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Planning Team Leader
Development Management
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

24 August 2022

Our Ref: BUT.A 2022.01

PLANNING AND DESIGN AND ACCESS STATEMENT AND FLOOD RISK ASSESSMENT

Dear Mrs Saunders

Proposal: Use of land for the siting of additional 12no. touring caravan pitches, reorganisation of site together with construction of an extension to Scotts Fir Cottage, erection of agricultural shed and installation of additional ground mounted solar panels

Location: Grouse Hill Caravan Park, Blacksmith Hill, Fylingdales, Whitby, YO22 4QH

Applicant: Mr and Mrs Butterfield

1.0 Introduction

1.1 This is an application for the expansion and reorganisation of Grouse Hill Caravan Park. The application consists of five separate proposals, described and explained in the description above and more comprehensively in the proposals section below.

1.2 This application has been the subject of a pre-application enquiry (Ref: NYM\2022\ENQ\185442, dated 8 March 2022). In response to officer advice, the number of additional touring caravan pitches proposed has been reduced considerably to 12no. The other elements of the pre-application enquiry remain the same.

1.3 The application also includes some additional ground mounted solar panels, which have been introduced after the pre-application feedback.

NYMNPA

25/08/2022

Paddock House

10 Middle Street South

Driffield • East Yorkshire • YO25 6PT

Tel 01377 249720 • Fax 01377 259052

2.0 Application Particulars

2.1 This application consists of the following plans and particulars: -

- 001 Location Plan;
- 002 Overview Site Plan as Existing;
- 003 Caravans, Tourers, Pods and Solar Panels: Site Plan as Existing;
- 004 Scotts Fir Cottage and Sheds: Site Plan as Existing;
- 005 Scotts Fir Cottage: Floor Plans, Elevations as Existing;
- 006 Overview Site Plan as Approved
- 101 Overview Site Plan as Proposed;
- 102 Caravans, Tourers, Pods and Solar Panels: Site Plan as Proposed;
- 103 Indicative Pods Design as Proposed;
- 104 Caravan 40 x 13 as Proposed (Indicative Design);
- 105 Scotts Fir Cottage and Shed: Site Plan as Proposed;
- 106 Scotts Fir Cottage: Floor Plans, Elevations, Roof Plan as Proposed;
- 107 Shed: Floor Plans, Elevations, Sections, Roof Plan as Proposed;
- 108 Ground Mounted Solar Panels as Proposed.

- Planning & Design & Access Statement (this document).

3.0 The Proposals and Planning Assessment

3.1 There are five separate elements to this application as follows: -

1. Use of land for the siting of an additional 12no. touring caravan pitches.
2. Reorganisation of approved pods and static caravan area to reduce the number of pods and increase the number of static caravans. There are currently 20no. pods. The number of pods will be reduced to 10no. and 17 static caravan pitches are introduced into the developed pods area.
3. Erection of extension to Scotts Fir Cottage;
4. Erection of agricultural shed; and
5. Installation of additional ground mounted solar panels.

3.2 Grouse Hill Caravan Park is a well-established holiday park run by our clients who are a local family with two children. There is continuing customer demand to stay at the park.

Touring Caravan Pitches

3.3 Our clients wish to add an additional 12(no.) touring pitches, to be located directly north of the existing touring caravan pitch area. This proposed number has been reduced in response to officer feedback to the pre-application enquiry. The additional 12 no. reflects the 'small scale' reference set out in Policy UE2 of the adopted Local Plan. The siting of the additional touring pitches will not result in any significant encroachment outside the existing site boundaries out into the wider countryside. Additional planting is proposed around the modest expansion area.

Reorganisation of Site

- 3.4 This element of the application received favourable feedback in the Authority's pre-application response. The application also proposes reorganisation of part of the site that already has consent for expansion comprising a mix of 11 statics and 30 camping pods, approved under reference NYM/2011/0723/FL. It is proposed that this area is changed to accommodate 10(no.) pods and 17(no) Statics. This would result in a net reduction of units in this part of the park. Policy UE2 does not allow for the provision of new static caravans sites, except where existing sites are being remodelled in order to bring about environmental improvement. This lower part of the site is well screened from wider views. We are content for the static caravans to have dark roofs and will accept a planning condition to this effect.

