

**From:** [Rona Charles](#)  
**To:** [Planning](#)  
**Cc:** [Elspeth Ingleby](#)  
**Subject:** Bat Informatives  
**Date:** 27 September 2018 17:18:26

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Hello

The following applications could involve work to roofs, similar structures or demolition. If any are approved, please can a bat informative be issued with the consent.

NYM/2018/0578 Eustace House, Raw  
NYM/2018/0546 2 Mowbray Terr, Ampleforth  
NYM/2018/0553 Providence Heath, Cloughton (a reminder)  
NYM/2018/0569 Whitby Holiday Park, Saltwick Bay  
NYM/2018/0400 Horseshoe Cottage, Newlands Lane, Cloughton.

Thanks, Rona

Rona Charles  
Ecological Adviser

Conservation Department  
North York Moors National Park Authority  
The Old Vicarage, Bondgate  
Helmsley, York YO62 5BP  
Tel: 01439 772700

Please note: Thursday is my normal working day

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



**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**

**Application No:**

**NYM18/569/FL**

**Proposed Development:**

Application for demolition of chalet building and replacement with motorhome pitches and garden area, alterations to existing building to enable relocation of Park cafe and siting of check-in stand together with replacement of domestic shed with summerhouse

**Location:**

Whitby Holiday Park, Saltwick Bay, Whitby

**Applicant:**

**CH Ref:**

**Case Officer:**

Ged Lyth

**Area Ref:**

4/33/308

**Tel:**

**County Road No:**

**E-mail:**

**To:**

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

**Date:**

25 September 2018

**FAO:**

Jill Bastow

**Copies to:**

**Note to the Planning Officer:**

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

Taking into consideration the distance between the proposed works and the publicly maintainable highway, the local highway authority would not anticipate any significant impact on the highway.

Therefore there are **no local highway authority objections** to the proposed development

**Signed:**

**Issued by:**

Whitby Highways Office  
Discovery Way  
Whitby  
North Yorkshire  
YO22 4PZ

*For Corporate Director for Business and Environmental Services*

**e-mail:**

**LOCAL HIGHWAY AUTHORITY  
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Page 2 of 2

Application No:

**NYM18/569/FL**

## Planning

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**From:** Bill Dell  
**Sent:** 21 September 2018 10:59  
**To:** Planning  
**Subject:** Fw: (889)Fw: Whitby Holiday Park, Saltwick Bay, Whitby, - NYM/2018/0569/FL  
**Attachments:** StandardConsult\_725731.PDF

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Good Morning

We thank you for consulting the Ramblers Association in this proposal

We object to this proposal:-

We object until such time details confirming the Public Rights of Way will be open 24/7 during construction are included in the application.

Bill Dell

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**From:** [Planning](#)  
**To:** [Planning](#)  
**Subject:** Comments on NYM/2018/0569/FL - Case Officer Mrs J Bastow - Received from Bernie Mclinden - Ranger Coast at NYMNPA, via email: b.mclinden@northyorkmoors.org.uk  
**Date:** 14 September 2018 15:13:20

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For information - The Cleveland Way National Trail runs through the Holiday Park.

Comments made by Bernie Mclinden - Ranger Coast of NYMNPA  
via email: b.mclinden@northyorkmoors.org.uk  
Phone: 01439 772700  
EMail: b.mclinden@northyorkmoors.org.uk  
Preferred Method of Contact is: Email

Comment Type is Comment  
Letter ID: 507438

**From:**  
**To:** [Planning](#)  
**Subject:** Responses to applications from Hawsker cum Stainsacre Parish Council  
**Date:** 14 September 2018 10:13:30

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**NYM/2018/0569/FL** Application for demolition of chalet building and replacement with motorhome pitches and garden area, alterations to existing building to enable relocation of Park Café and siting of check-in stand with replacement of domestic shed with summerhouse at Whitby Holiday Park, Saltwick Bay.

The Parish Council supports this application because the renewal and improvements are necessary to provide better facilities.

Virginia Ramsey  
(Parish Council Clerk)

**From:**  
**To:** [Planning](#)  
**Subject:** NYM/2018/0569/FL  
**Date:** 10 September 2018 14:32:27

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Commercial Regulation – Environmental Health

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Having reviewed the above application I have no comments to make from a commercial regulation perspective.

Regards

A.Cook

Adele Cook  
Environmental Health Officer  
Commercial Regulation  
Environmental Services  
Scarborough Borough Council  
Town Hall  
St Nicholas Street  
Scarborough  
YO11 2HG

Date: 10 September 2018  
Our ref: 257777  
Your ref: NYM/2018/0569/FL



Mrs J Bastow  
North York Moors National Park Authority  
[planning@northyorkmoors.org.uk](mailto:planning@northyorkmoors.org.uk)

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

**BY EMAIL ONLY**

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Dear Mrs Bastow

**Planning consultation: Application for demolition of chalet building and replacement with motorhome pitches and garden area, alterations to existing building to enable relocation of Park cafe and siting of check-in stand together with replacement of domestic shed with Summerhouse.**

**Location: Whitby Holiday Park, Saltwick Bay, Whitby**

Thank you for your consultation on the above dated 04 September 2018 which was received by Natural England on 04 September 2018

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 sites.

Natural England's advice on other natural environment issues is set out below.

#### **Landscape advice**

The proposed development is for a site within or close to a defined landscape namely North Yorkshire & Cleveland Heritage Coast. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 173 of the National Planning Policy Framework. It states:



*173. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.*

The NPPF continues to state in a footnote (footnote 55) that *“For the purposes of paragraph 172 and 173, whether a proposal is ‘major development’ is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.”*

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape’s sensitivity to this type of development and its capacity to accommodate the proposed development.

### **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](https://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 sincerely

Jacqui Salt  
Consultations Team

## ANNEX A

Natural England offers the following additional advice:

### Protected Species

Natural England has produced [standing advice](#)<sup>1</sup> to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

### Environmental enhancement

Development provides opportunities to secure a net gain for nature and local communities, as outlined in paragraphs 9, 109 and 152 of the NPPF. We advise you to follow the mitigation hierarchy as set out in paragraph 118 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you may wish to consider off site measures, including sites for biodiversity offsetting. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

### Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

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<sup>1</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

**Biodiversity duty**

Your authority has a [duty](#) to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).

**From:**  
**To:** [Planning](#)  
**Subject:** Whitby Holiday Park, Saltwick Bay, Whitby  
**Date:** 04 September 2018 10:26:38

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Your ref: NYM/2018/0569/FL

Our ref: 18/03128/PSH451

Application for demolition of chalet building and replacement with motorhome pitches and garden area, alterations to existing building to enable relocation of Park cafe and siting of check-in stand together with replacement of domestic shed with summerhouse at Whitby Holiday Park, Saltwick Bay, Whitby

With reference to the above planning application, I confirm we have no objections on environmental health grounds to the granting of planning consent.

Regards,

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