

From:
To: [Planning](#)
Subject: FAO: Hilary Saunders : NYM/2022/0651
Date: 01 November 2022 14:01:29
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good Afternoon,

Thank you for contacting CPRE North and East Yorkshire with the above application.

CPRE North and East Yorkshire have no comment in the planning application NYM/2022/0651

Yours Sincerely

Fran Evans | Administrator
Usual Hours of Work Tuesday to Thursday
9:30 - 3pm

Web: www.cpreney.org.uk

Twitter: [CPRE_NEY](#) | **Facebook:** [CPRENEY](#)
LinkedIn: [CPRE North and East Yorkshire](#) | **Instagram:** [CPRE_NEY](#)

Address: P.O. Box 189, York, YO7 9BL



The countryside charity
North and East Yorkshire



 Please consider the environment before printing this e-mail

CPRE North Yorkshire "The Country Side Charity" CIO number 1174989

From:
To: [Planning](#)
Subject: Re: NYM/2022/0651
Date: 19 October 2022 10:39:37

Good Morning

The Councillors discussed this planning application at their meeting on 28 September and have no objections.

Kind regards

Jude Wakefield
Parish Clerk and RFO
Fylingdales Parish Council

Please note, the clerk works variable part time hours but is normally available Monday and Wednesday.

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



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM22/0651**

Application for use of land for an additional 12 touring caravan pitches, siting of 10

camping pods and 17 static caravans (net reduction to numbers approved under

Proposed Development: planning application NYM/2011/0723/FL), construction of two storey extension to

Scotts Fir Cottage, erection of agricultural storage building and installation of ground

mounted solar panels

Location: Grouse Hill Caravan Park, Blacksmith Hill, Fylingdales

Applicant: Mr & Mrs Butterfield

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

Area Ref: 4/29/88U **Tel:**

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

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

Date: 4 October 2022

FAO: Hilary Saunders

Copies to:

The Local Highway Authority (LHA) do not anticipate any significant impact on the public highway as a result of this application, therefore, there are **no local highway authority objections** to the proposed development

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail:

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**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Page 2 of 2

Application No:

NYM22/0651

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

Our ref: RA/2022/144914/01-L01
Your ref: NYM/2022/0651
Date: 03 October 2022

Dear Hillary,

APPLICATION FOR USE OF LAND FOR AN ADDITIONAL 12 TOURING CARAVAN PITCHES, SITING OF 10 CAMPING PODS AND 17 STATIC CARAVANS (NET REDUCTION TO NUMBERS APPROVED UNDER PLANNING APPLICATION NYM/2011/0723/FL), CONSTRUCTION OF TWO STOREY EXTENSION TO SCOTTS FIR COTTAGE, ERECTION OF AGRICULTURAL STORAGE BUILDING AND INSTALLATION OF GROUND MOUNTED SOLAR PANELS

GROUSE HILL CARAVAN PARK, BLACKSMITH HILL, FYLINGDALES

Thank you for consulting us on the above-named planning proposal, which we received on 13 September 2022.

We have reviewed the submitted documents and have no objections to this application, but we would like to draw the applicant's attention to the following informative comments.

Environment Agency position

The discharge of foul water

The site is located within Source Protection Zone 2 (SPZ2) where we carefully monitor development proposals of all types. We designate Source Protection Zones to identify the catchment areas of sources of potable water (that is high quality water supplies usable for human consumption) and show where they may be at particular risk from polluting activities on or below the land surface.

The supporting information states that "*foul water from the static caravans and the house extension will drain to the existing non-mains package treatment plant serving the site.*" (Edwardson Associates, 24 August 2022). The site has an existing environmental permit regulated by the Environment Agency under the Environmental

Environment Agency
Lateral 8 City Walk, LEEDS, LS11 9AT.

www.gov.uk/environment-agency

Cont/d..

