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**From:****Sent:** 05 December 2022 11:30**To:** Megan O'Mara**Subject:** NYM/2022/0410 - Selly Hill Farm, Guisborough Rd, Aislaby

Dear Megan

In response to your email of 16 September, the applicant is wanting to proceed with the above application with additional justification in the form of:

- A completed EA Drainage Assessment Form – attached.
- We wish to confirm that the existing septic tank is in full working order, is within the applicants control and regularly maintained by him. As it is not a new development, we wish to confirm the existing tank will remain and was built for the capacity of a 10 van site when the caravan site opened some years ago.
- Landscape Plan – to confirm additional boundary screening and increased BNG.
- Landscaping plan and specification – to show existing screening is in fact sufficient.
- Drone video to support the application - [https://youtu.be/xGIX4CZ\\_SUg](https://youtu.be/xGIX4CZ_SUg)

Please can we ask that all of the above is taken into consideration and that the additional mitigation including screening, tree planting, hedge thickening and an increase in height will prevent Mr Scott from having to close down the site he has operated as a small-scale viable caravan site for a 9 ¼ year period. In essence, he cannot afford to close down the business and wishes to continue with the 10 vans as proposed.

Should you require anything further from ourselves please don't hesitate to contact me.

Kind regards

Cheryl

Cheryl Ward Planning  
MSc ICN MRTPI (Chartered Member)



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 Before printing, think about the environment

# Foul Drainage Assessment Form (FDA)

**Please note:** You should only use this form for planning related queries. You cannot use it to apply for an Environmental Permit but you may submit a copy of the information you have provided for planning purposes in support of your Environmental Permit application. Further information on [how to apply for an environmental permit](#) and [general binding rules applicable to small discharges of domestic sewage effluent](#) is available on the gov.uk website.

APPLICANT DETAILS	
<b>Name:</b>	Mr P Scott
<b>Address:</b>	Selly Hill Farm, Guisborough Road, Aislaby
<b>Telephone No:</b>	c/o Agent Cheryl Farrow –
<b>e-mail:</b>	info@cherylwardplanning.co.uk

**We will use the information you provide on this form to establish whether non-mains drainage, either a new system or connection to an existing system, would be acceptable. It is important that you provide full and accurate information. Failure to do this will delay the processing of your application.**

**You must provide evidence that a connection to the public sewer is not feasible.**

Other than in very exceptional circumstances, we will not allow the use of non-mains drainage as part of your Planning or Building Regulation application unless you can prove that a connection to the public sewer is not feasible. We do not consider non-mains drainage systems to be environmentally acceptable in locations where it is feasible to connect to a public sewer. Please note that a lack of capacity in, or other operating problems with, the public sewer are not valid reasons to use a non-mains drainage system where it is otherwise feasible to connect to a public sewer.

Where connection to the public sewer is feasible, you may need to get the agreement of either the owners of any land through which the drainage will run or, if you intend to connect via an existing private drain, the owner of that private drain.

The National Planning Practice Guidance and [Building Regulations Approved Document H](#) give a hierarchy of drainage options that must be considered and discounted in the following order:

- 1 Connection to the public sewer
- 2 Package sewage treatment plant (which can be offered to the Sewerage Undertaker for adoption)
- 3 Septic Tank
- 4 If none of the above are feasible a cesspool

You must respond to all the following questions. If you wish to submit additional information please do so, marked clearly "Additional Information". **In some cases you will be required to provide further information in order to demonstrate that any non-mains foul drainage system proposed is acceptable.**

<b>Feasibility of mains foul sewer connection</b>	<b>YES</b>	<b>NO</b>
Have you provided a written explanation of why it is not feasible to connect to the public foul sewer with this form? <i>This must include a scaled map showing the nearest public foul sewer connection point - check with your local sewerage undertaker.</i>	<b>Yes</b>	
Is the distance from your site to the closest connection point to the public foul sewer less than the number of properties to be built on the site multiplied by 30m? (see Guidance Note 2)		<b>N/A</b>
Does your proposal form part of a phased development or planned development of a wider area? <i>If YES, please provide further details including references of any planning permissions already granted.</i>		<b>No</b>

### Non-mains connection

Please provide a plan with dimensions that clearly shows the location of the whole system in relation to the proposed development and the position of the key elements e.g. septic tank, drainage fields and points of discharge.

