
From: Heather Lagan
Sent: Thursday, August 10, 2023 3:27 PM
To: Hilary Saunders
Subject: RE: FW: email 1 of 2 - re FL/NYM/2022/0568 at Lady Cross Plantation Caravan Park, Egton

Hi Hilary,

In light of new information submitted, please find below the LLFA's updated response since the LLFA's last comments on 18th May 2023.

The applicant has now submitted Causeway calculations that are suitable for a full application and have been updated to show a CV value of 1. This is now acceptable.

An exceedance flow plan has been submitted, that indicates the routing of surface water away from infrastructure and towards the watercourse/drainage structures around the site. This is now acceptable.

The LLFA has no further comments to make regarding this application.

Kind regards,

Heather Lagan
Flood Risk Management Engineer

North Yorkshire Council
Business and Environmental Services
County Hall
Northallerton
DL7 8AD

Web: www.northyorks.gov.uk



OFFICIAL - SENSITIVE

From: Hilary Saunders
Sent: 09 August 2023 08:55
To: Heather Lagan ; lfa <
Subject: FW: FW: email 1 of 2 - re FL/NYM/2022/0568 at Lady Cross Plantation Caravan Park, Egton
Importance: High

Good morning again,

We are still awaiting your response.

Unless I hear otherwise the decision will be issued on Friday 11 August.

Kind regards

Hilary

Mrs Hilary Saunders MRTPI
Planning Team Leader (Development Management)
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

NORTH YORKSHIRE COUNCIL

LOCAL HIGHWAY AUTHORITY CONSIDERATIONS and RECOMMENDATION- ADDITIONAL/AMENDED INFORMATION



Application No: **NYM22/0568**

Proposed Development: 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

Applicant: Mr. Kieran Robinson

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

Area Ref: 4/32/255C **Tel:**

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

To: North York Moors National Park Authority **Date:** 27 April 2023

FAO: Hilary Saunders **Copies to:**

Note to the Planning Officer:

The Local Highway Authority has received further information since the issue of the recommendation dated 26 August 2022. The revision does not significantly alter the previous highway recommendation but this gives the opportunity to clarify the concerns regarding the vision splays.

It is thus recommended that

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority (LHA) has taken into account the following matters:

The LHA has no objection to the principle of an access being constructed to be available for the public to use but disagrees with the criteria that the agent has used to quantify the visibility requirements. The design standard for the site is Design Manual for Roads and Bridges and the required visibility splay is 2.4 metres by 215 metres. To achieve this amount of visibility, additional tree pruning will be required.

The design and construction of the access should take into account the kerbing and the gradients to ensure the highway surface water drains into the existing ditch.

The proposed southern access is intended for car type vehicles only. It is a single track

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0568

width with passing places to avoid the need for vehicles backing onto the public highway. The access is not intended for vehicles towing caravans and is not suitable for this type of traffic.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

1. MHC-03 New and altered Private Access or Verge Crossing at the access downhill of the main access

The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The crossing of the highway verge must be constructed in accordance with the approved details and the following requirements.

- Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing towards the highway
- Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

Reason for Condition

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

2. The southern access should be prohibited from vehicles towing caravans using it.

3. MHC-15B Construction Phase Management Plan- Small sites

No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. restriction on the use of the proposed souther access for construction purposes: vehicles entering and exiting the site should be controlled to avoid meeting each other between the public highway and the open field to avoid head to head situations where one vehicle will have to reverse to allow the other one through.

Reason for Condition

OFFICIAL

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0568

In the interest of public safety and amenity

4. MHC-05 Visibility Splays at the proposed downhill access

There must be no access or egress by any vehicles between the highway and the application site until splays are provided giving clear visibility of 215 metres measured along both channel lines of the major road from a point measured 2.4 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 1.05 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition

In the interests of highway safety

MHi-DVisibility Splays –(MHC-05)

An explanation of the terms used above is available from the Local Highway Authority.

| | |
|--|--|
| <p>Signed:</p> <p style="text-align: center;"><i>Ged Lyth</i></p> <p><i>for Corporate Director of Environment</i></p> | <p>Issued by:</p> <p style="text-align: center;">Whitby Highways Office Discovery Way Whitby North Yorkshire YO22 4PZ</p> <p>e-mail:</p> |
|--|--|

From:
To:
Cc: [Planning](#)
Subject: RE: NYM/2022/0568 Ladycross Plantation Holiday Park
Date: 11 April 2023 16:51:51
Attachments: [image001.png](#)
[image002.png](#)

Hilary, Zara

I am still concerned that expansion of the development into an area of established semi-natural woodland will be damaging to habitat that our policies are set to conserve. However, given the assurance to minimize the loss of woodland and the commitment to additional habitat creation and management off site I have no objection to the application being approved providing the ecology teams stipulations are met.

As stated in the most recent ecological assessment the main mitigation measure is to reduce the impact on the semi-natural woodland by minimising loss of trees and woodland/heathland vegetation. To ensure this we should condition that an arboricultural impact assessment, tree protection plan, and arboricultural method statement be submitted and approved before any works to clear the site commence. We should make it clear that we would expect a high standard of arboricultural care to be demonstrated at all stages. This should meet or exceed the requirements of BS5837 and NJUG 4. This is essential to protect both the ecological and amenity value of the retained habitats and to ensure that trees can be retained safely in the longer term.

