

NYMNPA

25/10/2022



Application for  
Certificate of Lawfulness of Existing Use or  
Development

Supporting Statement

Haggit Howe Caravan Site, Haggit Howe Farm,  
Saltwick, Whitby,  
North Yorkshire YO22 4JY

Applicant: Ms L Trotter

PREPARED BY  
ROBERT C BARRS BSc (Hons) MRICS  
DIRECTOR BARRS & CO CHARTERED SURVEYORS

DATED October 2022

# **1 Background to this Application**

- 1.1 Haggit Howe Caravan Site, Haggit Howe Farm, Saltwick, near Whitby YO22 4JY, is a small holiday static caravan park providing pitches for 6 caravans. The site has been in existence since at least 1960 to site 6 holiday static caravans with a March to October occupancy period. For clarification purposes the site is shown edged red on the plan at appendix 1. This plan is taken from the Site Licence issued by Scarborough Borough Council.
- 1.2 There is extensive photographic evidence and witness statements proving the existence of the site from the 1960's up to current day and these are provided in support of this application.
- 1.3 In 2017 the previous owner fell ill, was unable to operate the site and the caravans were gradually removed. This temporary cessation of use was merely the result of the retiring owner being unable to continue to run the site until the new operator was to take over the running of the site. In 2019 the current owner Ms L Trotter, the applicant, purchased the site and the adjoining dwelling.
- 1.4 The applicant's family have owned and run the neighbouring caravan park, known as Highgate Howe Holiday Home Park for many decades and know Haggit Howe Caravan Site well. Upon purchasing the site it was always the applicant's intention to reinstate holiday static caravans on the land. Unfortunately the applicant was mistakenly informed by NYNP immediately after the purchase that she was unable to do this without making a new planning application.
- 1.5 The site is currently Licensed by Scarborough BC to be used as a seasonal holiday static caravan site for 6 caravans. The current Licence is in the name of Ms Trotter and this was transferred from the previous owner by Scarborough BC in October 2020. From our research the earliest Licence available from the archives at Scarborough BC is a site Licence dated 1980 for permanent use of the site for 6 holiday static caravan with a March to October season and there is a further Site Licence also issued by Scarborough BC in 2013.
- 1.6 We assume that in 1980, 2013 and 2020 Scarborough BC acted lawfully in issuing a Site Licence and to do so they must have had proof that the site had planning permission in order to legally issue these Licences.
- 1.7 Comparing the Site Licence and planning history which other sites in the immediate vicinity we conclude that the original planning consents were issued by Whitby Rural District Council and that details of these consents have been lost under Local Government reorganisation. However planning must have existed, either by virtue of an actual planning consent or a deemed planning consent under the Caravan Sites and Control of Development 1960 Act in order for all the caravan sites in that area to be fully licensed.

## **2 Application for CLEUD**

- 2.1 This application is for a CLEUD for the use of the land to site 6 holiday static caravans with an occupation between March and October on the following grounds:

### Site Licence History

- 2.2. The evidence of an established Site Licence history dating back until at least 1980 indicates that the site benefits from full and permanent planning consent as a Site Licence cannot legally be issued without planning consent being in place. As result the current and the 1980 Site Licences prove that planning must have existed otherwise the Council would have acted unlawfully in the issue of these licences.
- 2.3. The planning permission was not temporary and it is noted from paragraph 1 of the 1980 Site Licence that SBC felt that the consent was permanent as they have typed 'not applicable' in the section that would be completed for temporary use planning consents.

### Use of Land as a Caravan Site

- 2.4. The Caravan site at Haggit Howe has existed for many decades, we refer to the extensive evidence outlined below and which accompanies this application. This indicates that the use was not temporary and further there is no history of any enforcement action being taken in relation to the siting of caravans on the site at any time.
- 2.5. Planning consent for a caravan park allows for pitches for the stationing of caravans and whilst the caravans have been temporarily removed from the site the pitches remain, they have not been redeveloped for any other purpose.

### Ocado Case 2021 - High Court

- 2.6 In the recent case of Ocado Retail Ltd v London Borough of Islington Rev1 2021, it was clearly established that a lawful planning right which had accrued upon the expiry of a time limit in section 171B of the TCPA 1990 is not lost merely because subsequently that right is not exercised for a period of time. The judgement examines in detail the principle that S171B lays down the time limits for taking enforcement action in respect of a breach of planning control, after which no such action may be taken in respect of that breach.

- 2.7 The High Court stated (para 135) ‘ ..... once the relevant time limiting S171B expires the question of whether the authority would be able to take enforcement action is completely irrelevant. The taking of enforcement action is prohibited by the legislation itself and not by any principle that such action cannot be taken when a breach has ceased. The continuity principle is defunct so far as the former breach of planning control is concerned. There is therefore no reason why this judicial principle should govern the entitlement to enjoy the right which has accrued. Once the immunity period for a breach of planning control is satisfied, it is the time bar in S171B which prevents any enforcement action being taken thereafter, irrespective of whether what was formerly a breach of planning control continues.’
- 2.8. In relation to the siting of caravans at Haggit Howe the LPA never took enforcement action within the first 10 years of the land being used to site caravans and thus the use became legal at the end of that initial 10 year period. The fact the use then continued for decades longer or that the caravans were cleared prior to the sale is irrelevant as S171B prevents enforcement action irrespective of whether the caravan use continues.

#### Abandonment

- 2.9 The temporary removal of the caravans upon the park does not give rise to the cessation of the use of the land which is the principle planning use. Caravans are chattels for planning purposes unlike buildings. Planning permission is for pitches to be used for the stationing of caravans. The caravans could have been moved and replaced at any time as is the case on any working caravan park and whilst the caravans were removed the pitches remained in situ, i.e they were not redeveloped for any other purpose.
- 2.10. Further by marketing the land as a caravan park the previous owner evidences there was no intention to abandon the use at the time and the applicant by immediately intending to replace the caravans on the site shows clearly that there was never an intention by any party to abandon the use.

### **3 Evidence**

- 3.1 The evidence listed below which accompanies this application provides proof of the existence of a caravan park at Haggit Howe over many decades.
- 3.2 Site Licences:
  - a. Site Licence No 12 dated 1st February 1980
  - b. Site Licence No 37 dated 3rd July 2013
  - c. Site Licence No 37 dated 8th October 2020
- 3.3 Photographs:
  - a. General photographs of Haggit Howe Caravan Site taken 2016.
  - b. Photograph of Haggit Howe dated 27 October 2016.
  - c. Aerial photograph of Highgate Howe Holiday Home Park taken in 2009 which also shows Haggit Howe Caravan Site with 6 caravans sited.
  - d. Photograph of Haggit Howe with Queen Mary 1 Ship dated 21/10/2009
  - e. Aerial photograph of Highgate Howe Holiday Home Park taken in May 2002 which also shows Haggit Howe Caravan Site with 6 caravans sited.
- 3.4 Statements:
  - a. Statement by Mr D A Trotter, neighbour.
  - b. Statement by Ms L Trotter (the applicant), neighbour.
  - c. Statement by Mr M Atkinson, employee of previous owner, with photograph.
  - d. Statement by Mr D Robinson, holiday maker, with photographs.
  - e. Statement by M J Gray, local resident with photograph.
  - f. Statement by Mrs A Roe, local resident
  - g. Statement by D J Stevenson, former local resident.
- 3.5 Other Evidence
  - a. VOA Business Rates List record for the 2010 to 2017 Rating List
  - b. Business Rates Bill from Scarborough Borough Council Haggit Howe Caravan Park 2017/18. The 2000 and 2005 Rating Lists are not in the public domain but will also show the site listed.

## **4 Conclusion**

- 4.1 Haggit Howe Caravan Site has been an operating caravan park since the 1960's. It is most likely that the original planning consents were issued by Whitby Rural District Council and that details of these consents have been lost under Local Government reorganisation, or that planning consent was deemed by virtue of the issue of a Site Licence under the Caravan Sites and Control of Development Act 1960.
- 4.2 Haggit Howe has operated under Caravan Park Site Licences issued by Scarborough BC and to accompany this application we have provided Site Licences going back to 1980.
- 4.3 We have provided statements showing the caravan park was used for the siting of 6 holiday static caravans from the 1960's up to 2017. There was never any enforcement action taken against the park and there was never any intention to abandon the use of the land for the siting of caravans.
- 4.4 The Ocado case referred to above clearly establishes that section 171B of the TCPA 1990 lays down the time limits for taking enforcement action in respect of a breach of planning control, after which time if no enforcement action has been commenced no enforcement action may be taken in respect of that breach.
- 4.5 In view of the above the position is either:
- a. Planning permission for 6 pitches for the stationing of holiday static caravans at Haggit Howe was given historically which is extant, hence the issue of Site Licences, or
  - b. The holiday static caravans at Haggit Howe were sited in breach of planning control, but as they have been in place for decades and no enforcement action was ever taken within the time limit outlined in the TCPA 1990 then no enforcement action can be taken now.
- 4.6 In either of the above situations the use of land at Haggit Howe for the stationing of 6 holiday static caravans is lawful and the LPA should now issue a CLEUD.