Permitting (England & Wales) Regulations 2016, to control the discharge of sewage from the site. It is the applicant's responsibility to ensure that the existing sewage treatment plant is capable of treating any additional foul input as a result of the development, and that conditions of the permit continue to be complied with, to ensure that risks to potable groundwater resources continue to be safely managed.

We would expect to be re-consulted if a new package treatment plant is required or the existing permit requires varying. The applicant is advised to contact the Environment Agency at PSC-WaterQuality@environment-agency.gov.uk to discuss likely issues. Additional 'Environmental Permitting Guidance' can be found at: [Discharges to surface water and groundwater: environmental permits - GOV.UK \(www.gov.uk\)](http://www.gov.uk).

The discharge of surface water

The applicant has indicated that rainwater from the roofs of the new/extended structures will be discharged to ground via a soakaway. We would like to refer the applicant to our groundwater position statements in '[The Environment Agency's approach to groundwater protection](http://www.gov.uk)', available from gov.uk. This publication sets out our position for a wide range of activities and developments, including the discharge of clean roof water to ground (position G12).

The applicant should ensure that the requirements of the position G12 are met and that any new soakaway will be; no less than 10 metres from the nearest watercourse, not less than 10 metres from any other foul soakaway, and not less than 50 metres from the nearest potable water supply (note that the site is served by a potable groundwater abstraction). Similarly, we would expect to be re-consulted if surface water other than that from roofs will be discharged to the soakaway.

I hope that the information proves to be useful.

If I can be of any further assistance, please don't hesitate to contact me.

Yours sincerely

Mrs Jennifer Dickinson
Planning Advisor

From:
To: [Planning](#)
Subject: NYM/2022/0651
Date: 27 September 2022 08:30:48

Good morning Hilary,

RE: NYM/2022/0651

I emailing to request an extension to our target response date for the above mentioned application.

Unfortunately the case officer dealing with this patch has taken up a new role in the Environment Agency, I will now be the lead officer for North York Moors Planning Consultations. I am seeking advice from our technical teams and aiming to provide our formal response by the 21 October 2022. Please let me know if your timescales for determination would not accommodate this extension and I'll do what I can to reprioritise this case.

Kind regards

Jennifer

Jennifer Dickinson BSc (Hons) MA (LA)
Planning Advisor- Sustainable Places (Yorkshire)
Environment Agency | Lateral, 8 City Walk, Leeds, LS11 9AT



SCARBOROUGH BOROUGH COUNCIL

NYMNP

Our Ref 22/01881/OA

27 September 2022

Proposal NYM/2022/0651- Application for use of land for an additional 12 touring caravan pitches, siting of 10 camping pods and 17 static caravans (net reduction to numbers approved under planning application NYM/2011/0723/FL), construction of two storey extension to Scotts Fir Cottage, rection of agricultural storage building and installation of ground mounted solar panels

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

I refer to the above consultation which was received at this office on 13 September 2022.

The LPA has no comments.

If you require any further assistance please contact me at the above address.

Yours faithfully

D Walker

Mr D Walker
Head of Planning

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To: [Planning](#)
Subject: NYM/2022/0651 NE Response
Date: 28 September 2022 11:47:02
Attachments: [0.png](#)
[image001.png](#)
[NYM_2022_0651.pdf](#)
[Annex A to standard letters - May 2022.PDF](#)
Importance: High

Dear Mrs Hilary Saunders,

Our ref: 407062

Your ref: NYM/2022/0651

Planning consultation: Application for use of land for an additional 12 touring caravan pitches, siting of 10 camping pods and 17 static caravans (net reduction to numbers approved under planning application NYM/2011/0723/FL), construction of two storey extension to Scotts Fir Cottage, erection of agricultural storage building and installation of ground mounted solar panels.

Location: Grouse Hill Caravan Park, Blacksmith Hill, Fylingdales.

Thank you for your consultation on the above dated 13 September 2022.

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.

