

Miss Megan O'Mara  
North York Moors National Park  
Development Control  
The Old Vicarage Bondgate  
Helmsley  
York  
YO62 5BP

**Our ref:** RA/2022/144757/02-L01  
**Your ref:** NYM/2022/0410  
**Date:** 20 February 2023

Dear Miss O'Mara

**APPLICATION FOR USE OF LAND AS CAMPING AND CARAVANNING SITE (5  
CAMPING PITCHES, 10 CARAVAN PITCHES)(AMENDED DETAILS/ADDITIONAL  
INFORMATION SUBMITTED ON 13 DECEMBER 2022) SELLY HILL FARM,  
GUISBOROUGH ROAD, AISLABY**

Thank you for your re-consultation regarding the above proposal which was received on 31 January 2023.

**Environment Agency position**

We have reviewed the information submitted with the application and we are **removing our objection** providing the volume of the sewage discharge to drainage field complies with General Binding Rules.

**Informatives**

We would like to draw the applicants attention to the following informative comments;

In addition to planning permission you may also require an Environmental Permit from the Environment Agency. Please note that the granting of planning permission does not guarantee the granting of an Environmental Permit. Upon receipt of a correctly filled in application form we will carry out an assessment. It can take up to 4 months before we are in a position to decide whether to grant a permit or not.

Domestic effluent discharged from a treatment plant/septic tank at 2 cubic metres or less to ground or 5 cubic metres or less to surface water in any 24 hour period must comply with General Binding Rules provided that no public foul sewer is available to serve the development and that the site is not within an inner Groundwater Source Protection Zone.

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

[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

A soakaway used to serve a non-mains drainage system must be sited 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.

Where the proposed development involves the connection of foul drainage to an existing non-mains drainage system, the applicant should ensure that it is in a good state of repair, regularly de-sludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of the development. Where the existing non-mains drainage system is covered by a permit to discharge then an application to vary the permit will need to be made to reflect the increase in volume being discharged. It can take up to 13 weeks before we decide whether to vary a permit.

Further advice is available at:

<https://www.gov.uk/permits-you-need-for-septic-tanks>

We trust the above advice is useful.

Yours sincerely

**Miss Imogen Quirk**  
**Planning Officer**

Miss Megan O'Mara  
North York Moors National Park  
Development Control  
The Old Vicarage Bondgate  
Helmsley  
York  
YO62 5BP

**Our ref:** RA/2022/144757/01-L01  
**Your ref:** NYM/2022/0410  
**Date:** 15 August 2022

Dear Miss O'Mara

**Proposal: APPLICATION FOR USE OF LAND AS CAMPING AND CARAVANNING SITE (5 CAMPING PITCHES, 10 CARAVAN PITCHES)**  
**Location: SELLY HILL FARM, GUISBOROUGH ROAD, AISLABY**

Thank you for your consultation regarding the above proposal which was received on 27 July 2022.

We have reviewed the information submitted with the application and we object to the proposal. Our detailed comments are as follows.

#### **Environment Agency position**

We object to the proposed development as submitted because it involves the use of a non-mains foul drainage system but no assessment of the risks of pollution to the waste environment has been provided by the applicant. We have a holding objection until this information is provided and the risks can be assessed.

#### **Reason(s)**

The application form indicates that foul drainage is to be discharged to a non-mains drainage system. In these circumstances the planning practice guidance (PPG) (ref ID 34-020-20140306) advises that applications for developments relying on anything other than connection to a public sewage treatment plant should be supported by sufficient information to understand the potential implications for the water environment. In this instance no such information has been submitted. The application does not, therefore, provide a sufficient basis for an assessment to be made of the risks of pollution to the water environment arising from the proposed development.