There will also need to be some form of landscape management plan that sets out how the retained woodland and semi-natural vegetation within the development area will be managed in the longer term. I expect this will have to be separate to the arrangements Zara has requested for the offsite measures.

Mark Antcliff
Woodland Officer

From:

Cc:

Subject: FW: NYM/2022/0568 Ladycross Plantation Holiday Park

Date: 31 March 2023 15:20:56

Attachments: [image001.png](#)
[image002.png](#)

Hi Hilary,

I've reviewed the revised documents that have been submitted and I'm happy with the information provided. Although we would like to see 10% net gain, until this is mandatory in November a requirement for 10% is not defensible at appeal, and therefore I am satisfied with the details that they have provided. The revised EclA does demonstrate that enhancement measures can be provided, and additional habitat will be created and restored, to show some net gain can be achieved. The trading rules have now been met, and the EclA also details additional enhancements that not calculable in the biodiversity metric.

The mitigation measures included in the revised EclA should be secured as a condition of any consent. The BNG assessment details that off-site enhancements will be required, and from conversations I've been having with other LPA ecologists, it looks like this will need to be secured as a s106 agreement. This will need to be secured for a minimum of 30 years.

A Biodiversity Enhancement Management Plan, which should provide in depth detail as to how the habitats will be created, and a Habitat Monitoring and Management Plan, to provide information on how the habitats will be managed and monitored for the next 30years will also need to be secured.

Please let me know if you have any queries.

Thanks,

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

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

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 enquiries contact:
Becca Khan on

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

21st February 2023

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:

Waste Water

The Flood Risk Assessment & Drainage Strategy (Revision 03) dated 03/02/2023 prepared by Waterco is acceptable. It details that the existing foul water pumping station will be replaced as it lacks capacity to manage the expected flows as a result of this development. The report states that septicity can be managed through the design of the pumping system and chemical dosing. Yorkshire Water understand that these matters will be addressed during detailed design.

With this in mind, our recommended conditions from our previous letter, dated 18 August 2022 still apply.

Yours faithfully

Becca Khan
Pre-Development Sewerage Technician

From:
To:
Cc:
Subject: NYM/2022/0568 Lady Cross Plantation Caravan Park, Egton
Date: 06 February 2023 16:48:49

Hi Hilary,

I have reviewed the additional information submitted the 17th of January 2023, the Ecological Impact Assessment (Whitcher Wildlife, November 2022) and the updated Biodiversity Net Gain Calculation (November 2022).

As mentioned in my response dated 12/12/22 the Biodiversity Net Gain (BNG) Trading Rules have not been met, and no explanation for this has been provided in the Ecological Impact Assessment, nor in the additional information submitted. Mitigation and enhancement habitat should be comparable to the habitats lost, to allow for ecological functionality of the area to be consistent. Failing to meet the trading rules means that a net gain is un evidenced and therefore erroneous. From the submitted calculation it looks as though the trading rules have not been met as 13Ha of medium distinctiveness "Woodland and forest" habitat is being lost and is not replaced with a suitable alternative. The BNG User Guide 3.1 states that any loss of habitat of medium distinctiveness must be replaced with "*Medium distinctiveness habitat from same broad habitat type OR Any habitat from a higher distinctiveness band*". Further enhancement measures will be required to ensure these trading rules are met.

Additionally, I am not entirely satisfied that the additionality principle of biodiversity net gain (BNG) has been met, as the planting was clearly completed regardless of the BNG assessment, but as it was undertaken as part of the offsetting for this development alone, then that may have to suffice in this instance. I also note that the BNG assessment details that the site is in an area of "high strategic significance" but no evidence to support this is provided.

Mark's comments note that there is an "increase in heathland vegetation in the northern section of the woodland. In effect this appears to be open canopy woodland developing on priority habitat." The Ecological Impact Assessment (Whitcher Wildlife, November 2022) does not detail that this area is a priority habitat but does note that heathland vegetation is forming the ground flora in this location. I would recommend that a detail habitat assessment is undertaken here to fully assess the quality of the woodland/heathland in this area. I note that historically this area was heathland and was colonised by coniferous trees in the last ~50 years.

I know that additional drainage information has also been submitted in line with the comments from Yorkshire Water. As they are the experts, I will leave them to comment on the additional drainage information, but please keep me in the loop regarding their thoughts.

Best wishes,

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

From:
To: [Planning](#)
Subject: NYM/2022/0568 NE Response
Date: 06 February 2023 14:11:18
Attachments: [image001.png](#)
[NYM_2022_0568.pdf](#)
Importance: High

Dear Sir or Madam,

Our ref: 420073

Your ref: NYM/2022/0568

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our response dated 26 August 2022. Reference number **403652**.

The advice provided in our previous response applies equally to this **amendment**. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully,

Shannon Bowes

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

www.gov.uk/natural-england

From:
To: [Planning](#)
Subject: NYM/2022/0568 Lady Cross Plantation Caravan Park, Egton
Date: 27 January 2023 15:09:09

NYM/2022/0568 Lady Cross Plantation Caravan Park, Egton

The amended site location plan received on the 17 January 2023 does now appear to correctly map the development area in line with the detailed layout plans. Previously the detailed plans extended north beyond the development boundary.