<b>1. Existing system</b>	<b>YES</b>	<b>NO</b>
Do you intend to use an existing non-mains foul drainage system?	<b>Yes</b>	
If YES, does the system already have an Environmental Permit issued by the Environment Agency? (In the case of a cesspool write N/A)		<b>No</b>
If YES, please provide Environmental Permit reference number.....		

<b>2. Discharge</b>	<b>YES</b>	<b>NO</b>
Do you propose to use a package treatment plant?		<b>No</b>
Do you propose to use a septic tank?	<b>Yes</b>	
Do you propose to use a cesspool? <i>If YES go to Q4</i>		<b>No</b>
Have you considered having your system adopted by the sewerage undertaker? (see Guidance Note 7).		<b>No</b>
Will all, or any part of, the discharge go to a drainage field or soakaway? (see Guidance Note 3) - this includes systems that combine a drainage field with a high level overflow to watercourse <i>If YES go to Q3.</i>	<b>Yes</b>	
Do you intend to use a system that discharges solely to watercourse? (see Guidance Note 3) <i>If YES go to Q9.</i>		<b>No</b>

<b>3. Water abstraction</b>	<b>YES</b>	<b>NO</b>
Do you receive your water from the public mains supply?	<b>Yes</b>	
If not, where do you get your water supply from?		

<b>4. Cesspools (For methods other than cesspools write N/A)</b>	<b>YES</b>	<b>NO</b>
Have you provided written justification for the use of a cesspool in preference to more sustainable methods of foul drainage disposal? (see Guidance Note 4)		<b>N/A</b>

<b>5. Drainage field design (For cesspools write N/A)</b>	<b>YES</b>	<b>NO</b>
Will the system discharge to a drainage field designed and constructed in accordance with British Standard BS6297:2007?	<b>Yes</b>	
If not, why not?		
Will the discharge from the system be located in a <a href="#">Source Protection Zone 1 (SPZ1)</a> ?		<b>No</b>

<b>6. Ground Conditions</b> <i>(For cesspools write N/A)</i>	YES	NO
6a. Have you submitted a copy of the percolation test results with this form (see <i>Guidance Note 6</i> )?		N/A
6b. If NO please explain the justification for not undertaking or submitting these tests.		No
6c. Is any part of the system in land which is marshy, water logged or subject to flooding?		No
6d. Will the soakaway be located on artificially raised, made-up ground or ground likely to be contaminated? <i>If YES please provide details as additional information.</i>		No
6e. Have you submitted the results of a trial hole at the site to establish that the proposed drainage field will be above any standing groundwater (see <i>Guidance Note 6</i> )?		No

<b>7. Available Land</b>	YES	NO
Is the application site plus any available area for a soakaway less than 0.025 hectares (250m <sup>2</sup> )?		No

<b>8. Siting of drainage field/soakaway discharge from a septic tank or package treatment plant or other secondary treatment.</b> <i>You may need to make local enquiries to get a full answer to these questions.</i>	YES	NO
Will it be at least <b>10m</b> from a watercourse, permeable drain or land drain?	Yes	
Will it be at least <b>50m</b> from any point of abstraction from the ground for a drinking water supply (e.g. well, borehole or spring)? <i>This includes your own or a neighbour's supply.</i>	Yes	
Will the discharge be within a groundwater <a href="#">Source Protection Zone 1</a> ? <i>If yes, you will need to apply for an environmental permit</i>		No
Are there any drainage fields/soakaways within <b>50m</b> ? <i>This includes any foul drainage discharge system (other than the subject of this application) or surface water soakaway on either your own or a neighbour's property.</i>	Yes	
Will it be at least <b>15m</b> from any building?	Yes	
Will there be any water supply pipes or underground services within the disposal system, other than those required by the system? <i>(For cesspools write N/A)</i>		N/A
Will there be any access roads, driveways or paved areas within the disposal area? <i>(For cesspools write N/A)</i>		No