Further information on when to consult Natural England on planning proposals is here- [Planning and transport authorities: get environmental advice on planning - GOV.UK \(www.gov.uk\)](#)

Natural England is not able to provide specific advice on this application and therefore has no comment to make on its details. Although we have not been able to assess the potential impacts of this proposal on statutory nature conservation sites or protected landscapes, we offer the further advice and references to Standing Advice.

Natural England advises Local Planning Authorities to use the following tools to assess the impacts of the proposal on the natural environment:

Impact Risk Zones:

Natural England has provided Local Planning Authorities (LPAs) with Impact Risk Zones (IRZs) which can be used to determine whether the proposal impacts statutory nature conservation sites. Natural England recommends that the LPA uses these IRZs to assess potential impacts. If proposals do not trigger an Impact Risk Zone then Natural England will provide an auto-response email.

Standing Advice:

Natural England has published Standing Advice. Links to standing advice are in Annex A

If after using these tools, you consider there are significant risks to statutory nature conservation sites or protected landscapes, please set out the specific areas on which you require Natural

England's advice.

Further information on LPA duties relating to protected sites and areas is here- [Protected sites and areas: how to review planning applications - GOV.UK \(www.gov.uk\)](#)

Further guidance is also set out in Planning Practice Guidance on the natural environment [Natural environment - GOV.UK \(www.gov.uk\)](#) and on Habitats Regulations Assessment [Appropriate assessment - GOV.UK \(www.gov.uk\)](#)

Non detailed advice from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not the proposal is consistent with national and local environmental policies. Other bodies and individuals may provide information and advice on the environmental value of this site and the impacts of the proposal on the natural environment to assist the decision making process.

Should the proposal change, please consult us again.

Yours sincerely,

Shannon Bowes

Operations Delivery
Consultations Team
Natural England
Hornbeam House, Electra Way
Crewe Business Park
Crewe, Cheshire CW1 6GJ

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Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

Annex A – Additional advice

Natural England offers the following additional advice:

Landscape

Paragraph 174 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 to respond to 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 174 and 175). 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. For mineral working and landfilling separate guidance on soil protection for site restoration and aftercare is available on [Gov.uk](#) website. Detailed guidance on soil handling for mineral sites is contained in the Institute of Quarrying [Good Practice Guide for Handling Soils in Mineral Workings](#).

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](#)¹ 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 Site of Special Scientific Interest 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 175 and 179 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](#)². 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](#).

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>

Annex A – Additional advice

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 180 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 Site of Special Scientific Interest or in exceptional circumstances.

Environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 174(d), 179 and 180. Development also provides opportunities to secure wider environmental gains, as outlined in the NPPF (paragraphs 8, 73, 104, 120, 174, 175 and 180). We advise you to follow the mitigation hierarchy as set out in paragraph 180 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.

Natural England's [Biodiversity Metric 3.1](#) may be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites the [Small Sites Metric](#) may be used. This is a simplified version of [Biodiversity Metric 3.1](#) and is designed for use where certain criteria are met. It is available as a beta test version.

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).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside [Biodiversity Metric 3.1](#) and is available as a beta test version.

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.

Annex A – Additional advice

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

Paragraphs 100 and 174 of the NPPF highlight the importance of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on any nearby National Trails. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

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](#).

Our Ref: 486-2-2022 MR
Your Ref: NYM/2022/0651

Date 22 September 2022



Partnership Hub

Mrs Hilary Saunders
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
North Yorkshire
YO62 5BP

Dear Mrs Saunders,

Proposal Application for use of land for an additional 12 touring caravan pitches, siting of 10 camping pods and 17 static caravans (net reduction to numbers approved under planning application NYM/2011/0723/FL), construction of two storey extension to Scotts Fir Cottage, erection of agricultural storage building and installation of ground mounted solar panels

Location Grouse Hill Caravan Park, Blacksmith Hill, Fylingdales

Many thanks for giving North Yorkshire Police (NYP) the opportunity to comment on this application. I have carried out analysis of crime and disorder for a 12-month period (1 September 2021 to 31 August 2022), for an area within a 1Km radius of the site, which showed that the site is located within a low crime & disorder area, with 5 crimes and 1 anti-social behaviour incident recorded by NYP.