From an arboricultural and wooded habitat perspective the main issue with the current proposal is that it extends significantly further north into the semi-natural conifer woodland than the approved application. This is further compounded by the apparent increase in heathland vegetation in the northern section of the woodland. In effect this appears to be open canopy woodland developing on priority habitat. The applicants ecological report assessed the woodland areas of the site to have the highest ecological value and I would argue that this value is highest in the northern section.

The initial proposed layout of the approved plan included cabins located up to the original site boundary. At the request of our ecologist and tree officer at the time these were moved further south to the position that they are in the approved plans. The current proposal locates cabins significantly further north than the original initial proposed layout. It is highly unlikely that the condition of the site has deteriorated subsequently or that the Authority's policies in respect of habitat protection have become less restrictive.

The applicant is proposing that the impacts of the development will be mitigated by minimising tree and habitat loss within the woodland although they acknowledge there will be losses to the units, access and amenity grassland. There will be other losses due to services provision, tree safety considerations and visitor activity. There is no detail regarding how this mitigation will be delivered. They are also seeking to provide compensation for the accepted losses through other measures off and on site including tree planting. The tree planting proposed (and partly complete) is located on improved grassland adjacent to the site. In my opinion such planting is highly unlikely to form an effective replacement for the existing wooded heath habitat to be lost. In respect of the new planting we do not know if this has gone through the checks required for new woodland creation including an EIA scoping enquiry with the Forestry Commission.

Unless our ecology team can confirm that the woodland areas affected are of limited ecological value I cannot support this application as I fail to see how it can deliver net gain. However, if net gain can be established we would still wish to see evidence as to how trees and wooded habitat will be protected in the sensitive areas through an arboricultural impact assessment and tree protection plan.

Mark Antcliff
Woodland Officer

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 :

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

24th January 2023

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:

Waste Water

1) The submitted amended drainage details provides limited information regarding the foul water drainage strategy for the site, which is our main concern. In our previous letter, dated 18 August 2022, we have asked for the following information:

"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."

Our comments and recommended conditions from our previous letter , dated 18 August 2022 still apply.

2) We fully endorse the proposed surface water discharge to watercourse.

Yours faithfully

Joe Summers
Pre-Development Technician
Developer Services

From:
To:
Cc: [Planning](#)
Subject: Ladycross Caravan Park
Date: 12 December 2022 16:19:04

Hi Hilary,

I have reviewed the Ecological Impact Assessment (Whitcher Wildlife, November 2022) and the updated Biodiversity Net Gain Calculation (November 2022).

Firstly, I note that the BNG trading rules have not been met, and no explanation for this has been provided in the Ecological Impact Assessment. Mitigation and enhancement habitat should be comparable to the habitats lost, to allow for ecological functionality of the area to be consistent.

Secondly, the Ecological Impact Assessment (Whitcher Wildlife, November 2022) states that the offsite tree planting, which will offset the onsite losses and deliver net gain has already been completed. One of the key principles of BNG is 'additionality' i.e. habitat creation/enhancement for BNG must be additional to other offsetting and enhancements. I note that the Ecological Impact Assessment (Whitcher Wildlife, August 2022) does not detail that this area has been planted but does identify it as areas for enhancement. Please could clarification on if this planting has been done to offset as part of this application, or if it was part of alternative offsetting.

The development thus far only delivers 0.05% biodiversity net gain. Although it is not yet fully mandatory, the Environment Act does require 10% net gain for biodiversity, and I would recommend that further enhancements (such as the pond mentioned in the August Ecological Impact Assessment could be included).

Finally, the Flood Risk Assessment & Drainage Strategy (Waterco, 2022) states "The performance of the existing pump and storage capacity of the pump wet well should be reviewed to ensure the additional units can be accommodated. Additional wet well storage (to prevent flooding in times of pump or power failure) and a higher performance pump (to increase the pump flow rate) may be necessary." There have been multiple reported incidents of failures in the wastewater infrastructure around Egton, and pollution events within the area, and I therefore recommend that this further investigation is completed prior to determination.

Best wishes,

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

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

From:
To: [Planning](#)
Subject: NYM/2022/0568 Consultee Response
Date: 02 December 2022 09:24:28

Dear Sir or Madam,

Our ref: **413989**

Your ref: **NYM/2022/0568**

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our response dated 26 August 2022 Reference number **403652**.

The advice provided in our previous response applies equally to this **amendment**. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours faithfully

Julian Clarke
Consultations
Natural England
Hornbeam House, Electra Way
Crewe Business Park
Crewe, Cheshire CW1 6GJ



www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.

Our Ref: 598-3-2022 MR
Your Ref: NYM/2022/0568

Date 17 November 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**
Location **Lady Cross Plantation Caravan Park, Egton**

Many thanks for giving North Yorkshire Police the opportunity to comment on the further amendments and additional information in respect of this application. Having reviewed this, I have no additional comments to make in relation to Designing Out Crime.

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: RE: NYM/2022/0568
Date: 15 November 2022 14:49:24

The proposed revisions to ensure dark skies compatible lighting arrangements are welcomed.

Rob

Rob Smith
Senior Minerals Planner

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

From:
To: [Planning](#)
Subject: FAO: Hilary Saunders NYM/2022/0568
Date: 25 October 2022 11:09:41
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good Morning,

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

Having considered additional documents submitted in support of the proposal, CPRENEY has no further comments to make beyond those set out in our response dated 8th August 2022.