Supporting Statement  
Prepared By

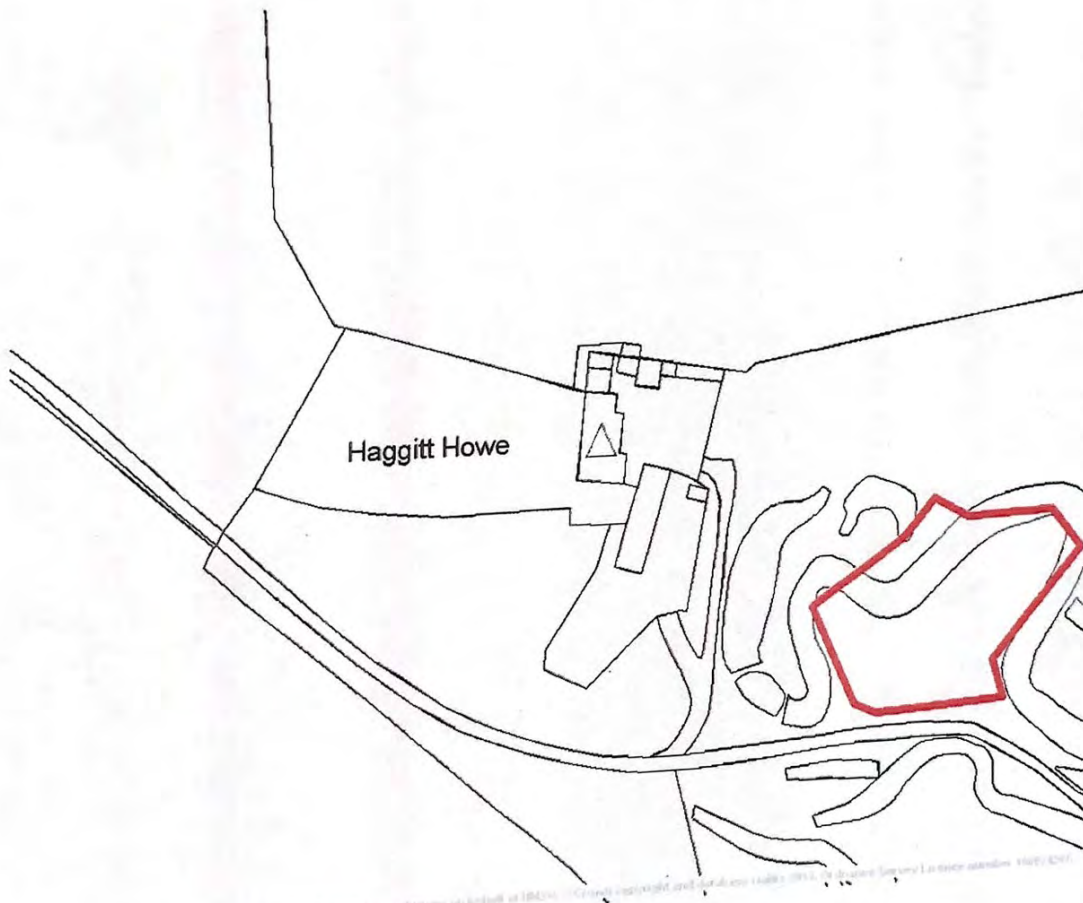
**Robert C Barrs MRICS BSC(Hons)**  
**Director Barrs & Co Ltd**  
[www.barrsandco.com](http://www.barrsandco.com)

## **Appendix 1**

**SCARBOROUGH BOROUGH COUNCIL**

**CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960**

This plan is that attached to Caravan Site Licence Number 037 in respect of land situated at **Haggitt How Farm, Saltwick, Whitby**; and known as **Haggitt Howe Caravan Site**. The red line represents the site boundary.



NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY  
© CROWN COPYRIGHT AND DATABASE RIGHTS 2013 ORDNANCE SURVEY 100024267



NYMNP  
25/10/2022



NYMNPA

25/10/2022



NYMNPA

25/10/2022



Date 21 Oct 09  
Tesco OPC, 2543943502, TE042110902\_00006.JPG

Dated photograph 27 10 2016

NYMNPA

25/10/2022



NYMNPA

25/10/2022





CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT, 1960LICENCE FOR CARAVAN SITE

The SCARBOROUGH BOROUGH COUNCIL (hereinafter called "the Council") under and for the purpose of Part I of the Caravan Sites and Control of Development Act 1960 hereby license \_\_\_\_\_ (name) of

Mr B G Dixon

\_\_\_\_\_ (address)

Brook House, Saltwick, Whitby

(hereinafter referred to as "the Licensee") being the occupier of the land situate at

Haggett Howe, Saltwick, Whitby

defined edged red on the plan attached to this licence and known as

Haggett Howe, Saltwick, Whitby

(hereinafter referred to as "the Caravan Site") to be used as a Caravan Site as defined in the said Act subject to the following conditions:-

1. Date of Expiry

This licence shall expire on not applicable (date) and the use of the land as a Caravan Site shall cease and the caravans shall be removed on that date unless the Licensee has obtained planning permission for extension of the use of the land as a Caravan Site after that date and a renewal of this licence permitting such extended use.

2. Period of Use

No caravan on the Caravan Site shall be used for human habitation other than during the period \_\_\_\_\_ in any year.  
1st March to 31st October

3. Number of Caravans

Not more than 6 (six) caravans shall be stationed on the Caravan Site at any one time.

4. Type and Condition of Caravans

The only caravans to be stationed on the Caravan Site shall be purpose-built trailer or self-propelled caravans not converted from a motor vehicle or structure originally designed for some other purpose. The Licensee shall ensure that each caravan on the caravan site is maintained in a clean condition and in a good state of repair and decoration.

5. Density and Space between Caravans

Every caravan shall be not less than 6 metres (20 feet) from any other caravan in a separate occupation and not less than 3 metres (10 feet) from a carriage-way.

6. Roads and Footpaths

The Licensee shall provide and maintain in good repair roads having a hard and well-maintained surface so that no caravan or toilet block is more than 45 metres (150 feet) from a road. Each toilet block shall be connected to a road by a footpath with a hard surface maintained in good repair. Roads shall be not less than 4 metres (13 feet) wide or, if they form part of a one-way system 2.75 metres (9 feet) wide. Footpaths shall not be less than 0.75 metres (2 feet 6 inches) wide.



7. Hard Standings

Every caravan shall stand on a hard standing of impervious material which shall extend over the whole area occupied by the caravan placed upon it and shall project not less than one metre (3 feet) outwards from each entrance to the caravan unless the caravans are removed from the Caravan Site during the period in which the site may not be used as a Caravan Site under condition no. 2 of this licence.

8. Fire Precautions

(a) Fire Points

The Licensee shall provide fire points in positions to be approved by the Council for the purpose of this licence and so that no caravan or site-building is more than 30 metres (100 feet) from a fire point. Such fire points shall be easily accessible and clearly and conspicuously marked "FIRE POINT".

(b) Fire Fighting Equipment

Where water standpipes are provided and there is a water supply of sufficient pressure and flow to project a jet of water approximately 5 metres (16 feet 6 inches) from the nozzle, such water standpipes shall be situated at each fire point together with a reel of small diameter hose of not less than 30 metres (100 feet) in length, having a screw thread means of connection to a water standpipe and terminating in a small hand control nozzle. Hoses shall be housed in a box painted red and marked "HOSE REEL".

Where standpipes are not provided or the water pressure or flow is not sufficient, each fire point shall be provided with either water extinguishers (2 x 9 litre) or a water tank of at least 500 litres capacity fitted with a hinged cover, 2 buckets and 1 hand pump or bucket pump.

(c) Fire Warning

A means of raising the alarm in the event of a fire shall be provided at each fire point.

(d) Maintenance

All alarm and fire fighting equipment shall be maintained in working order and available for inspection by or on behalf of the licensing Authority. All equipment susceptible to damage by frost shall be suitably protected.

(e) Fire Notices

A clearly written and conspicuous notice shall be provided and maintained at each fire point to indicate the action to be taken in case of fire and the location of the nearest telephone. This notice shall include the following:-

"On discovering a fire

- (i) ensure the caravan or site building involved is evacuated;
- (ii) raise the alarm;
- (iii) call the fire brigade (the nearest telephone is sited at \_\_\_\_\_);

- (iv) attack the fire using the fire fighting equipment provided.

8. Fire Precautions Cont.

(e) Fire Notices Cont.

It is in the interest of all occupiers of this site to be familiar with the above routine and the method of operating the fire alarms and fire fighting equipment."

(f) Fire Hazards

Long grass and vegetation shall be cut at frequent and regular intervals to prevent it becoming a fire hazard. Any such cuttings shall be removed from the vicinity of caravans. Adequate and safe provision shall be made for the storage of liquefied petroleum gas and regard shall be had to the Health and Safety Executive Code of Practice for the keeping of Liquefied Petroleum Gas in Cylinders and similar Containers.