<b>9. Siting of treatment plant, septic tank or cesspool</b>	YES	NO
Is it at least <b>7m</b> from the habitable part of a building?	Yes	
Will there be vehicular access for emptying within <b>30m</b> ?	Yes	
Can the plant, tank or cesspool be maintained or emptied without the contents being taken through a dwelling or place of work?	Yes	

#### 10. Expected flow

Please estimate the total flow in litres per day (see <i>Guidance Note 5</i> ).	N/A
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<b>11. General Binding Rules for Small Sewage Discharges</b>	YES	NO
Does the system meet the requirements of the <a href="#">General Binding Rules for small sewage discharges</a> ?	Yes	

#### 12. Maintenance

How do you propose to maintain the system?  <b>Please note: The septic tank to be used is already in situ.</b>
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**Continued ...**

Septic tank at selly hill farm is a tradition Gravity system

1st septic tank (cast iron cover)

2nd effluent tank (concrete cover )

3rd Drainfield ( stone top )

2nd photos is under stone top start of the drain field



**Fig 1. – Existing system to be used.**

### 13. Declaration

I declare that the above information is factually correct.

Name	Signature	Date
Cheryl Farrow (on behalf of the applicant).	<i>Cheryl Farrow</i>	29 Nov 2022

### GUIDANCE NOTES:

- 1) This form is for use with the [National Planning Practice Guidance](#), *British Standard BS6297:2007* and [Building Regulations Approved Document H](#). It is intended to help Local Planning Authorities establish basic information about your non-mains drainage system and decide whether you need to submit a more detailed site assessment. If a detailed site assessment is requested but not submitted, your planning application might be refused.
- 2) Where the distance from a site to the closest point of connection to the foul sewer is less than the number of properties that are proposed to be built on that site multiplied by 30m an Environmental Permit will be required and an applicant will need to demonstrate as part of any application for such a permit why connection to the public foul sewer is not feasible.

Number of domestic properties served by the sewage treatment system  x 30 metres = Answer  metres

- 3) In addition to Planning Permission and Building Regulation approval **you may also require an Environmental Permit from the Environment Agency (EA). Please note that the granting of Planning Permission or Building Regulation approval does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form the EA will carry out an assessment. It can take up to 4 months before the Agency is in a position to decide whether to grant a permit or not.**
- 4) The use of cesspools is an option of last resort as set out in the non-mains drainage hierarchy of preference in [Building Regulations Approved Document H](#). In principle, a properly constructed and maintained cesspool, being essentially a holding tank with no discharges, should not lead to environmental, amenity or public health problems. However, in practice, it is known that such problems occur as a result of frequent overflows due to poor maintenance, irregular emptying, lack of suitable vehicular access for emptying and even through inadequate capacity. In addition to this the requirement for frequent emptying is usually carried out by a contractor involving road transport with associated environmental costs. For these reasons, the use of cesspools will not normally be considered to be a long-term foul sewage disposal solution. In view of the environmental risks associated with their use, any proposal to use cesspools must be fully justified to the Local Planning Authority
- 5) Package treatment plants and septic tanks should be designed and sized according to the advice given in the current edition of [Flows and Loads](#), published by British Water. Volumes for larger systems should be calculated based on expected flows arising from the development.
- 6) You should refer to [Building Regulations Approved Document H2](#) with regard to the general requirements for construction of non mains sewerage systems. **Sections 1.33 to 1.38** deal with the test requirements for trial holes and percolation tests and for convenience the text of these sections is repeated below:
  - 1.33 *A trial hole should be dug to determine the position of the standing groundwater table. The trial hole should be a minimum of 1m<sup>2</sup> in area and 2m deep, or a minimum of 1.5m below the invert of the proposed drainage field pipework. The ground water table should not rise to within 1m of the invert level of the proposed effluent distribution pipes. If the test is carried out in summer, the likely winter groundwater levels should be considered. A percolation test should then be carried out to assess the further suitability of the proposed area.*
  - 1.34 *Percolation test method – A hole 300mm square should be excavated to a depth 300mm below the proposed invert level of the effluent distribution pipe. Where deep drains are necessary the hole should conform to this shape at the bottom, but may be enlarged above the 300mm level to enable safe excavation to be carried out. Where deep excavations are necessary a modified test procedure may be adopted using a 300mm earth auger. Bore the test hole vertically to the appropriate depth taking care to remove all loose debris.*
  - 1.35 *Fill the 300mm square section of the hole to a depth of at least 300mm with water and allow it to seep away overnight.*

