021 09:52:42

From: PHILLIPSON GARRY
Sent: 30 September 2021 18:03
To: planning@northyorkmoors.org.uk
Cc:
Subject: Reference: NYM/2021/0722/NEW.

Hi

further to previous email regarding the new application for the above project, you requested confirmation of the foul drainage from the cafe kiosk. This was answered in the application form - drainage runs to a klargester unit - which filters and treats the water and is periodically drained, hence its location between kiosk and the access road in front of the hotel. I trust this meets your needs.

Regards

Garry

From:
To: [Planning](#)
Cc:
Subject: RE: Reference: NYM/2021/0722/NEW.
Date: 08 October 2021 05:52:56

Hi

I confirm my previous correspondence stands as our reason for disputing the site sits within the flood zones as indicated on the environmental website.

A quick check on google earth can confirm the land highlighted by them is some of the highest land in that area - especially near the existing housing and therefore it would be impossible to flood here without first flooding the land at lower level - and at the stream itself - the source of the flooding, which are all omitted from any flood zone on their plan.

Therefore I would appreciate you including this statement as our flood risk assessment which you have requested.

Regards

Garry

On 06 October 2021 at 14:50 Planning <planning@northyorkmoors.org.uk> wrote:

Dear Mr Phillipson

Many thanks for your emails received 01 October 2021 and additional plans. The plans received have been added to the electronic case file held by the Authority and I am pleased to advise you that point 1 of my letter dated 16 September 2021 has been addressed.

Turning to point 2 which requests the submission of a flood risk assessment; your comments are noted concerning the discrepancies you believe there to be with the Environment Agency's mapping, however you will appreciate that the Authority has to base its judgements on the best available data in front of us. In the case of requests for Flood Risk Assessments it is our own mapping system and the GOV.UK website; both of which indicate the application is located within flood zones 2 and 3. I note you have referred back to applications on the site where the same issue has arisen and the request waived; however I am struggling to locate any planning history to date. If you have a reference number you can provide me with I am more than happy to review the historic case file and consider whether this changes the Authority's opinion. Alternatively in order to move things along you may wish for me to take the email below as your flood risk assessment. If this is the case I would be grateful to receive confirmation by way of email.

I look forward to hearing from you at your earliest convenience.

Yours sincerely

Mrs Wendy Strangeway

Planning Administration Team Leader

North York Moors National Park Authority

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Please note that my working hours are:

Monday and Wednesday 9am – 3pm

Tuesday, Thursday and Friday 8.30am – 5pm

From: PHILLIPSON GARRY

Sent: 30 September 2021 17:47

To: Planning <planning@northyorkmoors.org.uk>

Cc:

Subject: Reference: NYM/2021/0722/NEW.

Hi -Reference: NYM/2021/0722/NEW.

the request for further information has already been discussed and has either been provided or not required but nevertheless I include further amended dwgs for clarification or written confirmation here enclosed.

The highlighted site plan was provided on proposed plans but I have also amended existing overall plan with the same. dwg attached

the cycle storage unit is an existing shelter with a few external feature additions to replicate an old steam train - clearly a visual stimulant for the playarea. There are no alterations to this unit externally - the only addition is a charger unit installed internally within the shelter itself. This surely does not require elevations but I have added some existing and proposed elevations and notes to the attached dwg.

As for the flood risk assessment - as with previous applications for this site the environment agency plan has serious mistakes on their plan with the flood areas from the stream not following the stream and runs across the site at probably the highest point of the land in front of the adjacent houses and does not follow the line of the stream at all. This has arisen on previous planning application and we have discussed this and eliminated this requirement upon agreement of the facts Surely we can do this again for this application.

For clarity the environment agency plan shows a tight line for flood zone 1,2 and 3 each side of the stream line which relates to the deep vertical cut the stream takes adjacent the fox and hounds , the road bridge and the site highlighted in red and it then runs under the main road to the other side and beyond . On their plan they have it running approx 20 -30m out of position - a straight line adjacent the houses backing into the hill. Clearly this is not correct and can be seen as so just by applying some basic logic to their plan.

I trust this deals with all requested information as previously discussed.

Regards

Garry



North York Moors
National Park

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