9. Electrical Installations

The Licensee shall provide an electricity supply sufficient in all respects to meet all reasonable demands of the electrical installations on the site.

Such electrical installation other than Electricity Board works and circuits subject to regulations made by the Secretary of State for Energy, under Section 60 of the Electricity Act 1947, shall be installed and maintained in accordance with the requirements of the Institution of Electrical Engineers Regulations for the Electrical Equipment of Buildings (the IEE Wiring Regulations) for the time being in force, and where appropriate to the standard which would be acceptable for the purposes of the Electricity (Overhead Lines) Regulations 1970, SI 1970 No. 1355.

The Licensee shall ensure that such electrical installation is inspected not less than once in every 12 months (in the case of underground installations 3 years) by a person who shall be one of the following:-

- A professionally qualified electrical engineer;
- A member of the Electrical Contractors' Association;
- A member of the Electrical Contractors' Association of Scotland;
- A certificate holder of the National Inspection Council for Electrical Installation Contracting; or
- A qualified person acting on behalf of one of these (in which case it should be stated for whom he is acting).

The frequency of inspection specified above may be reduced to such longer period as may be recommended by one of the foregoing persons.

The Licensee shall make arrangements to obtain from such person within 1 month of such an inspection an inspection certificate in the form prescribed in the IEE Wiring Regulations to be retained by the site operator and displayed with the site licence. The cost of the inspection and report shall be met by the site operator.

10. Water Supply

A water supply of adequate quantity and quality shall be readily accessible at all times on or adjacent to the site for use by the occupants of the caravans.

11. Drainage and Sewage Disposal

The Licensee shall make adequate arrangements to be approved by the Council for the foul and surface water drainage of the caravans and site and for the disposal of foul sewage; and, where chemical closets are provided, a properly

11. Drainage and Sewage Disposal Cont.

designed disposal point for the contents of chemical closets be provided having an adequate supply of water for the cleaning of containers.

12. Sanitary and Washing Facilities

Sanitary conveniences in proper working order and easily accessible shall be available at all times for use by the occupants of the caravans, comprising, at least, either:-

- (i) one W.C. and one wash basin for females and one W.C. and one wash basin for males, or
- (ii) two chemical closets and one wash basin for females and two chemical closets and one wash basin for males.

13. Refuse Storage and Disposal

The Licensee shall provide at every caravan standing a suitable refuse bin and arrangements shall be made for the bins to be emptied regularly. Where the Borough Council undertakes collection of refuse arising at the Caravan Site, the Licensee shall be responsible for bringing all receptacles to a central point on the Caravan Site for emptying by the Council at such times as the Council collect refuse from the Caravan Site and, where a bulk refuse container is provided by the Council at the Caravan Site, for emptying the receptacles into the bulk refuse container.

14. Car Parking

Where the site layout permits parking of vehicles next to caravans to be allowed, there must be at least 3 metres (10 feet) of clear space between any two cars and any car and any caravan in separate occupation.

15. Site to be kept Clean and Tidy and Grass Cut

The Licensee shall see that all roads, footpaths, hardstandings, toilet blocks, laundries, cisterns, basins, sinks, gullies and drains are kept clean and in good order. The Licensee shall keep all parts of the Caravan Site and hedges, ditches and shrubberies thereon or abutting thereon in a clean and tidy condition and free from foul water and any offensive matter and waste or unwanted materials. The Licensee shall keep all grassed areas of the Caravan Site adequately cut and in a neat and tidy condition. The Licensee shall ensure that spaces under caravans are kept clear and unobstructed and that all parts of the Caravan Site are kept in such condition as not to harbour refuse or vermin.

16. Use only for Caravans or Specified Purposes

The Licensee shall not:-

- (i) use or allow the Caravan Site to be used for any purposes other than the stationing or storage of caravans except that the land may be used for the grazing of sheep or cattle when none of the caravans on the Caravan Site is used for human habitation;
- (ii) place or erect any structure or building or permit any structure or building to be placed or erected on the Caravan Site (other than a caravan) without the prior approval of the Council for the express purpose of this condition (whether or not such building is approved by the Council under the Building Regulations or any other statutory authority).

17. Landscaping

The Licensee shall, where required by the Council, carry out and maintain landscaping works in accordance with a scheme to be approved by the Council for the purposes of this licence.

18. Good Conduct and Supervision

The Licensee shall make and maintain adequate arrangements for the supervision of the Caravan Site so as to ensure observance of these conditions and the good conduct of the Caravan Site.

19. Display of Licence

A copy of this licence shall be displayed on the Caravan Site in some conspicuous place at all times when caravans are stationed on the Caravan Site for purposes of human habitation.

20. Additional Conditions (if any)

Dated this 1st (first) day of February 19 80 .

Signed .....  
Director of Environmental Health  
and Housing Services.  
Authorised Officer.

Brook Square,  
Scarborough.

SCARBOROUGH BOROUGH COUNCIL

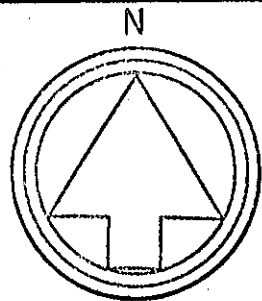
Department of Environmental Health & Housing Services  
CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

This plan is that attached to Caravan Site Licence No. 12

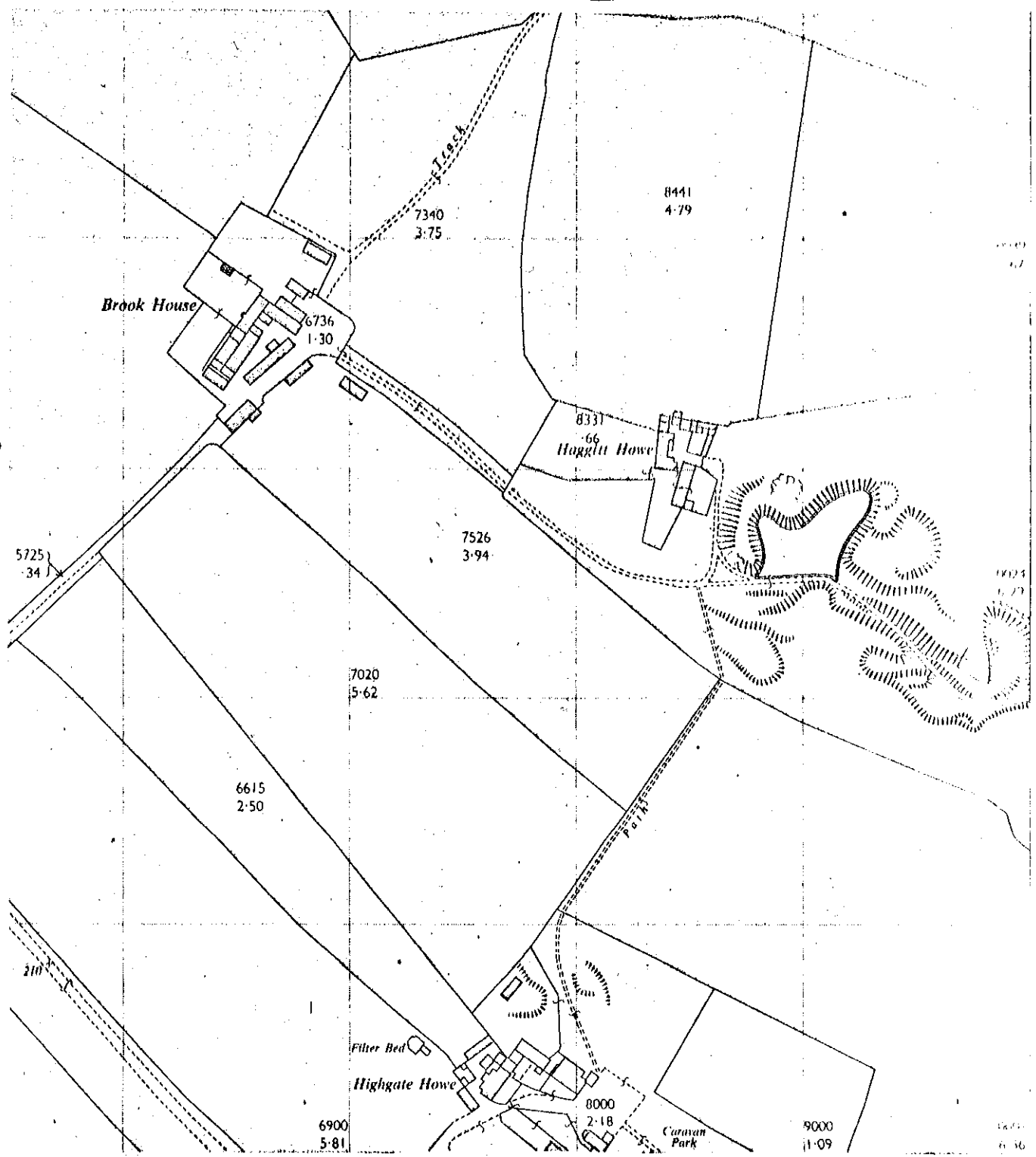
in respect of the caravan site known as Haggett Howe