Domestic Extension

- 3.5 Our clients also wish to add an extension to their home, by creating a new larger kitchen and reorganising the existing accommodation to create an additional living/dining area. At first floor level the extension would accommodate a dressing room to the master bedroom. The house extension is subservient in scale. Given the size and scale of the park and its occupancy by the manager of the business it is considered justifiable to extend the dwelling in the manner and size and scale proposed. The proposal is therefore considered, on balance, to be acceptable under policy CO17 of the adopted Local Plan.

Agricultural Shed

- 3.6 This application also proposes the erection of an additional portal framed general purpose agricultural building for the storage of tractors and other equipment associated with the maintenance and upkeep of both the caravan park and our clients' wider agricultural landholding. The proposed shed is of agricultural size and appearance and is to be located next to a cluster of existing buildings and will be set against the backdrop of mature trees. Officers outlined at the pre-application stage that the principle, siting, size, scale and appearance would be considered acceptable when assessed against Policy BL5 of the adopted Local Plan

Installation of Ground Mounted Solar Panels

- 3.7 The application also proposes the installation of some additional ground mounted solar panels, to be located alongside the existing ground mounted solar panels on site. See Drawing 108 for details. Our client wishes to continue to reduce the carbon footprint of the business and play their part in combatting climate change. Consideration has been given to wind turbines but officers have outlined that there is currently a Government embargo against these in National Parks. The addition of a small number of additional ground mounted solar panels has been discussed informally with officers and is considered to be a better method of delivering sustainable energy in the National Park and on this site at this time. Strategic Policy F and Policy ENV8 offer their support to this element of the application.

4.0 Conclusion

4.1 This is an application to modestly expand and reorganise Grouse Hill Caravan Park. The application has been the subject of a pre-application enquiry. In response to officer advice the number of additional touring caravan pitches has been significantly reduce. Overall, the proposals are considered to be sustainable and in accordance with relevant policies of the adopted Local Plan.

4.2 Please get in touch if you need any additional information or clarification on any matters.

Yours sincerely

Edwardson Associates

Flood Risk Assessment

Use of land for the siting of additional 12no. touring caravan pitches, reorganisation of site together with construction of an extension to Scotts Fir Cottage, erection of agricultural shed and installation of additional ground mounted solar panels

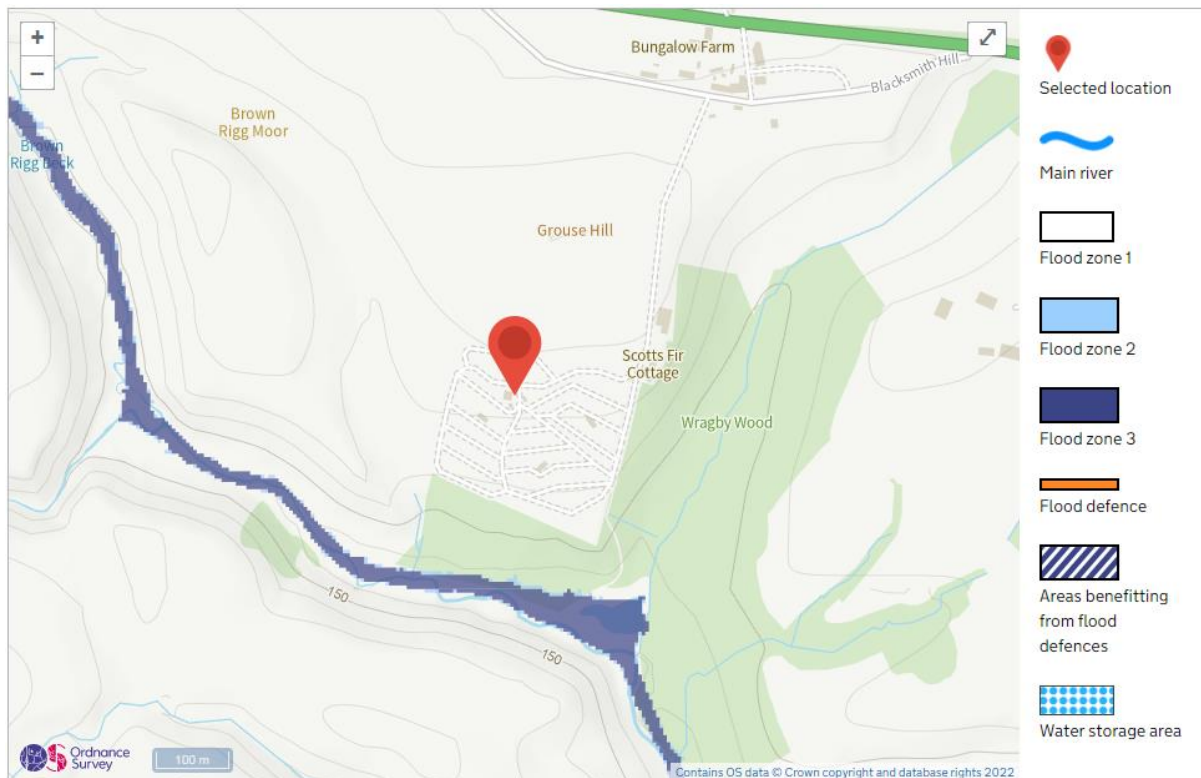
Grouse Hill Caravan Park, Blacksmith Hill, Fylingdales, Whitby, YO22 4QH