- 1.36 *Next day, refill the test section with water to a depth of at least 300mm and observe the time, in seconds, for the water to seep away from 75% full to 25% full level (i.e. a depth of 150mm). Divide this time by 150mm. The answer gives the average time in seconds ( $V_p$ ) required for the water to drop 1mm.*
- 1.37 *The test should be carried out at least three times with at least two trial holes. The average figure from the tests should be taken. The test should not be carried out during abnormal weather conditions such as heavy rain, severe frost or drought.*
- 1.38 *Drainage field disposal should only be used when percolation tests indicate average values of  $V_p$  of between 12 and 100 and the preliminary site assessment report and trial hole tests have been favourable. This minimum value ensures that untreated effluent cannot percolate too rapidly into groundwater. Where  $V_p$  is outside these limits effective treatment is unlikely to take place in a drainage field. However, provided that an alternative form of secondary treatment is provided to treat the effluent from the septic tanks, it may still be possible to discharge the treated effluent to a soakaway.*

**N.B.** When determining whether a discharge may be made under statutory General Binding Rules one of the requirements is that any drainage field must be designed and constructed in accordance with BS6297:2007. This specifies that the minimum percolation rate under that standard is 15s/mm and any discharge made to ground where the percolation rate is less than 15s/mm is subject to the granting of an Environmental Permit.

- 7) Developers may requisition a sewer from the Sewerage Undertaker to connect their development to the public sewer. Should this not be feasible on the grounds of cost and practicability, on site treatment in the form of package plants and their associated sewers (if constructed to an acceptable standard) can be offered to the sewerage undertaker for adoption. This approach is in support of advice from the Government contained in the [National Planning Practice Guidance](#) Developers are urged to discuss their requirements with the Sewerage Undertaker at the earliest possible opportunity.
- 8) Glossary

#### **Package treatment plant**

A package treatment plant is a system which offers varying degrees of biological sewage treatment and involves the production of an effluent which can be disposed of to ground via a drainage field or direct to a watercourse. There are many varieties of package treatment plant but all involve settling the solids before and/or after a biological treatment stage and almost all use electricity. Package treatment plants usually treat sewage to a higher standard than septic tanks but are vulnerable in the event of power failures and require more regular servicing and maintenance to ensure that they work effectively. The type of system chosen should be appropriate to the type of development proposed and take account of variations in flow and periods of inactivity, for example where the system will serve holiday accommodation where occupation and maintenance may be more irregular.

#### **Septic tank**

A septic tank is a two or three chamber system, which retains sewage from a property for sufficient time to allow the solids to form into sludge at the base of the tank, where it is partially broken down. The remaining liquid in the tank then drains from the tank by means of an outlet pipe.

Effluent from a septic tank is normally disposed of to ground via a drainage field and receives further treatment in the soils surrounding that drainage field, so that it does not generate a pollution risk to surface waters or groundwater resources (underground water). The most commonly used form of drainage field is a subsurface irrigation area, comprising a herringbone pattern of interconnecting dispersal pipes laid in shallow, shingle filled trenches. The dispersal pipes within the drainage field should be located at as shallow a depth as possible, usually within 1 metre of the ground surface. A septic tank typically needs to be desludged at least once a year in order to ensure that it continues to work effectively.