and situated at Saltwick, Whitby

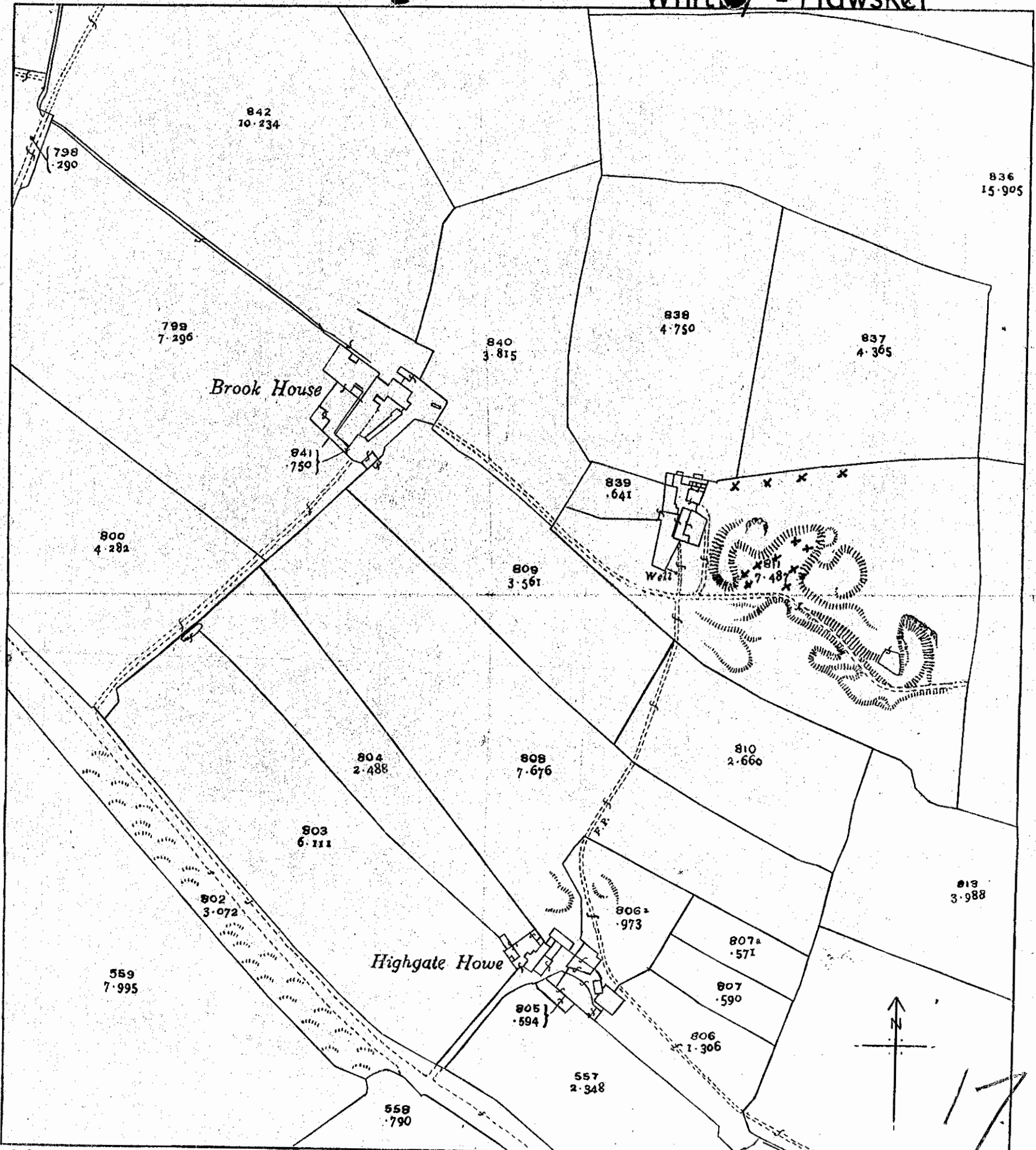
REPRODUCED FROM THE ORDNANCE SURVEY  
MAP WITH THE PERMISSION OF THE  
CONTROLLER OF H.M. STATIONERY OFFICE  
CROWN COPYRIGHT RESERVED.



SCALE 1/2500



# Whitby - Hawsker

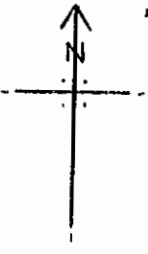


Brook House

Highgate Howe

Well

P.R.



NYMNPA

25/10/2022

Licence number: 037

## SCARBOROUGH BOROUGH COUNCIL

### CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

#### CARAVAN SITE LICENCE

The SCARBOROUGH BOROUGH COUNCIL (hereinafter called "the Council") under and for the purpose of Part 1 of the Caravan Sites and Control of Development Act 1960 hereby licenses Mrs Lillias Anne Dixon, of Brook House, Saltwick, Whitby, YO22 4JY (hereinafter referred to as "the Licensee") being the occupier of the land situated at Haggit Howe Farm, Saltwick, Whitby, YO22 4JX defined edged red on the plan attached to this licence and known as Haggit Howe Caravan Site (hereinafter referred to as "the Caravan Site") to be used as a Caravan Site as defined in the said Act subject to the following conditions.

#### LICENCE CONDITIONS FOR STATIC CARAVAN AREA

**1. Period of Use**

No static caravan on the Caravan Site shall be used for human habitation other than during the period of the 1 March – 31 October in any one year.

**2. Number of Caravans**

Not more than SIX (6) static holiday caravans shall be stationed on the Caravan Site at any one time.

**3. Type and Condition of Caravans**

The only caravans to be stationed on the Caravan Site shall be purpose-built trailer or self-propelled caravans not converted from a motor vehicle or structure originally designed for some other purpose. The Licensee shall ensure that each caravan on the Caravan Site is maintained in a clean condition and in a good state of repair and decoration.

**4. Density**

The gross density shall not exceed (60) caravans to a hectare of the useable land upon the site.

**5. Roads and Footpaths**

The Licensee shall provide and maintain in good repair roads having a hard and well-maintained surface so that no caravan or toilet block is more than 45 metres from a road. Each toilet block shall be connected to a road by a footpath with a hard surface maintained in good repair. Roads shall be not less than 4 metres wide or, if they form part of a one-way system, 2.75 metres wide. Footpaths shall be not less than 0.75 metres wide.

## **6. Hardstandings**

Every caravan shall stand on a hardstanding of impervious material which shall extend over the whole area occupied by the caravan placed upon it and shall project not less than one metre outwards from each entrance to the caravan unless the caravans are removed from the caravan site during the period in which the site may not be used as a Caravan Site under Condition No. 1 of this Licence.

## **7. Liquefied Petroleum Gas**

LPG storage supplied from tanks should comply with Guidance Booklet HSG 34 "The Storage of LPG at Fixed Installations" or where LPG is supplied from cylinders, with Guidance Note CS4 "The Keeping of LPG in Cylinders and Similar Containers" as appropriate (see Guidance Note attached). The Gas Safety (Installation and Use) Regulations 1994 also apply to LPG storage supplied from tanks.

Where there are metered supplies from a common LPG storage tank, then Guidance Note CS11 "The Storage and Use of LPG at Metered Estates" provides further guidance. In this case and where a British Gas Mains Supply is available, then the Gas Safety (Installation and Use) Regulations 1998 and the Pipelines Act 1962 may also be applicable.

Exposed gas bottles or cylinders should not be within the separation boundary of an adjoining unit where there is only the minimum separation distance between the units.

LPG installations should conform to British Standard 5482 "Code of Practice for Domestic Butane and Propane Gas Burning Installations, Part 2 : 1977 Installations in Caravans and Non-permanent Dwellings".

For main gas supply, the 1998 Regulations will be relevant for the installation downstream of any service pipe(s) supplying any primary meter(s) and such service pipes are subject to the Gas Safety Regulations 1972.

In cases where the site owner supplies gas to caravans on the site, he may need an authorisation to do so from OFGAS under the Gas Act 1986.

## **8. Electrical Installation**

The Licensee shall provide an electricity supply sufficient in all respects to meet all reasonable demands of the electrical installations on the site.

Such electrical installations other than Electricity Board works and circuits subject to regulations made by the Secretary of State for Energy, under Section 16 of the Energy Act 1983 and Section 64 of the Electricity Act 1947, shall be installed and maintained in accordance with the requirements of the Institution of Electrical Engineers Regulations for the Electrical Equipment of Buildings (the IEE Wiring Regulations) for the time being in force and, where appropriate, to the standard which would be acceptable for the purposes of the Electricity (Overhead Lines) Regulations 1988, SI 1988 No. 1057.



The Licensee shall ensure that such electrical installation is inspected not less than once in every 12 months (in the case of underground installations 3 years) by a person who shall be one of the following:-

A professionally qualified electrical engineer;

A member of the Electrical Contractors' Association;

A member of the Electrical Contractors' Association of Scotland;

A certificate holder of the National Inspection Council for Electrical Installation Contracting; or

A qualified person acting on behalf of one of these (in which case it should be stated for whom he is acting).