Introduction

The application site area is 1.63 hectares, therefore a flood risk assessment is required in support of the planning application.

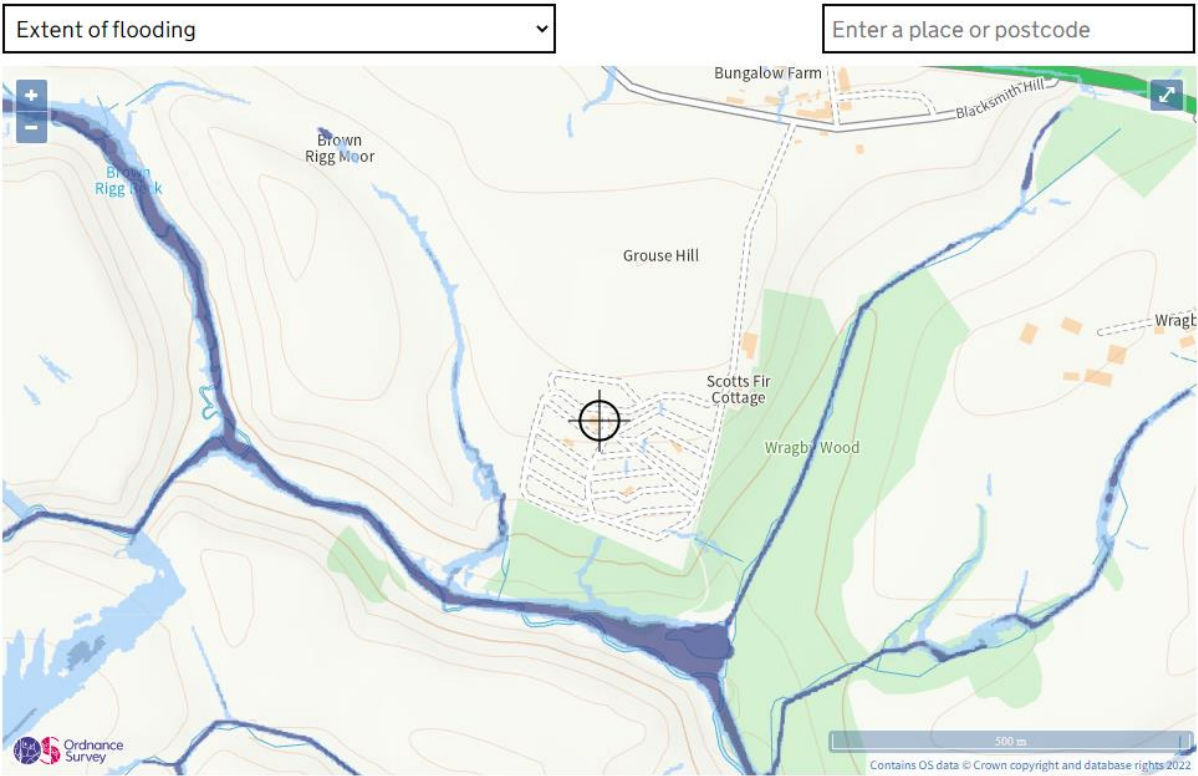
Flood Risk

The application site is located in Flood Zone 1 (low risk) and is not at risk of flooding from rivers or the sea. Furthermore, the site is not at risk of flooding from surface water or from reservoirs - refer to Environment Agency flood maps below.

