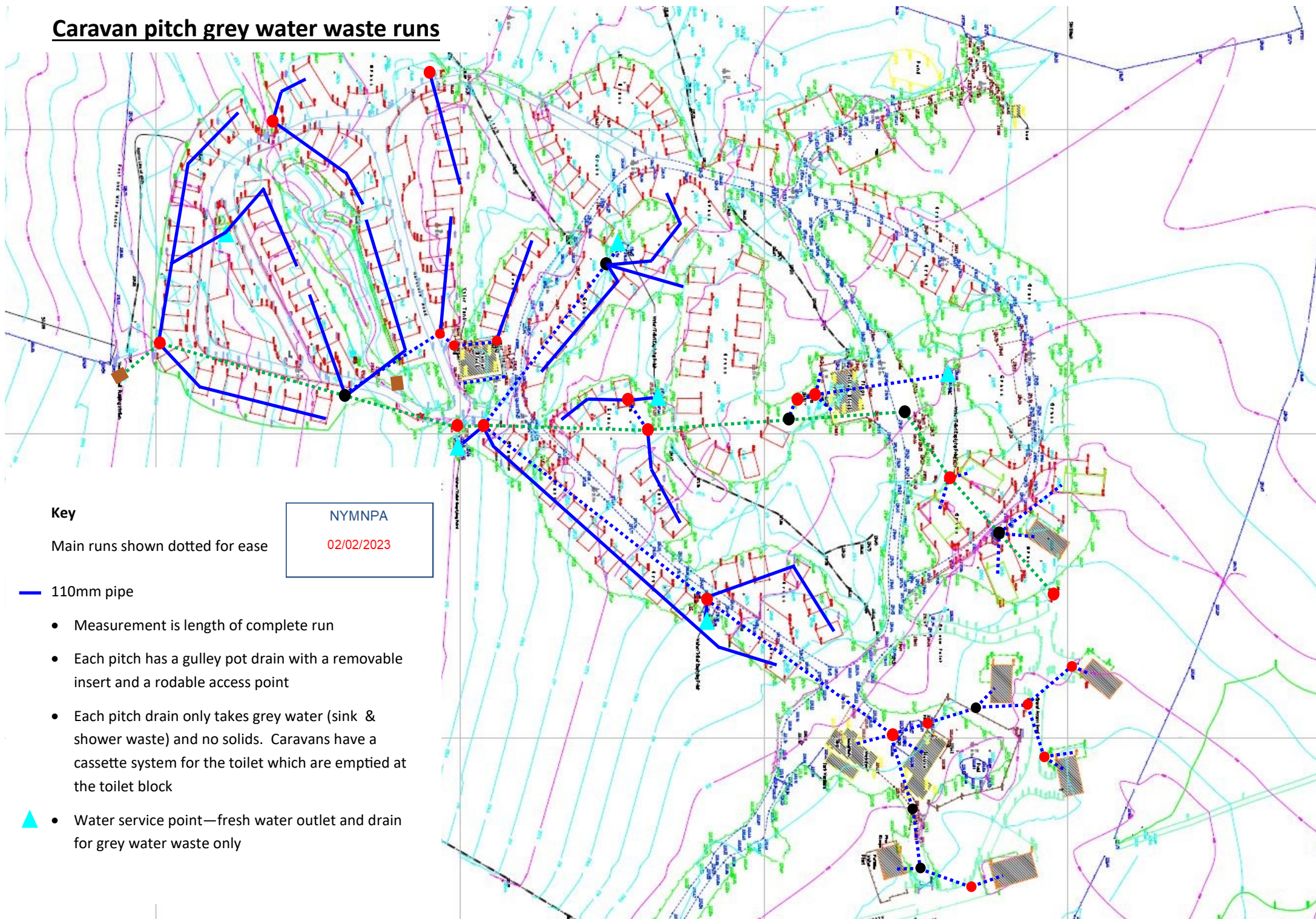
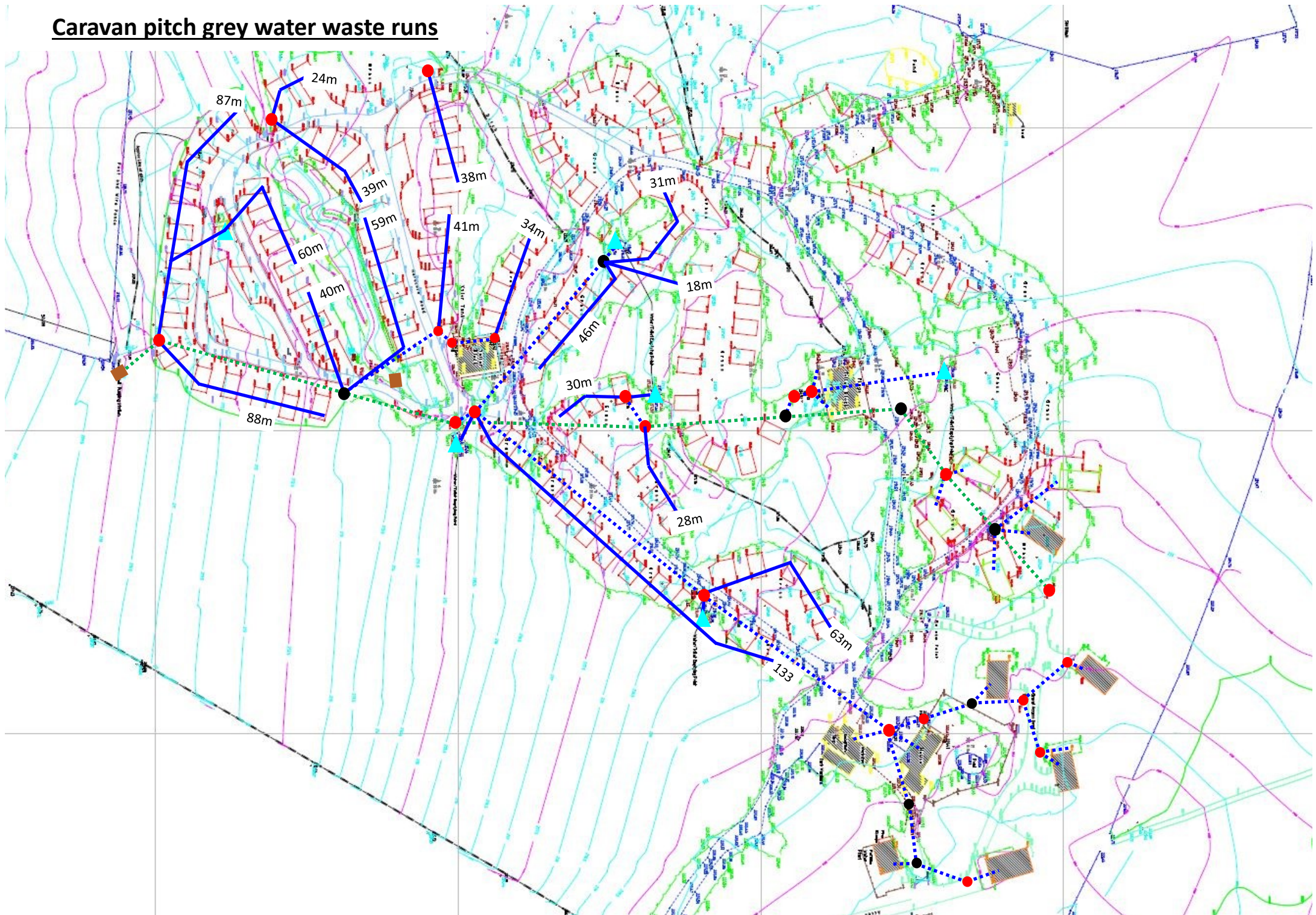