The frequency of inspection specified above may be reduced to such longer period as may be recommended by one of the foregoing persons.

The Licensee shall make arrangements to obtain from such person within 1 month of such an inspection an inspection certificate in the form prescribed in the IEE Wiring Regulations to be retained by the site operator and displayed with the site Licence. The cost of the inspection and report shall be met by the site operator. If inspection reveals that an installation no longer complies with the latest version of the IEE Wiring Regulations then all deficiencies shall be rectified.

#### **9. Water Supply**

The Licensee shall provide a water supply of adequate quantity and quality complying with British Standard Code of Practice CP 310 (1952) at water standpipes so that no caravan is situated more than 54 metres from a water standpipe. A trapped gully draining to an adequate drainage system or soakway shall be provided at each water standpipe.

#### **10. Drainage and Sewage Disposal**

The Licensee shall:-

- (i) Make satisfactory provision for foul drainage either by connection to a public sewer or by discharge to a properly constructed septic tank, cess pool or other adequate sewage treatment system; and
- (ii) Provide properly designed disposal points for the contents of chemical closets with an adequate supply of water for cleaning containers; and
- (iii) Provide waste water disposal points separate from but adjacent to water standpipes so that no caravan is sited more than 54 metres from a waste water disposal point.
- (iv) Adequate surface water drainage for carriage-ways, footpaths, paved areas and for the site generally shall be provided to the satisfaction of the Council.

## 11. Sanitary and Washing Facilities

The Licensee shall provide and maintain in positions to be approved by the Council for the purposes of this Licence toilet blocks providing the following accommodation:-

For Males - 1 W.C. and 1 urinal and 1 wash basin per 15 caravans;

For Females - 2 W.C.s and 1 wash basin per 15 caravans;

1 shower or bath for each sex per 20 caravans

Toilet blocks shall be provided with adequate water supplies and wash basins, and baths / showers with a constant supply of hot and cold water or hot water at a suitably controlled temperature.

Toilet blocks shall be so sited and provided that no caravan is more than 95 metres from a toilet block.

## 12. Individually Serviced Caravans

Where every caravan on the Caravan Site is provided with:-

- (i) A water supply of adequate quantity and quality complying with British Standard Code of Practice CP310 (1952);
- (ii) A wash basin, sink and fixed bath or shower each provided with a constant supply of hot and cold water or hot water at a suitably controlled temperature;
- (iii) A water closet; and
- (iv) Adequate provision, to the satisfaction of the Council, for foul drainage and the disposal of waste water;

then the undermentioned requirements of the conditions attached to this Licence shall not apply:-

- (a) In Condition No. 9, the requirement for water standpipes other than standpipes providing water for fire fighting purposes.
- (b) In Condition No. 10, the requirement for disposal points for chemical closets and waste water.
- (c) Condition No. 11 requiring the provision of communal sanitary and washing facilities.
- (d) Condition No. 13 requiring the provision of communal laundry facilities.

Where some of the caravans on the Caravan Site are not provided with all the facilities listed at (i), (ii), (iii) and (iv) above, then the requirements for communal facilities detailed at (a), (b), (c) and (d) above shall apply pro rata to the total number of such caravans on the Caravan Site.

**13. Laundry Facilities**

The Licensee shall provide laundry facilities in a separate room on the scale of not less than 1 deep sink with running hot and cold water per 30 caravans.

**14. Refuse Storage and Disposal**

The Licensee shall provide suitable and sufficient refuse bins and arrangements shall be made for the bins to be emptied regularly. Where the Borough Council undertakes collection of refuse arising at the Caravan Site, the Licensee shall be responsible for bringing all receptacles to a central point on the Caravan Site for emptying by the Council at such times as the Council collect refuse from the Caravan Site and, where a bulk refuse container is provided by the Council at the Caravan Site, for emptying the receptacles into the bulk refuse container.

**15. Car Parking etc.**

The Licensee shall provide suitable surfaced parking places with space for at least one car for every three caravans. Where the site layout permits, the Licensee may allow parking of vehicles next to caravans. Any door to a caravan or ancillary structure shall not be obstructed by any vehicle so parked.

**16. Recreation Space**

Space equivalent to one-tenth of the total area of the Caravan Site shall be allocated for children's games and other recreational purposes, in a position or positions to be approved by the Council for the purposes of this Licence.

**17. Site to be kept Clean and Tidy and Grass Cut**

The Licensee shall see that all roads, footpaths, hardstandings, toilet blocks, laundries, cisterns, basins, sinks, gullies and drains are kept clean and in good order. The Licensee shall keep all parts of the Caravan Site and any hedges, ditches and shrubberies thereon or abutting thereon in a clean and tidy condition and free from foul water and any offensive matter and waste or unwanted materials. The Licensee shall keep all grassed areas of the Caravan Site adequately cut and in a neat and tidy condition. The Licensee shall ensure that spaces under the caravans are kept clean and unobstructed and that all parts of the Caravan Site are kept in such condition as not to harbour refuse or vermin.

**18. Use only for Caravans or Specified Purposes**

The Licensee shall not:-

- (i) use or allow the Caravan Site to be used for any purpose other than the stationing or storage of caravans except that the land may be used for the grazing of sheep or cattle when none of the caravans on the Caravan Site is used for human habitation.
- (ii) place or erect any structure or building or permit any structure or building to be placed or erected on the Caravan Site (other than a caravan) without the consent of the Council for the purposes of this condition

(whether or not such building is approved by the Council under Building Regulations or any other statutory authority).

**19. Landscaping**

The Licensee shall, where required by the Council, carry out and maintain landscaping works in accordance with a scheme to be approved by the Council for the purposes of this Licence.

**20. Good Conduct and Supervision**

The Licensee shall make and maintain adequate arrangements for the supervision of the Caravan Site so as to ensure observance of these conditions and the good conduct of the Caravan Site.

**21. Telephones**

An immediately accessible telephone should be available on the site for calling the emergency services, at all times. A notice by the telephone should include the address of the site.

**22. Notices**

A copy of this Licence shall be displayed on the Caravan Site in some conspicuous place at all times when the caravans are stationed on the Caravan Site for purposes of human habitation.

Notices and a plan should be displayed on the site setting out the action to be taken in the event of an emergency. They should show where the police, fire brigade, ambulance and local doctors can be contacted and the location of the nearest public telephone. The notices should also give the name and location/telephone number of the site licence holder or his/her accredited representative. At sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.

All notices should be suitably protected from the weather and displayed where possible out of the direct rays of the sun, preferably in areas lit by artificial lighting.

Dated: 3 July 2013

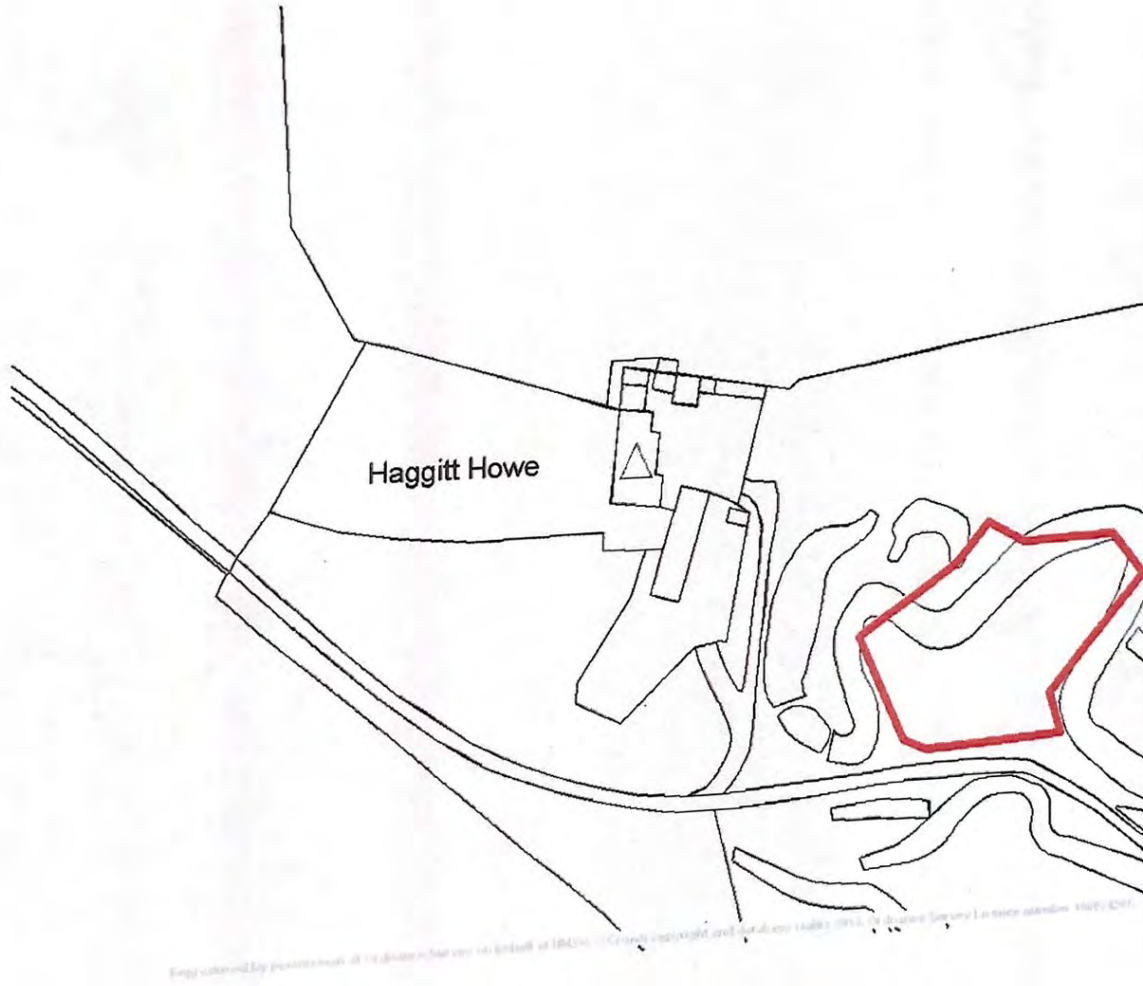
Signed....  
Head of Environmental Services  
(Authorised Officer)