#### **Overcoming our objection**

The applicant should submit a completed [FDA1 foul drainage assessment form](#). This information must satisfactorily demonstrate that the risk to controlled waters has been fully understood and can be addressed through appropriate measures. Please re-

consult us on any FDA1 form submitted to allow us to assess the risks to the water environment and consider our response. We will respond within 21 days of receiving it. Please inform the applicant that in this instance if they wish further advice about foul drainage on this site and the details we require, they should contact Rich Greenley EA Land and Water team via

We trust the above advice is useful.

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

Yours sincerely

**Mrs Frances Edwards**

Planning Specialist (Humber), Sustainable Places

**From:**  
**To:** [Planning](#)  
**Subject:** Selly Hill Farm, Guisborough Road, Aislaby  
**Date:** 02 August 2022 14:10:16

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Your ref: NYM/2022/0410  
Proposal: Application for use of land as camping and caravanning site  
Address: Selly Hill Farm, Guisborough Road, Aislaby

With reference to the above planning application, I confirm that we have no objections in principle to the granting of consent.

The application should be made aware that, should permission be granted:

- 1) They will need to make an application for a caravan site licence
- 2) If the drinking water to the site is supplied via a private water supply, this will require sampling as per the relevant regulations

Regards,

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

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



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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:** **NYM22/0410**

**Proposed Development:** Application for use of land as camping and caravanning site

**Location:** Selly Hill Farm, Guisborough Road, Aislaby

**Applicant:** Mr Peter Scott

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

**Area Ref:** 4/36/144B **Tel:**

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

**To:** North York Moors National Park  
Authority  
The Old Vicarage  
Bondgate  
Helmsley  
YO62 5BP **Date:** 18 July 2022

**FAO:** Megan O'Mara **Copies to:**

There are no further highway recommendations to this application on the clear understanding that the conditions previously applied to application NYM17/0265/FL are still valid.

**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:** \_\_\_\_\_

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Page 2 of 2

Application No:

**NYM22/0410**

**From:**  
**To:** [Planning](#)  
**Subject:** Re: NYM/2022/0410  
**Date:** 08 July 2022 10:24:25  
**Attachments:** [0.png](#)

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Dear Team

Whilst currently on leave I am circulating this application to Cllrs to ascertain whether I can respond under delegated powers or not - my delegated powers only apply to quorate feedback of no objections. However, if not then the parish council will not be able to respond due to the deadlines being before the next parish council meeting in September.

Regards

Victoria Pitts  
Parish Clerk  
Newholm cum Dunsley Parish Council  
c/o Davison Farm, Egton, Whitby, YO21 1UA



**From:**  
**To:**  
**Cc:** [Planning](#)  
**Subject:** NYM/2022/0410 Selly Hill Farm, Guisborough Road, Aislaby  
**Date:** 07 July 2022 15:39:00

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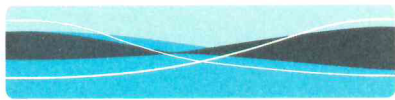
Good afternoon

The application form details that the new dwelling will be connected to a septic tank but does not include where this will drain. Legislation changed in 2020 meaning septic tanks are no longer permitted to discharge directly into a field drain or watercourse, and therefore details of the proposed drainage are required. Additionally, any night lighting should be complaint with our dark night skies, and an external lighting condition should be included.

Best wishes,

**Zara Hanshaw ACIEEM**  
**Assistant Ecologist**  
[\(she/her\)](#)

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



YorkshireWater

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

Tel:  
Fax:

E-mail:

Your Ref: NYM/2022/0410  
Our Ref: Y009478

24th June 2022

Dear Sir/Madam,

Selly Hill Farm, Guisborough Road, Aislaby - Application for use of land as camping and caravanning site at Selly Hill Farm, Guisborough Road, Aislaby

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

**Waste Water**

This proposal is in an area not served by the public sewerage network. It is possible the caravan site may have the benefit of an existing private septic tank within the site. In this instance, the application should be referred to the Environment Agency and the Local Authority's Environmental Health Section for comment on private treatment facilities.

Yours faithfully

Jim McGlade  
Development Control Agent