Caravan pitch grey water waste runs



Caravan pitch grey water waste runs



Chris France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Yorkshire Water Services
Developer Services
Pre-Development Team
PO BOX 52
Bradford
BD3 7AY

For telephone enquiries ring:

18th August 2022

Your Ref: NYM/2022/0568
Our Ref: Y011525

Dear Sir/Madam,

Lady Cross Plantation Caravan Park, Egton - Application for reorganisation of northern section of the existing caravan site to allow for 48 lodges (increase of seven) and associated access arrangement together with south western extension to site to allow for the siting of 27 static caravans in lieu of ten static caravans and five camping pods

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

No development shall take place until details of the proposed means of disposal of pumped foul water drainage for the whole site have been submitted to and approved by the Local Planning Authority. Furthermore, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works, which are to be agreed by the statutory sewerage undertaker. (To ensure that no foul water discharges take place until proper provision has been made for their disposal)

**The site shall be developed with separate systems of drainage for foul and surface water on and off site.
(In the interest of satisfactory and sustainable drainage)**

No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority. (To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network)

Waste Water

1) The submitted Flood Risk Assessment prepared by Waterco, dated March 2022 is generally acceptable. In summary, the report states that:

- a) foul water will discharge via the existing private pumping station within the site, to the public foul sewer network in Egton;
- b) sub-soil conditions may support the use of soakaways (infiltration testing to be undertaken); and
- c) failing infiltration, the entire site will discharge to watercourse (the drainage ditch network which discharges to the River Esk)

As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.