Scarborough Borough Council  
Town Hall  
St Nicholas Street  
Scarborough  
YO11 2HG

**SCARBOROUGH BOROUGH COUNCIL**

**CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960**

This plan is that attached to Caravan Site Licence Number 037 in respect of land situated at **Haggitt How Farm, Saltwick, Whitby**; and known as **Haggitt Howe Caravan Site**. The red line represents the site boundary.



NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY  
© CROWN COPYRIGHT AND DATABASE RIGHTS 2013 ORDNANCE SURVEY 100024267



DA, O and LJ Trotter  
Highgate Howe Holiday Home Park  
Hawsker  
Whitby  
YO22 4JY

Your Ref:  
Our Ref: 20/03300/PSH250

16 October 2020

NYMNP

25/10/2022

Dear Sir/Madam

**Caravan Sites and Control of Development Act 1960  
Haggit Howe Caravan Site, Haggit Howe Farm, Saltwick, Whitby, YO22 4JX**

I now enclose two amended copies of the site licence. Please note that conditions attached to any previous licence are now revoked, and replaced by the enclosed licence. The licence must be displayed on the caravan site in some conspicuous place at all times when the caravans are stationed on the site for purposes of human habitation.

Should you have any queries or require further advice in connection with this correspondence, please do not hesitate to contact me on the above details.

Yours faithfully

*Stephanie Baines*

Technical Officer (Residential Regulation Team)  
Environmental Health

✉ [stephanie.baines@scarborough.gov.uk](mailto:stephanie.baines@scarborough.gov.uk)

🌐 [www.scarborough.gov.uk](http://www.scarborough.gov.uk)

☎ 01723 232530





**SCARBOROUGH BOROUGH COUNCIL**

**CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960**

**CARAVAN SITE LICENCE**

The SCARBOROUGH BOROUGH COUNCIL (hereinafter called "the Council") under and for the purpose of Part 1 of the Caravan Sites and Control of Development Act 1960 hereby licenses **DA, O and LJ Trotter, of Highgate Howe Holiday Home Park, Hawsker, Whitby, YO22 4JY** (hereinafter referred to as "the Licensees") being the occupier of the land situated at **Haggit Howe Farm, Saltwick, Whitby, YO22 4JX** defined edged red on the plan attached to this licence and known as **Haggit Howe Caravan Site** (hereinafter referred to as "the Caravan Site") to be used as a Caravan Site as defined in the said Act subject to the following conditions.

**LICENCE CONDITIONS FOR STATIC CARAVAN AREA**

**1. Period of Use**

No static caravan on the Caravan Site shall be used for human habitation other than during the period of the **1 March – 31 October** in any one year.

**2. Number of Caravans**

Not more than **SIX (6)** static holiday caravans shall be stationed on the Caravan Site at any one time.

**3. Type and Condition of Caravans**

The only caravans to be stationed on the Caravan Site shall be purpose-built trailer or self-propelled caravans not converted from a motor vehicle or structure originally designed for some other purpose. The Licensee shall ensure that each caravan on the Caravan Site is maintained in a clean condition and in a good state of repair and decoration.

**4. Density**

The gross density shall not exceed (60) caravans to a hectare of the useable land upon the site.

**5. Roads and Footpaths**

The Licensee shall provide and maintain in good repair roads having a hard and well-maintained surface so that no caravan or toilet block is more than 45 metres from a road. Each toilet block shall be connected to a road by a footpath with a hard surface maintained in good repair. Roads shall be not less than 4 metres wide or, if they form part of a one-way system, 2.75 metres wide. Footpaths shall be not less than 0.75 metres wide.



## **6. Hardstandings**

Every caravan shall stand on a hardstanding of impervious material which shall extend over the whole area occupied by the caravan placed upon it and shall project not less than one metre outwards from each entrance to the caravan unless the caravans are removed from the caravan site during the period in which the site may not be used as a Caravan Site under Condition No. 1 of this Licence.

## **7. Liquefied Petroleum Gas**

LPG storage supplied from tanks should comply with Guidance Booklet HSG 34 "The Storage of LPG at Fixed Installations" or where LPG is supplied from cylinders, with Guidance Note CS4 "The Keeping of LPG in Cylinders and Similar Containers" as appropriate (see Guidance Note attached). The Gas Safety (Installation and Use) Regulations 1994 also apply to LPG storage supplied from tanks.

Where there are metered supplies from a common LPG storage tank, then Guidance Note CS11 "The Storage and Use of LPG at Metered Estates" provides further guidance. In this case and where a British Gas Mains Supply is available, then the Gas Safety (Installation and Use) Regulations 1998 and the Pipelines Act 1962 may also be applicable.

Exposed gas bottles or cylinders should not be within the separation boundary of an adjoining unit where there is only the minimum separation distance between the units.

LPG installations should conform to British Standard 5482 "Code of Practice for Domestic Butane and Propane Gas Burning Installations, Part 2 : 1977 Installations in Caravans and Non-permanent Dwellings".

For main gas supply, the 1998 Regulations will be relevant for the installation downstream of any service pipe(s) supplying any primary meter(s) and such service pipes are subject to the Gas Safety Regulations 1972.

In cases where the site owner supplies gas to caravans on the site, he may need an authorisation to do so from OFGAS under the Gas Act 1986.

## **8. Electrical Installation**

The Licensee shall provide an electricity supply sufficient in all respects to meet all reasonable demands of the electrical installations on the site.

Such electrical installations other than Electricity Board works and circuits subject to regulations made by the Secretary of State for Energy, under Section 16 of the Energy Act 1983 and Section 64 of the Electricity Act 1947, shall be installed and maintained in accordance with the requirements of the Institution of Electrical Engineers Regulations for the Electrical Equipment of Buildings (the IEE Wiring Regulations) for the time being in force and, where appropriate, to the standard which would be acceptable for the purposes of the Electricity (Overhead Lines) Regulations 1988, SI 1988 No. 1057.

The Licensee shall ensure that such electrical installation is inspected not less than once in every 12 months (in the case of underground installations 3 years) by a person who shall be one of the following:-

A professionally qualified electrical engineer;

A member of the Electrical Contractors' Association;

A member of the Electrical Contractors' Association of Scotland;

A certificate holder of the National Inspection Council for Electrical Installation Contracting; or

A qualified person acting on behalf of one of these (in which case it should be stated for whom he is acting).

The frequency of inspection specified above may be reduced to such longer period as may be recommended by one of the foregoing persons.

The Licensee shall make arrangements to obtain from such person within 1 month of such an inspection an inspection certificate in the form prescribed in the IEE Wiring Regulations to be retained by the site operator and displayed with the site Licence. The cost of the inspection and report shall be met by the site operator. If inspection reveals that an installation no longer complies with the latest version of the IEE Wiring Regulations then all deficiencies shall be rectified.

## **9. Water Supply**

The Licensee shall provide a water supply of adequate quantity and quality complying with British Standard Code of Practice CP 310 (1952) at water standpipes so that no caravan is situated more than 54 metres from a water standpipe. A trapped gully draining to an adequate drainage system or soakway shall be provided at each water standpipe.

## **10. Drainage and Sewage Disposal**

The Licensee shall:-

- (i) Make satisfactory provision for foul drainage either by connection to a public sewer or by discharge to a properly constructed septic tank, cess pool or other adequate sewage treatment system; and
- (ii) Provide properly designed disposal points for the contents of chemical closets with an adequate supply of water for cleaning containers; and
- (iii) Provide waste water disposal points separate from but adjacent to water standpipes so that no caravan is sited more than 54 metres from a waste water disposal point.
- (iv) Adequate surface water drainage for carriage-ways, footpaths, paved areas and for the site generally shall be provided to the satisfaction of the Council.