Having reviewed the documents and drawings I would make the following comments.

Holiday Accommodation

1 Car parking

1.1 It is pleasing to note that parking provision for each of the accommodation types has been located adjacent to the unit, which will enable owners to be able to see their vehicle. This will provide them with a sense of security and can deter a potential offender.

2 Cycle Storage

2.1 Due to the nature of this type of development, it is likely that people using the facility will bring pedal cycles with them. Pedal cycles are an attractive item to steal, as they can be of significant value, are relatively easy to dispose of, and are often left insecure. I would therefore suggest that consideration should be given to providing some form of secure cycle storage, either for each unit in the form of a cycle anchorage point that enables both of the wheels and crossbar to be locked to it, or with a cycle locker; or by the provision of a secure communal storage area, which should have an appropriate number of independent cycle anchorage points available.

3 Lighting

3.1 Although it is accepted that light pollution may be a consideration, lighting, or the lack of it can have a significant impact on crime and the fear of crime. Therefore, consideration should be given to providing each unit with appropriate security lighting that is operated by a [photocell sensor, with manual override switch.

4 Doors & Windows

4.1 Although it is accepted that physical security may not fall within the remit of planning, I would also give the following general security advice. Where possible, all doors and windows should be to a good security standard to make forced entry harder to achieve, preferably to PAS24 or an equivalent standard.

Agricultural Storage Shed

5 Doors & Shutters

5.1 The normal advice that we would give for an agricultural building of this nature, particularly if it is storing tools and machinery of value, would be that any doors and shutters fitted should be to a good security standard, ideally complying with Loss Prevention Standard 1175 Security Rating 2: Issue 7 (LPS1175 SR2) or an equivalent standard, or above.

6 Intruder Alarm

6.1 We would also recommend the fitting of an intruder alarm system, if it was deemed appropriate and was cost commensurate with the value of any tools or machinery stored in the building. If alarm systems are to be installed, for police response, the system must comply with the requirements of the Security Systems policy, which can be found at the following link: <http://www.securedbydesign.com/security-systems/>

7 CCTV

7.1 Consideration could be given to the installation of a CCTV system, either internal, external or both. It should be borne in mind that in order for any CCTV footage to be used for evidential purposes,

appropriate compatible lighting is required to ensure there is no loss of picture quality or colour rendition.

7.2 Any CCTV system installed on business premises for the purpose of crime prevention should be registered with the Information Commissioners Office (ICO), in order to comply with the Data Protection (Charges and Information) Regulations 2018 and should also comply with the CCTV Code of Practice issued by the ICO) which can be found at <https://ico.org.uk/for-organisations/guide-to-data-protection/cctv/>.

I have no further comments to make at this time., but if I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

Mr Mark Roberts
Police Designing out Crime Officer

From:
To: [Planning](#)
Subject: Grouse Hill Caravan Park, Blacksmith Hill, Fylingdales
Date: 13 September 2022 14:36:59

Your ref: NYM/2022/0651
Proposal: Application for use of land for an additional 12 touring pitches, siting of 10 camping pods and 17 static caravans (net reduction to numbers approved under planning application NYM/2011/0723/FL), construction of two storey extension to Scotts Fir Cottage, erection of agricultural storage building and installation of ground mounted solar panels
Address: Grouse Hill Caravan Park, Blacksmiths Hill, Fylingdales, Whitby, YO22 4QH

With reference to the above planning application I confirm we have no objections to the above proposals on housing or caravan site licencing grounds.

The applicant should be made aware of the need to update the caravan site licence should the proposals be granted planning consent.

Regards,

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

w: www.scarborough.gov.uk