However, we are aware that an additional application has been submitted regarding the use of this site but that it is being dealt with by a different case officer. It is recognised that the two proposals are inextricably linked and it is hoped that a coordinated response from the NPA will be forthcoming.

Thank you.

Yours Sincerely

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

| Email: info@cpreneny.org.uk

Web: www.cpreneny.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

From:
To: [Planning](#)
Cc: [Zara Hanshaw](#)
Subject: NYM/2022/0568 Lady Cross Plantation
Date: 25 October 2022 12:43:11

NYM/2022/0568/FL Lady Cross Plantation

The red line boundary on the site location plan appears incorrect on its northern boundary. The proposed development looks to extend further north.

The revised plan relates to the northern section of woodland. This is described as semi-natural conifer woodland in the ecological assessment. This assessment also refers to the woodland habitats as holding the highest value (on the site). It estimates that the loss of woodland equates to 70% of the area although it does qualify this as an estimate rather than a precise measurement. The Tree Survey and Tree Protection Plan suggests a lower figure. I have not been able to measure this but it is certainly a significant proportion of the area.

The Tree Survey records the woodland area as Category B (BS5837 methodology) which describes trees of good quality that should be considered a constraint to development.

In terms of mitigation the ecological assessment recommends retaining as much woodland as possible, and then also refers to new offsite planting to the west. I can see no other reference to this planting in the information provided and so its extent, composition and suitability cannot be assessed. On this basis we must conclude that there will be a significant loss of trees and woodland habitat without compensation.

The woodland itself is described as mainly early mature and semi-mature Scots Pine with a broadleaf component. Heather is recorded as a component of the ground flora and therefore we might assume that it is plantation woodland or natural regeneration on former moorland. The aerial photographs show this heather component within much of the woodland and increasing further north.

Given the arboricultural and environmental value of the woodland I advise that the application does not meet our requirements in terms of Strategic Policy H and Policy ENV1.

I appreciate that there is an existing planning consent for the site and another application under consideration. This application is a separate matter and I am not in a position to be able to comment on its relative merits to other proposals.

Mark Antcliff
Woodland Officer

From:
To: [Planning](#)
Subject: RE: NYM/2022/0568
Date: 20 October 2022 16:30:25

Although the proposed lighting installation is generally consistent with the Authority's requirement for dark skies compatible lighting, there are a number of matters which could be improved or clarified as appropriate:

The number of led downlights proposed to be installed at the front of each cabin appears to be more than is necessary and the applicant should be requested to reduce this from the five per unit currently shown on the drawing. The applicant should also be requested to clarify whether these units can be supplied with a 2,700k colour temperature and, if so to confirm that these will be specified. It would also be helpful if it could be confirmed that the units to be installed would be 1.2w versions.

With regard to the proposed lighting bollards, the applicant should also clarify whether these can be supplied with a 2,700k unit and if so confirm that these would be specified.

Kind regards

Rob

Rob Smith
Senior Minerals Planner

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

Web: www.northyorkmoors.org.uk

NYM/2022/0568 - increase in the number of lodges from 41 to 48.

1. Egton Parish Council has some concerns about this planning application, as set out below and recommends that the application is refused.
2. This planning application is for an additional 7 lodges. Lady Cross Plantation has a history of a significant number of planning applications over the years, which have gradually re-organised and considerably enlarged the site. The Parish Council are concerned about the timing of this planning application. Planning permission has been granted previously for 41 lodges. There are currently 6 completed lodges on the site. It is not clear to the Parish Council why the application has been submitted for an additional 7 lodges, when there is already approval for a further 35 on the site. Furthermore, if the Anglo American application(NYM/2022/0634) is granted for their use of the site for 5 years, then more than 3 years would elapse before any work could begin on the 7 lodges. And so this planning application would lapse.
3. This planning application is in line with **Policy UE2** which covers the development of cabins. The intention of the policy is to allow small scale and sensitively designed holiday accommodation. The policy goes on to say that ‘small scale” developments is intended to mean development of sites comprising no more than 12 units, including existing units. Over the years Lady Cross Caravan Park has grown from around 60 caravan pitches to the current position where approval has been granted for 189 caravan pitches and 41 lodges. This is not small scale. The planning application also envisages a new access road to the south of the site. With the large scale of the site, 48 lodges and the addition of another access road, this will cause additional traffic concerns with cars turning onto the Egton Road from two road junctions rather than one.
4. **Policy ENV1** states that there is a presumption in favour of the retention and enhancement of existing trees and woodland. Where development would result in the unavoidable loss of an existing tree, but wider sustainability benefits of the development clearly outweigh the loss, proposals should minimise harm and provide a net biodiversity and amenity gain, with appropriate replacement of trees. It is not clear to the Council that the benefits outweigh the loss. The Parish Council notes the concerns set out by Natural England, about the large scale of the site and the potential impact on the biodiversity of the wood. It is clear that a significant number of mature trees will be chopped down in order to make space for the lodges. This results in a net loss of biodiversity (-20.86%), rather than a biodiversity net gain. **Strategic Policy A** and **Strategic Policy E** are relevant here.
 - **Strategic Policy A** - Sustainable development means development which “maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species”;
 - **Strategic Policy E** - “The quality and diversity of the natural environment will be conserved and enhanced” and;
 - **Strategic Policy H** - All development will be expected to; “Maximise opportunities to strengthen the integrity and resilience of habitats and species within the National Park and provide a net gain in biodiversity”