#### **Cesspool**

A cesspool is a covered watertight tank used for receiving and storing sewage and has no outlet. It relies on road transport for the removal of raw sewage and is therefore the least



sustainable option for sewage disposal. It is essential that a cesspool is, and remains, impervious to the ingress of groundwater or surface water.

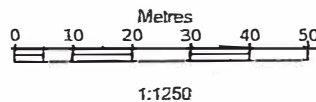
 = HEDGE PLANTING, THICKENING + ALLOWED TO GROW IN HEIGHT

 = TREE PLANTING x 3.



Produced 26 May 2022 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



Selly Hill Farm, Guisborough Rd,  
Aislaby, Whitby  
YO21 1SE

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NYMNP  
05/12/2022

## Selly Hill Farm, Guisborough Road, Aislaby – NYM/2022/0410 – Landscaping plan, site evaluation + planting specification

Plan showing existing landscaping in locality – within the applicant’s control

NYMNP

05/12/2022



Fig 1. – Significant blocks of trees identified together with established hedgerows in the landscape – green lines.



Fig 1. – Views from Dunsley Road, Whitby in a landscape of high hedges and additional landscaping shown to include letting the hedge grow, hedge thickening, hedges to grow higher and tree planting.

## Selly Hill Farm, Guisborough Road, Aislaby – NYM/2022/0410 – Landscape impact assessment

Consideration is given to the best way of integrating the existing caravans/tented accommodation with the immediate surroundings. The inherent characteristics of a landscape are vital factors in giving it local distinctiveness and, in order to maintain this distinctiveness, the characteristics must be retained and enhanced wherever possible. Understanding the character of a site and its broader setting is fundamental to the development of a successful landscape scheme. On this basis, landscape character assessments that have been undertaken for the North York Moors area have been carefully considered and used as a useful starting point.

The most relevant is the National Parks updated Landscape Character Assessment (2021) which provides a robust and up-to-date evidence base to support decision-making on planning and landscape management. The updated Landscape Character Assessment reflects current best practice in landscape and seascape assessment. It takes into account the changes which have occurred within the National Park and its setting over the past 20 years.

The site falls within LCT 4 – Coastal Hinterland

This LCT forms the transition between the coast and the higher land (including moorland) inland. It has strong physical, cultural and visual connections with the coast. It comprises a gently rolling patchwork of farmland, interspersed with steep wooded valleys which run towards the sea or the River Esk. The landscape is locally influenced by from moorland, forestry, estates and industry, as well as the coast.

It states:

*“The area is popular with visitors, and contains several caravan sites. Car parks provide access and facilities for the historic coastal villages. There are National Park Visitor Centres at Ravenscar and Robin Hood’s Bay. One of the most striking characteristics of the Coastal Hinterland landscape is its patchwork patterns of fields, woodland, plantation and grassland. Differences in vegetation and crops create a range of different textures and colours. Some are familiar, such as barley and wheat, and others are more unusual, such as the blue flowers of phacelia, and the ridged texture of grape vines. The patchwork of fields is particularly well appreciated in panoramic views from high land”.*

As required by Officers, consideration will be given to any existing trees in or around the site, and this should help to inform the perception about landscaping for this development proposal. The impact of the caravans/tented accommodation is easily softened by careful landscaping reflecting the local landscape character.

In this instance, the applicant is proposing to bolster the hedgerow between the two adjoining fields and along the immediate eastern field boundary with new native hedgerow planting.

In view of the fact that there are powerlines present in the local landscape, the applicant has had a site visit with Northern Powergrid and has been advised not to plant trees on the land ownership boundary hedge to the east of their property (power lines 11KVA)

With this in mind, the applicant is proposing to let the existing hedgerow grow between 1ft 18" higher and add some new plants to thicken out the base. He intends to leave the rest of the hedge to grow between 6" - 8" higher this should give a quicker result for screening.