## 11. Sanitary and Washing Facilities

The Licensee shall provide and maintain in positions to be approved by the Council for the purposes of this Licence toilet blocks providing the following accommodation:-

For Males - 1 W.C. and 1 urinal and 1 wash basin per 15 caravans;

For Females - 2 W.C.s and 1 wash basin per 15 caravans;

1 shower or bath for each sex per 20 caravans

Toilet blocks shall be provided with adequate water supplies and wash basins, and baths / showers with a constant supply of hot and cold water or hot water at a suitably controlled temperature.

Toilet blocks shall be so sited and provided that no caravan is more than 95 metres from a toilet block.

## 12. Individually Serviced Caravans

Where every caravan on the Caravan Site is provided with:-

- (i) A water supply of adequate quantity and quality complying with British Standard Code of Practice CP310 (1952);
- (ii) A wash basin, sink and fixed bath or shower each provided with a constant supply of hot and cold water or hot water at a suitably controlled temperature;
- (iii) A water closet; and
- (iv) Adequate provision, to the satisfaction of the Council, for foul drainage and the disposal of waste water;

then the undermentioned requirements of the conditions attached to this Licence shall not apply:-

- (a) In Condition No. 9, the requirement for water standpipes other than standpipes providing water for fire fighting purposes.
- (b) In Condition No. 10, the requirement for disposal points for chemical closets and waste water.
- (c) Condition No. 11 requiring the provision of communal sanitary and washing facilities.
- (d) Condition No. 13 requiring the provision of communal laundry facilities.

Where some of the caravans on the Caravan Site are not provided with all the facilities listed at (i), (ii), (iii) and (iv) above, then the requirements for communal facilities detailed at (a), (b), (c) and (d) above shall apply pro rata to the total number of such caravans on the Caravan Site.

**13. Laundry Facilities**

The Licensee shall provide laundry facilities in a separate room on the scale of not less than 1 deep sink with running hot and cold water per 30 caravans.

**14. Refuse Storage and Disposal**

The Licensee shall provide suitable and sufficient refuse bins and arrangements shall be made for the bins to be emptied regularly. Where the Borough Council undertakes collection of refuse arising at the Caravan Site, the Licensee shall be responsible for bringing all receptacles to a central point on the Caravan Site for emptying by the Council at such times as the Council collect refuse from the Caravan Site and, where a bulk refuse container is provided by the Council at the Caravan Site, for emptying the receptacles into the bulk refuse container.

**15. Car Parking etc.**

The Licensee shall provide suitable surfaced parking places with space for at least one car for every three caravans. Where the site layout permits, the Licensee may allow parking of vehicles next to caravans. Any door to a caravan or ancillary structure shall not be obstructed by any vehicle so parked.

**16. Recreation Space**

Space equivalent to one-tenth of the total area of the Caravan Site shall be allocated for children's games and other recreational purposes, in a position or positions to be approved by the Council for the purposes of this Licence.

**17. Site to be kept Clean and Tidy and Grass Cut**

The Licensee shall see that all roads, footpaths, hardstandings, toilet blocks, laundries, cisterns, basins, sinks, gullies and drains are kept clean and in good order. The Licensee shall keep all parts of the Caravan Site and any hedges, ditches and shrubberies thereon or abutting thereon in a clean and tidy condition and free from foul water and any offensive matter and waste or unwanted materials. The Licensee shall keep all grassed areas of the Caravan Site adequately cut and in a neat and tidy condition. The Licensee shall ensure that spaces under the caravans are kept clean and unobstructed and that all parts of the Caravan Site are kept in such condition as not to harbour refuse or vermin.

**18. Use only for Caravans or Specified Purposes**

The Licensee shall not:-

- (i) use or allow the Caravan Site to be used for any purpose other than the stationing or storage of caravans except that the land may be used for the grazing of sheep or cattle when none of the caravans on the Caravan Site is used for human habitation.
- (ii) place or erect any structure or building or permit any structure or building to be placed or erected on the Caravan Site (other than a caravan) without prior approval of the Council for the express purpose of this condition

(whether or not such building is approved by the Council under Building Regulations or any other statutory authority).

**19. Landscaping**

The Licensee shall, where required by the Council, carry out and maintain landscaping works in accordance with a scheme to be approved by the Council for the purposes of this Licence.

**20. Good Conduct and Supervision**

The Licensee shall make and maintain adequate arrangements for the supervision of the Caravan Site so as to ensure observance of these conditions and the good conduct of the Caravan Site.

**21. Telephones**

An immediately accessible telephone should be available on the site for calling the emergency services, at all times. A notice by the telephone should include the address of the site.

**22. Notices**

A copy of this Licence shall be displayed on the Caravan Site in some conspicuous place at all times when the caravans are stationed on the Caravan Site for purposes of human habitation.

Notices and a plan should be displayed on the site setting out the action to be taken in the event of an emergency. They should show where the police, fire brigade, ambulance and local doctors can be contacted and the location of the nearest public telephone. The notices should also give the name and location/telephone number of the site licence holder or his/her accredited representative. At sites subject to flood risk, warning notices should be displayed giving advice about the operation of the flood warning system.

All notices should be suitably protected from the weather and displayed where possible out of the direct rays of the sun, preferably in areas lit by artificial lighting.

Dated: 8<sup>th</sup> October 2020

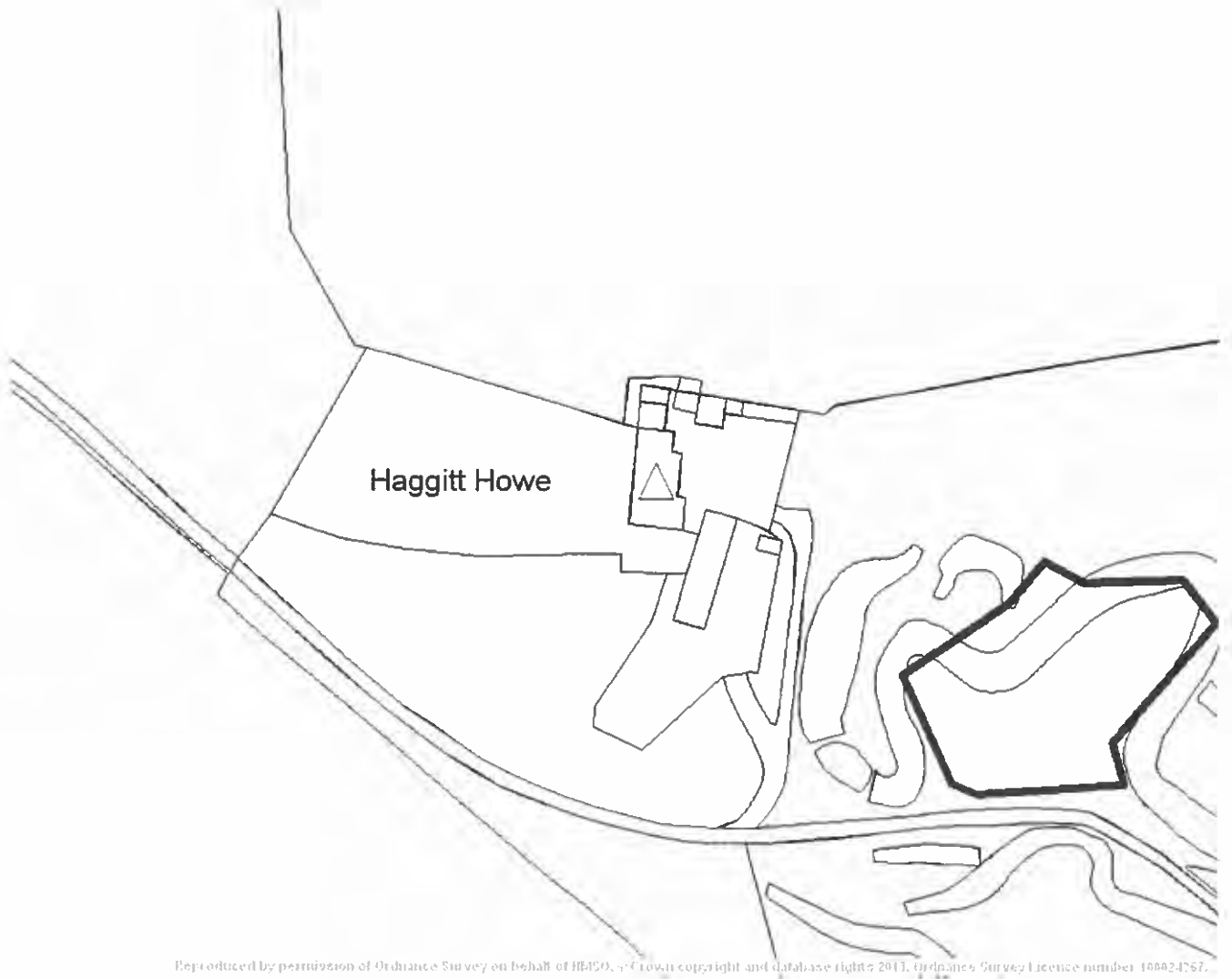
Signed.....  
A Head of Environmental Services  
(Authorised Officer)