5. The Parish Council is concerned about the large number of lodges with planning permission already on the site. Councillors have visited the site to gain a better understanding of the potential impact of the Anglo American planning application. During that visit Councillors noted that the lodges are quite large, some with 2 floors and one with 3 bedrooms and 3 bathrooms, plus lounge and kitchen space. The lodges are being sold on to private owners who are then using them effectively as second homes. One of the lodges is also advertised as a holiday cottage for rental. The Parish Council understands that the lodges can only be occupied for 11 months of the year. The Caravan Park has a year round operating licence. It would be impractical and unlikely that a check would be made as to whether all of the lodges are vacant for 1 month of the year. The Parish Council is concerned that if all 48 lodges are built, the result will be the development, by stealth, of a small village in open countryside. It is likely that most of the lodges will become used as second homes. The Parish Council would like clarity on whether any conditions were attached to the previous planning approval for 41 lodges, in terms of how they were to be used. Does the planning approval allow for the lodges to be sold on to individuals? Or was it expected that they would be managed by Lady Cross in the same way that people pay for a caravan pitch. The Parish Council feel there is a real tension here with **Policy CO10 - housing in open countryside**.

6. **Policy ENV7 - Environmental Protection** states that development will only be permitted where it does not risk harm to water quality, including groundwater, rivers and streams. The Egton sewer system has not been upgraded since the 1950s. It regularly overflows into the River Esk in Egton Bridge. Lady Cross Caravan Park discharges waste water into the Egton sewer system. With a total of 48 lodges on the site, potentially occupied for 11 months of the year, this would increase the impact on the Egton sewer system, likely resulting in more incidents of pollution of the River Esk. The water table around Egton is quite high and fields regularly have standing water in winter. The Parish Council consider that further thought should be given to the potential impact of this development on the Egton sewage/waste water system.

7. If, in effect, a small village of 48 lodges is built, further planning applications could then be submitted to build more, reducing the number of caravan pitches. There could also be future planning applications for a shop and bar or pub. The Parish Council is very concerned about the development of, in effect, a small village of 48 dwellings one mile from Egton. If the 48 lodges are occupied as second homes, that also may mean that they are vacant for a considerable period of time. If the lodges were caravan pitches, there would be a much higher turnover of visitors with an increase in the number of tourists visiting the National Park.

8. For the above reasons, the Parish Council consider that this planning application should be refused.

From:
To: [Planning](#)
Subject: NYM/2022/0568 NE Response
Date: 20 October 2022 15:20:50
Attachments: [0.png](#)
[image001.png](#)
[NYM_2022_0568.pdf](#)
Importance: High

Dear Mrs Hilary Saunders,

Our ref: 410028

Your ref: NYM/2022/0568

Thank you for your consultation.

Natural England has previously commented on this proposal and made comments to the authority in our letter dated 26 August 2022 - ref. 403652.

The advice provided in our previous response applies equally to this **amendment** although we made no objection to the original proposal.

The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.

Should the proposal be amended in a way which **significantly** affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Yours sincerely,

Shannon Bowes

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



Our Ref: 529-2-2022 MR
Your Ref: NYM/2022/0568

Date 13 October 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
Location Lady Cross Plantation Caravan Park, Egton

Many thanks for giving North Yorkshire Police the opportunity to comment on the amendments to this application. Having reviewed the accompanying documents and drawings, I have no additional comments to make in relation to Designing Out Crime

Yours sincerely,

Mr Mark Roberts
Police Designing out Crime Officer

From:
To: [Planning](#)
Subject: FW: NYM/2022/0568
Date: 07 September 2022 10:55:47
Attachments: [image001.png](#)

Good morning

The council had no comments to make on this application.

Kind Regards

CA Harrison – Clerk to Egton Parish Council

NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES
LEAD LOCAL FLOOD AUTHORITY
CONSIDERATIONS and RECOMMENDATION



| | | | |
|------------------------------|---|--------------------------|-----------------|
| Application No: | FL/NYM/2022/0568 | | |
| Proposed Development: | 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 | | |
| Applicant: | | | |
| District/Borough: | North York Moors National Park Authority | | |
| FRM Engineer: | Heather Lagan | LPA Case Officer: | Hilary Saunders |

Note to the Planning Officer:

Thank you for consulting the Lead Local Flood Authority on the planning application referenced above.

The following documents are noted:


- Flood Risk Assessment & Drainage Strategy, Waterco, 14491, Revision 01, Dated March 2022.

In assessing the submitted proposals and reaching its recommendation the Authority would like to make the following comments:

1. Runoff Destinations

Options to drain development runoff via soakaways has not been confirmed, percolation tests are required. We would expect testing to be carried out in accordance with BRE 365 at the depth and location of the proposed drainage features. Three percolation tests are to be performed at each trial pit location to determine the infiltration rate, where

| | | | |
|-------------------|------------------|---------------------|--|
| Date: | 6 September 2022 | Approved by: | Emily Mellalieu Flood Risk Management Team Leader |
| FAO: | Hilary Saunders | | |
| Issued by: | Heather Lagan | | |

| | | |
|---|-------------------------|---|
| LEAD LOCAL FLOOD AUTHORITY CONSIDERATIONS and RECOMMENDATION | |  |
| Continuation sheet: | Page 2 of 2 | |
| Application No: | FL/NYM/2022/0568 | |

possible. Where slower infiltration rates are experienced, testing must be carried out over a minimum period of 24 hours (longer if 25% effective depth is not reached). 25% effective depth must be reached. Extrapolated and averaged test data will not be accepted and the lowest value should be used. **Further information is required.**

If this is not achievable, discharge to the local ditch, connected to the River Esk, using agreed greenfield rate is viable. Additional consents may be required to discharge to the drain, this is a separate matter outside of the planning process. It is the applicants responsibility to obtain these consents prior to commencement of work.