2) Additional details are required regarding the disposal of foul water from the developed site. Although the existing pumping station and points of connection are to be utilised, the report mentions that the existing pump rate may need to be altered to accommodate the extra flows.

In addition to the above, we also require details of how septicity will be managed, especially as the existing wetwell is to increase in size and given the fact that the public foul sewer is c. 1.5 km from the site. Increased hydraulic retention of foul effluent is more likely to occur which increases the likelihood of odours emitting from the pumping station. We strongly recommend that countermeasures are used to reduce the impact/loss of amenity to nearby residents/workers.

Notes For The Developer:

- i) If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he/she should contact our Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements; and
- ii) Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

Yours faithfully

Joe Summers
Pre-Development Technician
Developer Services

Our Ref: 405-1-2022 MR
Your Ref: NYM/2022/0568

Date 15 August 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 reorganisation of northern section of the existing caravan site to allow for 48 lodges (increase of seven) and associated access arrangement together with south western extension to site to allow for the siting of 27 static caravans in lieu of ten static caravans and five camping pods

Location Lady Cross Plantation Caravan Park, Egton

Many thanks for giving North Yorkshire Police the opportunity to comment on this application. I have carried out analysis of crime and disorder for a 12-month period (1 August 2021 to 30 July 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 1 crime and no anti-social behaviour incidents recorded by the Police.

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

1 Access

1.1 The Design & Access Statement indicates that the access points into the site will be controlled by a combination of automatic barriers & CCTV, and this will provide an appropriate means of access control.

2 Car parking

2.1 It is noted that the proposed parking is to be located adjacent to the accommodation it serves, which is welcomed as it will provide a sense of guardianship that can deter a potential offender.

3 Cycle Storage

3.1 Due to the nature of this type of development, it is likely that people using the facility will bring pedal cycles with them, which is acknowledged within the Transport Statement.

3.2 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 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.

4 Lighting

4.1 It is acknowledged that light pollution is a particular consideration in relation to this development and it is therefore pleasing to note that lighting has been considered and a lighting scheme included, as the lack of appropriate lighting can have a significant impact on crime and the fear of crime.

5 Doors & Windows

5.1 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.

Yours sincerely,

Mr Mark Roberts
Police Designing out Crime Officer

From:
To: [Planning](#)
Subject: Lady Cross Plantation Caravan Park - NYM/2022/0568
Date: 11 August 2022 12:38:50

Your ref: NYM/2022/0568
Proposal: Application for reorganisation of northern section of the existing caravan site to allow for 48 lodges (increase of seven) and associated access arrangements together with south western extension to site to allow for the siting of 27 static caravans in lieu of ten static caravans and five camping pods
Address: Lady Cross Plantation Caravan Park, Egton

With reference to the above planning application be advised that we have no objections to the granting of planning consent in terms of the caravan site licence. However, the applicant should be aware of the need to update the existing licence should planning permission be granted.

Regards,

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

w: www.scarborough.gov.uk





SCARBOROUGH BOROUGH COUNCIL

North York Moors National Park Authority Mrs Hilary
Saunders

Our Ref 22/01617/OA

10 August 2022

Proposal Consultation for reorganisation of northern section of the existing caravan site to allow for 48 lodges (increase of seven) and associated access arrangement together with south western extension to site to allow for the siting of 27 static caravans in lieu of ten static caravans and five camping pods (NYM/2022/0568)

Site Address Lady Cross Plantation Caravan Park Egton Whitby North Yorkshire YO21 1UA

I refer to the above consultation which was received at this office on 8 August 2022.

I can confirm that Scarborough Borough Council has no comments to make on the proposal at the above site.