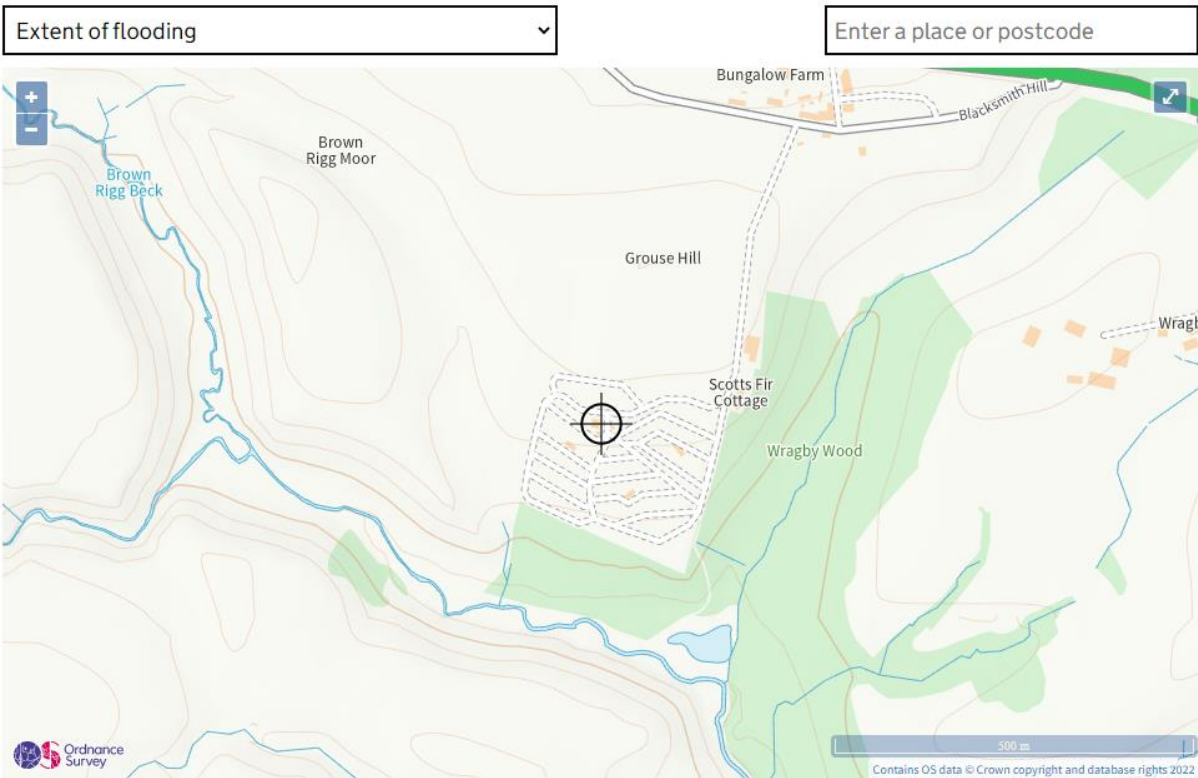


Above: Environment Agency Flood Map – Rivers / Sea

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Above: Environment Agency Flood Map – Surface Water Flooding



Above: Environment Agency Flood Map – Reservoirs

Flood Zone 1 is defined as land having less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).

Table 2: Flood Risk Vulnerability Classification

Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan, and buildings used for dwelling houses are classed as 'More Vulnerable'.

Land and buildings used for agriculture are classed as 'Less Vulnerable'.

Renewable energy proposals do not appear to have a classification.

Table 3: Flood Risk Vulnerability and Flood Zone Compatibility

Table 3 confirms that both 'More Vulnerable' and 'Less Vulnerable' development is appropriate in Flood Zone 1.

The application proposals are therefore acceptable in Flood Zone 1 and are not at risk from flooding. There is no requirement to apply the Sequential or Exception tests.

Drainage

Foul water from the static caravans and the house extension will drain to the existing non-mains package treatment plant serving the site.

Surface water will drain to ground.

Edwardson Associates, August 2022



NYMNP

09/09/2022

Supporting Agricultural Information

Applicants are encouraged to complete the following as this will enable the Authority to speed up the processing of your notification/application. The purpose of this form is to provide basic information on the farm system to help assess the need and appropriateness of agricultural buildings within the National Park.