Further screening to the hedge between the caravan fields will be planted with some additional plants and native trees and will prevent any views from the only high point on Dunsley Lane - north east direction.

The applicant has been in contact with Thorpe trees York who will supply the trees - planted before the end of March.

Any wider landscaping is not deemed to be necessary as indicated above/below.

Without drawing significant attention to the landscape, the value-added planting will improve the appearance of the site by softening the edges of any visible structures or structures which may breach the skyline (although this is unlikely) or which could in any other way be visible in the landscape. Conversely, too many trees or too much landscaping can defeat the object and draw attention to a proposal. With the proposal being 'small scale' there is no need for additional planting over and above that which is suggested.

## Site Evaluation

The key points to consider in the site evaluation are:

- what landscape features and characteristics should be retained and protected;

**For: Mr P Scott**  
**At: Selly Hill Farm, Caravan and Camping Site, Guisborough Road, Aislaby**

Cheryl Ward Planning  
MSc MRTTP

Continued ...

- which features could be removed;
- whether new planting in the surrounding area could enhance the proposal and whether any existing vegetation on the site relates to this; and
- views into the site from public highways or public rights of way.

The table below sets out the proposed landscaping specification to assist with screening the site direct to areas which have been identified by Officers:

## Landscape Specification

Description	Quantity	Species	Density	Height (approx. at planting)	Growth and Spread	Conservation value	Planting season
Additional hedgerow planting to take place between the two fields which sever the caravan site and at the junction where this same hedge means with the eastern field boundary – as indicated above – see attached plan.	6 plants per metre	Hawthorn (majority) Holly Blackthorn Guelder rose Hazel	45 – 60cm in staggered row at 30 – 50 cm	0.5m high	Close planting to encourage establishment and growth	High	Mid Nov to late March.
Hedge thickening and additional growth to hedge height to hedge between the two fields which sever the caravan site and at the junction where this hedge means with the eastern field boundary.			Between hedge grow between 6” - 1ft 18” high.				
Planting of 3 no. native trees within hedge line between fields to caravan site – see attached plan.	3 no.	Cherry blossom	3 to 6 metres from other trees	1.5 - 2m high	After 20 yrs: 6m x 4m	Medium	Any time.
<p><b>NOTE: Scheme includes retention of all existing trees and hedgerows on the site. Allowing them to grow slightly higher will assist with further screening of the caravan and camping site.</b></p>							



For: Mr P Scott  
At: Selly Hill Farm, Caravan and Camping Site, Guisborough Road, Aislaby

Continued...

**Note:**

**The plan has the potential to improve biodiversity net gain. Any landscape planting will comprise of native trees and shrubs, which provide food sources for birds, such as hawthorn, hazel, dogwood, guelder rose, birch, willow, and field maple. Non-native planting will not be used.**

**Increased potential for bird nesting/habitat from the development.**

**No risk of disturbance to nesting birds in the bird breeding season.**

**Confirmation that site cannot be seen in local landscape due to landscape topography and distances to/from the site**



**Fig 2. – View from mid way point of Dunsley Lane, Newholm.**



For: Mr P Scott  
At: Selly Hill Farm, Caravan and Camping Site, Guisborough Road, Aislaby

Fig 3. – View looking towards Selly Hill Farm from junction with Newholm/Dunsley lane.

Continued ...



Fig 3. – View from Dunsley Lane looking towards Selly Hill Farm before entering the wood and losing sight of the farm.

**For: Mr P Scott**  
**At: Selly Hill Farm, Caravan and Camping Site, Guisborough Road, Aislaby**

Cheryl Ward Planning  
MSc MRTP

**References:**

**Part 3: Trees and Landscape – NYM Supplementary Planning Document**

**Updated Landscape character assessment (2021).**

**Advice from Northern Powergrid**

**Advice from Thrope Trees, York**