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

Yours faithfully

D Walker

Mr D Walker
Head of Planning



www.scarborough.gov.uk/planning

Planning Services, Town Hall, St Nicholas Street, Scarborough YO11 2HG

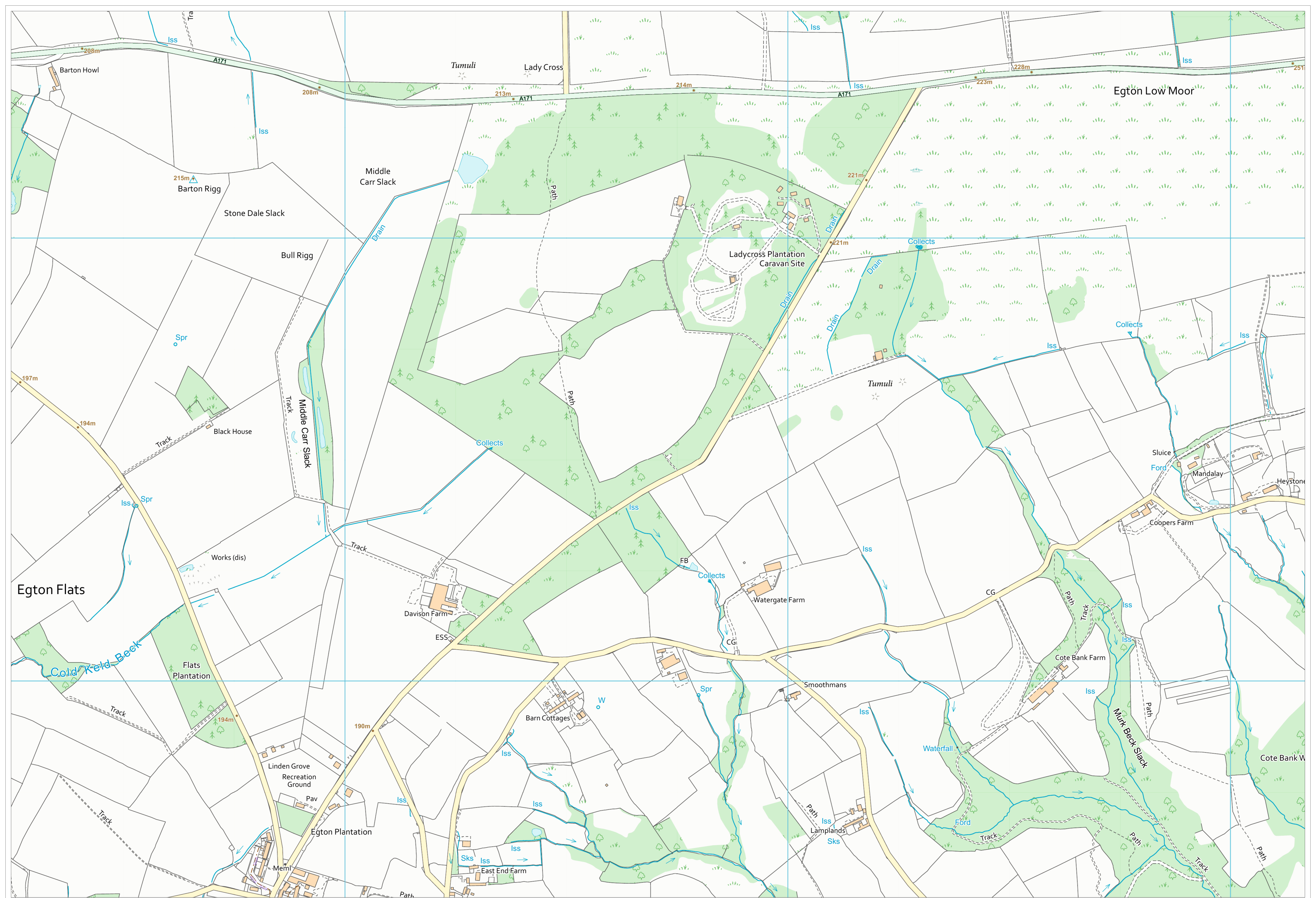
From:
To: [Planning](#)
Subject: RE: NYM/2022/0568
Date: 08 August 2022 16:16:28
Attachments: [image001.png](#)

Good afternoon

The next meeting is 6 September. I will send comments the day after if that is ok.

Kind Regards

CA Harrison – Clerk to Egton Parish Council



Appendix E Proposed Development Plans