Application Reference: NYM/2022/0651

Site Address: Grouse Hill Caravan Park, Blacksmith Hill, Fylingdales, Whitby, North Yorkshire, YO22 4QH

Applicant Name: Mr & Mrs Butterfield

Livestock Numbers

Cattle

	Average number throughout the year	Additional information
Dairy Cows/Breeding Bulls	None	N/A
Suckler Cows/Heifers over 24 months	None	N/A
Followers (6 to 24 months)	None	N/A

Sheep

	Average number throughout the year	Additional information
Breeding Ewes/Tups	None	N/A
Replacement Ewe Lambs/Finishing Store Lambs	None	N/A

Pigs

	Average number throughout the year	Additional information
Sows/Boars	None	N/A
Weaners	None	N/A

Continued.../

Others

	Average number throughout the year	Additional information
Other Livestock, i.e. Horses	2 horses	

Land

	Area in Hectares	Additional information
Size of Holding	34.8	
Available Grazing Land	17.4	
Arable Lane	0	
Moorland	13.4	
Grazing Land on Short Term Tenancy		

Agricultural Buildings

List main existing agricultural buildings and use	Approximate dimensions in metres	Is it a modern or traditional building?
1. General Purpose	Length = 36.6, Width = 18.32, Eaves = 4.20, Ridge = 5.37	Modern
2.	Floor Area = 533/53	
3.		
4.		
5.		
6.		
7.		
8.		

Proposed building(s) and use	Dimensions in metres
1. General Purpose Agricultural Building	Length = 20.0, Width = 20.0, eaves = 4.38, Ridge = 6.17, Floor Area = 392.
2.	

Please Note: It would be helpful if you could attach a sketched block plan annotating which building is which as referred to above. See Drawings 002, 004, 105 and 107.

Please detail below how the farming operation on site may change as a result of the proposal i.e. increase in stock levels or justification for the use of the new building.

The additional shed is required to store tractors and equipment associated with both the agricultural and tourism / leisure use of the site.

NORTH YORK MOORS NATIONAL PARK

NON MAINS DRAINAGE ASSESSMENT FORM

This form must be completed if your planning application includes proposals to use non mains drainage. Please complete and return 4 copies with your Planning Application (to enable prompt consultation with the appropriate bodies).

In order that the suitability of these proposals can be assessed, the following information is required. All the relevant information requested must be supplied. Failure to do so may result in the Environment Agency objecting to your proposals until such time as the information is received, which means that your application will either be refused or not determined.

Location of the application site Grouse Hill Caravan Park, Blacksmith Hill, Fylingdales, Whitby, North Yorkshire, YO22 4QH

1. Please indicate distance to nearest mains drainage Estimated to be 5 miles away.
2. Number of Occupiers of proposed development: The site has an existing amenity building which is connected to an ICI Aerobic wastewater trickle filter treatment plant, using flow core as filter media, with EA licence for ground discharge.
- Full Time 4 family members
- Part Time This application proposes 12 additional touring caravan pitches. The reorganisation results in a next reduction from 41 statics and pods to 38 statics and pods.
3. Number of previous occupiers (if applicable) N/A

4. What method of foul drainage is proposed (please tick the relevant box) No new system proposed - connection to existing system described above.
- Septic Tank Package Treatment Plant Cess Pool

If discharge to a soakaway is proposed please attach percolation test results, which should be carried out in accordance with BS 6297. You will need to have a percolation test carried out. For guidance on how to undertake this test, you may wish to seek advice from: No new system proposed - connection to existing system proposed.

The Environment Agency, Coverdale House, Aviator Court,
Amy Johnson Way, Clifton Moor, York, YO3 4UZ.
Tel: 01904 692296

NB: *If no results are provided, the Environment Agency may issue a prohibition notice preventing the use of the septic tank until such results are supplied.*

5. If a package treatment plant is proposed please supply details of plant manufacturer and model.
NB: *A discharge consent may be required for discharge from a treatment plant to watercourse or soakaway. Please contact the Environment Agency for an application form if you have indicated that a treatment plant is to be installed.* ICI Aerobic wastewater trickle filter treatment plant using flow core as filter media - treated foul discharges to ground with EA permit.
6. i) If a cess pool is proposed please indicate why this method has been chosen in preference to an alternative such as a package treatment plant or septic tank N/A
- ii) Please advise capacity of cess pool (minimum size 18 cubic metres) N/A