2. Peak Flow Control

It is noted that the ReFH2 method has been used to establish greenfield runoff rates. This is an acceptable form of calculation, however catchment descriptors have not been provided. The LLFA require the catchment descriptors to validate the calculations. **Further information is required.**

3. Volume Control and proposed minimum operational standards

Source control calculations provided an indicative volume, however as a full application the applicant must demonstrate that the proposal can be drained in accordance with minimum operational standards. To demonstrate this drainage network calculations should be provided following the following minimum operational standards:

- Surface water flows are contained within the proposed drainage pipes without surcharge for up to the one in two year flood event.
- Flooding does not occur on any part of the site for a one in 30 year rainfall event, with all development surface water flows remaining within the proposed drainage system.
- Flooding does not occur during a one in 100 year rainfall event in any part of a building (including a basement) or in any utility plant susceptible to water (for example, pumping station or electricity substation) within the development.
- Volumetric Runoff Coefficient should be 1.0 for both summer and winter rainfall profiles. We note 0.750 and 0.840 have been used within this application.

Further information is required.


4. Designing for Exceedance

An exceedance flow plan should be provided based on proposed site layout and levels. The existing flow path should also be identified to show that new flow paths described in paragraph 7 page 10 of the Flood Risk and Drainage Assessment, do not extend flood risk elsewhere. **Further information is required.**

5. Climate Change and Urban Creep

As part of the design of the SuDs we would expect a local climate change allowance (see

<https://environment.data.gov.uk/hydrology/climate-change-allowances/rainfall?mgmtcatid=3027>) to be applied for peak rainfall intensity within the calculations). Surface water generated from a development should be held within the development site boundary for

| | | |
|---|-------------------------|---|
| LEAD LOCAL FLOOD AUTHORITY CONSIDERATIONS and RECOMMENDATION | |  |
| Continuation sheet: | Page 3 of 2 | |
| Application No: | FL/NYM/2022/0568 | |

the 1% AEP rainfall event plus the climate change allowance (e.g. 40%). It is noted that 1 in 100 year calculations have been provided, however, the LLFA require an additional 1 in 30 +climate change calculation as part of the application. **Further information is required.**

6. Maintenance
It is anticipated that the site owner will be responsible for maintaining the drainage system. A maintenance schedule has been submitted and seems reasonable. Further information is required to confirm who will be maintaining the drainage system and how maintenance will be funded. See section 6 of the NYCC Sustainable drainage systems guidance – 2022 update. **Further information is required.**

Recommendation to the Local Planning Authority:
The submitted documents are limited and the LLFA recommends that the applicant provides further information in accordance with the above before any planning permission is granted by the LPA.

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

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Application No: **NYM22/0568**

Proposed Development: 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

Applicant: Mr. Kieran Robinson

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

Area Ref: 4/32/255C **Tel:**

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

To: North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP **Date:** 26 August 2022

FAO: Hilary Saunders **Copies to:**

Note to the Planning Officer:

In assessing the submitted proposals and reaching its recommendation the Local Highway Authority (LHA) has taken into account the following matters:

The LHA has no objection to the principle of an access being constructed to be available for the public to use but disagrees with the criteria that the agent has used to quantify the visibility requirements. The design standard for the site is Design Manual for Roads and Bridges and the required visibility splay is 2.4 metres by 215 metres. To achieve this amount of visibility, additional tree pruning will be required.

The design and construction of the access should take into account the kerbing and the gradients to ensure the highway surface water drains into the existing ditch.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0568

The proposed southern access is intended for car type vehicles only. It is a single track width with passing places to avoid the need for vehicles backing onto the public highway. The access is not intended for vehicles towing caravans and is not suitable for this type of traffic.

Consequently the Local Highway Authority recommends that the following **Conditions** are attached to any permission granted:

1. MHC-03 New and altered Private Access or Verge Crossing at the access downhill of the main access

The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:

The crossing of the highway verge must be constructed in accordance with the approved details and the following requirements.

- Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing towards the highway
- Measures to enable vehicles to enter and leave the site in a forward gear.

All works must accord with the approved details.

Reason for Condition

To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

2. The southern access should be prohibited from vehicles towing caravans using it.

3. MHC-15B Construction Phase Management Plan- Small sites

No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. restriction on the use of the proposed souther access for construction purposes: vehicles entering and exiting the site should be controlled to avoid meeting each other between the public highway and the open field to avoid head to head situations where one vehicle will have to reverse to allow the other one through.

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Application No:

NYM22/0568

Reason for Condition
In the interest of public safety and amenity

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: _____

Date: 26 August 2022
Our ref: 403652
Your ref: NYM/2022/0568



North York Moors National Park Authority

BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

Dear Sir or Madam

Planning consultation: 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

Thank you for your consultation on the above dated 08 August 2022 which was received by Natural England on 08 August 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.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Natural England's generic advice on other natural environment issues is set out at Annex A.