Scarborough Borough Council  
Town Hall  
St Nicholas Street  
Scarborough  
YO11 2HG

**SCARBOROUGH BOROUGH COUNCIL**

**CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960**

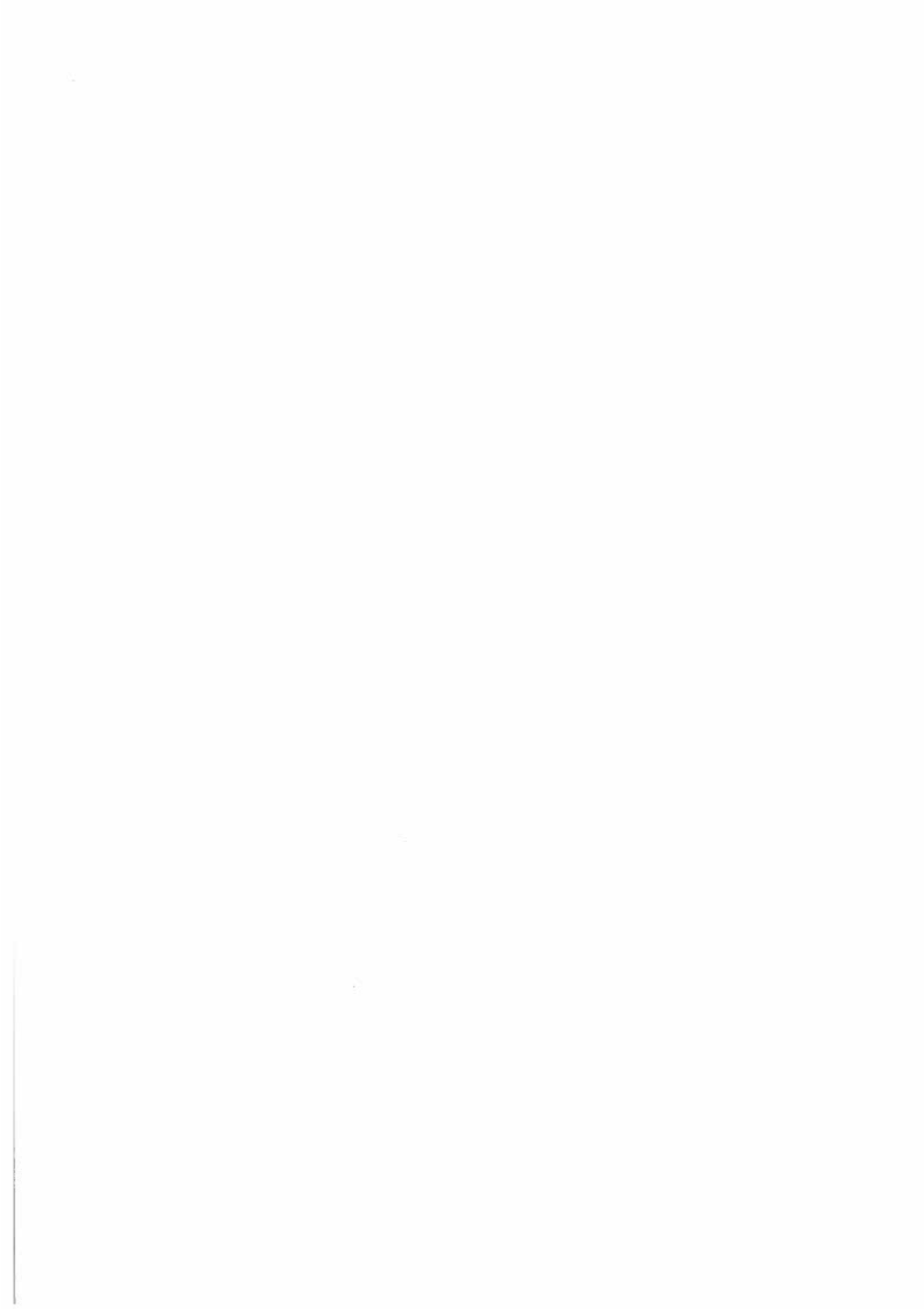
This plan is that attached to Caravan Site Licence Number **037** in respect of land situated at **Haggitt How Farm, Saltwick, Whitby**; and known as **Haggitt Howe Caravan Site**. The red line represents the site boundary.



Reproduced by permission of Ordnance Survey on behalf of HMISO. © Crown copyright and database rights 2013. Ordnance Survey Licence number 100024267.

**NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY**

**© CROWN COPYRIGHT AND DATABASE RIGHTS 2020 ORDNANCE SURVEY 100024267**



NYMNPA

25/10/2022

67 Love Lane  
Whitby, Yorkshire  
YO21 3LQ

7<sup>th</sup> December 2021

To whom it may concern

I understand that you wish confirmation of the fact that caravans were sited at Saltwick in the quarry over a period of years.

I am a member of the Stevenson family who lived at Brook House Farm, Saltwick, over a period of two centuries. I lived there until my mid-thirties after which I visited my family on a weekly, if not daily, basis. I can therefore confirm that caravans were situated at the said site since at least the 1960s.

Should you wish any further information I would be pleased to assist in the matter.

Yours faithfully


D.J. Stevenson



NYMNPA

25/10/2022

2, HIGHGATE HOUSE  
HAWSKER, WHIBY  
YO22 4JY  
16/10/2022.

To Whom it May Concern.

Reference 'Haggitt Howe' Caravans.

I have resided at the above address for 26 years. Able to view the vans ~~onsite~~ on the site in question, until their recent removal.

Photo was taken around 2008. May be a little earlier.

To the best of my knowledge,

Yours Truly.



NYMNPA

25/10/2022

Mr David Trotter  
Highgate Cottage  
Highgate Howe  
Hawsker

11/10/2022. Whitby  
York 4 Jy.

To whom it may concern

I David Trotter have been a neighbour of  
Haggit Howe quarry for more than eighty years.

I can remember the caravans being first sited  
in the quarry at Haggit Howe in the late  
1940's - early 1950's. They occupied the quarry  
continually till 2016

The owner of Haggit Howe Mrs Ann Dison became  
ill and passed away.

It was always a very popular site and well  
used, I would like to see it reinstated

Yours faithfully  
D Trotter



NYMNPA

25/10/2022

Dave  
Robinson [REDACTED]  
ahoo.co.uk>

Mon 13/12/2021 12:32

To: You

My name is David Anthony Robinson.  
My address is  
Conundrum Farmhouse  
Halidon Hill  
Berwick upon Tweed  
Northumberland  
TD15 1UT

[REDACTED]

The images I have attached are exactly as I remember them.

For information, I was born 20th August 1954 and my Sister was born 15th February 1957.

Both are in keeping with the images of us.





NYMNPA

25/10/2022

Malcolm Atkinson  
35 The Avenue  
Castle Park  
Whitby  
North Yorkshire  
YO21 3NH

To whom it may concern,

With regards to Haggit Howe Caravan Site at Brook House Farm, Saltwick, I am writing to confirm that there have been caravans on the site stretching back many years. I worked at Brook House for Mrs & Mrs Dixon the previous owners from March 1977 to July 2020. I don't know when the site was established but it had obviously been there for many decades and was very much part of the fixtures and fittings of the farm. Being situated in an old quarry the surrounding landscape provides natural screening meaning the site is not clearly visible from the surrounding area. There were six static caravan's on the site all privately owned and most were passed down from one generation to the next making it a small community. The six caravans can clearly be seen on the aerial photo which was taken around 2010/2011.

Mrs Dixon carried on running the farm and caravan site after Mr Dixon sadly passed away in 2009 despite not being in the best of health herself. In 2016 for her own reasons she made the decision to close the site.

After her death in December 2017 the farm continued in the hands of the executors until it was eventually sold in July 2020.

I understand the new owners wish to



reopen the site. I can confirm there are two septic tanks and a water supply on the site which were left in place at the time just for this reason and could easily be reconnected. I hope this letter will help towards the planning process so the site can be restored to how it has always been.

Yours faithfully



NYMNPA

25/10/2022

Garden House  
New Gardens  
Green Lane  
Whitby  
YO22 4JP

6<sup>th</sup> January 2022

To whom it may concern

**Caravans sited in Quarry Area at Haggit Howe, Saltwick.**

I can confirm that caravans have been sited at Haggit Howe, Saltwick for as long as I can remember.

I was born in the 30's, on a neighbouring farm where I still live, and have known all the families who have lived in the local area over the years.

If you require any further information, please do not hesitate to contact me.

Yours faithfully

Mrs Ada Roe



NYMNPA

25/10/2022

Rose Cottage  
Highgate Howe  
Whitby  
YO22 4JY

14<sup>th</sup> October 2022

To Whom It May Concern

I, Lisa Trotter, can confirm I have been a neighbour of Haggitt Howe Caravan Site since the age of 5 and I am in my fifties now.

I have always known caravans been sited in the quarry and never seen it any different up until the end of 2016 when the caravans were removed due to the ill-health of the owner, Mrs Dixon.

It was a well established, popular site and it would be lovely to see it re-instated to how it was.

Yours Sincerely