Sites of Special Scientific Interest Impact Risk Zones

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires local planning authorities to consult Natural England on "Development in or likely to affect a Site of Special Scientific Interest" (Schedule 4, w). Our SSSI Impact Risk Zones are a GIS dataset designed to be used during the planning application validation process to help local planning authorities decide when to consult Natural England on developments likely to affect a SSSI. The dataset and user guidance can be accessed from the data.gov.uk website

Further general advice on the consideration of protected species and other natural environment issues is provided at Annex A.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries regarding this letter, for new consultations, or to provide further information on this

consultation please send your correspondences to .

Yours faithfully

Julian Clarke
Consultations Team



The countryside charity
North and East Yorkshire

PO Box 189
York
YO7 9BL

www.cpreney.org.uk

Branch Chair
Mrs Jan Arger

Authority: North York Moors National Park Authority

Type of consultation: Planning Consultation

Full details of application/consultation: 22/2022/0568 – application for reorganization of northern section of the existing caravan site to allow for 48 lodges (increase of seven) and associated access arrangement together with southwestern extension to site to allow for the siting of 27 static caravans in lieu of ten static caravans and five camping pods

At land: Lady Cross Plantation Caravan Park, Egton, YO21 1UA

Type of response: Comment

Date of Submission: 8th August 2022

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North and East Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy
Katie Atkinson, BA (Hons), Dip TP, MA
MRTPI
www.kvaplaning.co.uk

Comment

CPRE North and East Yorkshire ('CPRENEY') welcomes the opportunity to comment on this application for full planning permission relating to tourism accommodation at an existing holiday park at Egton. The site consists of 95 acres and is located mostly within mature woodland within the National Park ('NP'). The application was submitted to North York Moors National Park Authority ('the NPA') on behalf of Mr Robinson the landowner and applicant ('the applicant') by Lambe Planning and Design.

The Ladycross Plantation Holiday Park is a family-owned rural enterprise, and the current proposals relates to three different elements which involve the restructuring of existing and previously approved layouts to 'enhance and diversify' the existing holiday accommodation offer at the holiday park. In summary, the three elements consist of:

1. Holiday lodges – Currently 41 holiday lodges permitted within the site (12 implemented), proposal to restructure the site within the extant approved holiday park and to increase the overall number of units to 48 (increase of seven) within the same approved footprint.
2. Holiday Caravans – Currently has consent for 10 static caravans and 5 pods, proposal to restructure and relocate existing pitches alongside an increase of 12 units to total 27 units.
3. New Highway Access – to create a new and second access to Egton Road (A171).

Having had the opportunity to consider the additional documents submitted on behalf of the applicant, CPRENEY neither support nor object to the proposals per se, however, do have some comments to make which they hope will be taken into account in the determination process.

The NPA Local Plan was adopted in July 2020 and Strategic Policy J deals specifically with tourism and recreation. It seeks to encourage appropriate tourism development within the NP that is sensitively located and will not detract from the special qualities of the NP. Policy UE1 recognises that existing tourism businesses in the open countryside may wish to expand but requires any new development to be subservient in scale of the existing development. It also clearly sets out that the proposal must comply with Policy UE2 - camping, glamping, caravans, and cabins which seeks to protect the landscape character of the NP by supporting small scale development proposals which are screened by existing topography, buildings or adequate well-established vegetation within the applicant's control. Further, the policy specifically sets out that proposals for *'conversion of existing camping or caravanning sites to statics will not be permitted. Exceptions will be considered where the proposal will reduce the visual impact of the site in the wider landscape.'*

The supporting text sets out at paragraph 5.14 that the policy *'does not allow for the provision of new static sites except where the sites are being remodeled in order to bring about environmental improvement.'* The site in question is an existing holiday site and is for an expansion of static caravans, therefore technically there is no policy support for that. However, turning to the latter part of the quoted policy above – exceptions will be made where visual impact is reduced. The site is currently well screened within existing mature woodland and the two areas to be restructured will remain screened from external viewpoints. It is therefore acknowledged that as a result, there may not be any reduction in visual impact of the site in the wider landscape and thus the significance of the proposal on that wider landscape is negligible.

However, the site is certainly not 'small scale' which the LP defines as being *'no more than 12 units'* and when considered cumulatively with any existing development (paragraph 5.12), the wider site permits circa amenity buildings, The proposal is to remodel the site and increase the number of units across the site by 19. The wider site is consented for a mix of camping pods, motorhomes, lodges, statics and tourers, therefore the current proposal does not supplant one particular type of accommodation, ensuring that the NP retains a valued offer. It is understood that the specific sites subject to these proposals are already consented for this

type of development and as such the principal usage is established with the same footprint being utilised. From this aspect CPRENEY has no objection.

However, the loss of mature trees to facilitate the two proposals is a concern, especially when other parts of the NP are to be re-planted and to become part of the Northern Forest to assist in the mitigation of the climate emergency, alongside the added benefits to biodiversity. It is understood from the application documents that the applicant has relocated the units further 'inside' the wooded areas to ensure that the units remain hidden as a result of pre-application advice which is welcomed. However, it is also understood that the site has a long history of planning applications including several 'remodeling' operations. CPRENEY consider that the whole site is large, and whilst self-contained and visually unintrusive at present, would not wish for the site to get any larger or eat away further at the woodland areas in line with policy ENV1 of the LP.

CPRENEY are also concerned about the applicants submitted biodiversity matrix assessment. Paragraph 174d of the National Planning Policy Framework ('NPPF') states clearly that planning decisions should provide '*net gains for biodiversity.*' The adopted LP also requires developments to '*not cause a detrimental impact on our habitats and wildlife*', i.e., no net loss to biodiversity, including Strategic Policy A - Strategic Policy E Strategic Policy H – which requires all developments to '*maximise opportunities to strengthen the integrity and resilience of habitats and species within the national Park and provide a net gain in biodiversity; [...]*'. The applicant's Biodiversity Net Gain ('BNG') calculation appears to show a 20.36% loss in biodiversity due to the proposed development when taking off-site compensation into account (without off-site provision the actual figure is shown to be a loss of 52.20%). CPRENEY does not believe that the proposed off-site provision is acceptable in this instance as no explanatory information has been submitted with the BNG calculations to explain the how these results have been reached or are indeed justified. Furthermore, no management plan has been submitted to ensure the delivery and management of enhanced habitats over a 30-year period as required by the Environment Act and in line with paragraph 4.27 of the LP which states '*agreed mitigation measures may include arrangements for the long-term management of biodiversity enhancements which would be secured through a planning condition.*'

Prior to determination, CPRENEY consider that the applicant should provide further information in relation to BNG and a long-term habitat management plan for these specific areas and attempt to consider ways of reducing the onsite loss of biodiversity habitats. Subsequently, it is thought that the applicant should consider a further site-wide habitat management plan which would help formalise arrangements across the whole holiday park and land within the applicant's ownership - in the interests of clarity.

It is understood that the applicant is in control of the woodland and 95acre wider site having planted much of the coniferous woodland himself for recreational purposes. It is hoped that should this proposal be permitted, the NPA would be able to ensure that further expansion or remodeling into other areas of woodland would not be allowed to occur incrementally by placing maximum number of units on the site by way of condition and firmly controlling the red line boundary of the site – the overall size of the site and developed area is potentially schedule 2 development in terms of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and therefore a screening opinion may be required, especially if the site was to expand further.

Finally, CPRENEY acknowledge the need for rural businesses to adapt to current uncertainties and challenging times, however, the special qualities of the designated landscape are required to be preserved and protected, thus take precedence when necessary. CPRENEY reserves the right to comment further should any additional information be submitted in support of the proposal. At this stage we neither object nor support the proposals but consider further information necessary prior to determination in the interests of preserving the special qualities of the National Park.

From:
To:
Cc: [Planning](#)
Subject: NYM/2022/0568 Lady Cross Plantation Caravan Park, Egton
Date: 22 August 2022 15:49:58

Hi Hilary,

I have reviewed the Preliminary Ecological Appraisal (Witcher Wildlife, March 2022), the Biodiversity Metric Calculations, and the supporting information provided.

I am not satisfied that there is sufficient ecological information available for determination of this application.

The Flood Risk Assessment & Drainage Strategy (Waterco, March 2022) states that the *“It is proposed to discharge foul flows to the public foul sewer in Egton utilising the existing pumped arrangements. The performance of the existing pump and storage capacity of the pump wet well should be reviewed to ensure the additional units can be accommodated.”* Confirmation that the pump and storage capacity is sufficient has not been provided, and therefore the impacts of foul water on the environment have not been adequately considered.

Additionally, Biodiversity Net Gain calculation does not appear to show that any post development biodiversity gain has been achieved. The calculations currently show that there will be a 20.36% loss in biodiversity due to the proposed development. Although off-site enhancement has been proposed, this is not sufficient to offset the on-site habitat loss, and also does not satisfy the trading rules. No explanatory information has been submitted with the BNG calculations to explain the rationale of the decisions, nor how the proposed habitat creation will be completed, and how the habitat conditions will be achieved.

Although the implementation of 10% Biodiversity Net Gain is not scheduled until 2023, paragraph 174d of the NPPF 2021 states that planning decisions should be *“providing net gains for biodiversity”* and within the National Park, we already have policies to require that development does not cause a detrimental impact on our habitats and wildlife, in effect requiring ‘no biodiversity net loss’. These policies include;

- Strategic Policy A - Sustainable development means development which “maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species”;
- Strategic Policy E - “The quality and diversity of the natural environment will be conserved and enhanced” and;
- Strategic Policy H - All development will be expected to; “Maximise opportunities to strengthen the integrity and resilience of habitats and species within the National Park and provide a net gain in biodiversity”

As the development is currently calculated to result in a net loss of biodiversity, I recommend that further information is provided. The scheme may need re-configuring to enable biodiversity net gain to be included, and an updated calculation should be submitted, as well as further discussion on the rationale behind the assessment. I also note that the Environment Act states that habitats should be secured for a minimum of 30 years: *‘habitat enhancement... will... be maintained for at least 30 years after the development is completed’*. A management plan, detailing how the created/enhanced habitats will meet their condition requirements, and the proposed management of the habitats should also be included.

The pond identified as pond 2 is proposed to be infilled, but no suitable compensation for this loss has been provided. If a pond is to be removed, a new pond should be created. It is noted that this pond is also identified as an archaeological feature, and functions to retain water in a water depleted area of the National Park. Therefore, there should be a preference for the retention and enhancement of this pond.

Best wishes,

Zara Hanshaw ACIEEM

Assistant Ecologist

[\(she/her\)](#)

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

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