

Rachel Smith

From: Margaret Mackinder [margaret@sbamail.co.uk]
Sent: 07 December 2015 10:35
To: Rachel Smith
Cc: Alex O'Donnell
Subject: Ref 15/01180/MFUL. Pickering Trout Lake (Resent information first sent on 12/11/2015)
Attachments: 4258 GA20_01_Draft. Flood evacuation plan.pdf

Dear Mrs Smith

I write in response to the consultation response from the Council's Environment Health Officer, Serena Williams and can answer the points she raises as follows:

You will appreciate that the brake vans as ex-railway rolling stock will be sourced according to availability and may differ very slightly in design, but will be broadly as per the illustrations already submitted with the application. They are constructed of timber on metal framework supported on a metal framed platform and wheeled chassis, the platform floor being raised 1200 mm above ground level as stated in the Design and Access statement.

It is the applicant's intention to insulate the external walls floors and ceilings of the vans with high performance insulation such as Kingspan Kooltherm. There will be a glazed viewing panel using existing vent openings in the sides of the brake vans facing eastwards on to the railway line.

Each brake van is intended to give basic good value camping shelter and will be fitted out with twin or double bunks for sleeping with basic furniture such as a table. Electric lighting will be provided and 13 amp sockets will be provided. The spaces are relatively small and would be unsuitable for wood burning stoves, so small electric panel heaters seem to be the most practical and safest form of heating envisaged at this stage.

Access into each of the units will be via a small set of steps with a fixed handrail. The wheelchair accessible units sited nearest to the amenity building will be served by a ramp shared between the two units as shown on the submitted site plan.

Toilets and showers will be available in the nearby new Amenity building. The proposed facilities also include a wheelchair accessible shower room with toilet. Users of the glamping units will be given a key on arrival to enable them to use the separately designated facilities at all times of the day and night. External lighting will be provided during hours of darkness by low level bollard light fittings illuminating the pathway to the amenity building. Hot and cold running water will be available in the building.

Parking will be designated for the users of the units nearby in the nearest row of parking spaces to the units.

Evacuation in the case of flooding will be organised as follows: there will be designated recipients of Environment Agency Flood warning information available at all times. All users of the glamping units will be given written instructions on arrival informing them of evacuation procedures if warnings are given, relevant muster points and means of vacating the site safely. The applicant has discussed the means of evacuation in some detail with the Environment Agency's Flood Resistance Officer and a final flood evacuation will be completed when the identity of the responsible individuals is known. We are forwarding a site plan with this email indicating muster points and directions for leaving the site. Please appreciate that this is still in draft until firm information about contacts etc. can be added.

It is proposed that the glamping units should be made available for letting all year round. It is anticipated that the units will attract railways enthusiasts, and there is likely to be seasonal variation in occupation, with interest linked to events on the North York Moors Railway which operates at different levels of intensity throughout the year. The railway is at its busiest during the main spring to autumn operating period, but with special events at other times.

I hope that this email provides the information that is required, but please contact me if you have any queries.

Yours sincerely

Margaret
Margaret Mackinder RIBA

For and on behalf of
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Warning! Area of HIGH Flood Risk

The New Engine Shed, Parking and Brake Van glamping site

- Be aware you are in a high risk flood zone and a Flood Management Plan and Flood Monitoring Plan (FMP) is in place at this site.
- This business is registered with the Environment Agency's Flood Warning and Flood Alert System.
- Please familiarize yourselves with the meanings of the various Environment Agency levels of alertness and what to do in the event of a likely flood.
- Flood evacuation routes and actions are identified on the main building notice board and on signs around the site.
- Visitors to the New Engine Shed follow the instructions posted inside the building foyer and the instructions of staff.
- Occupants of the railway brake van glamping units follow the instructions posted in those units and included in your welcome pack and the instructions of site staff.
- Live River Levels and predicted rainfall and daily weather are displayed on a dedicated monitor inside the main building foyer and on the main notice board on the side of the main building.
- If in doubt, ASK!

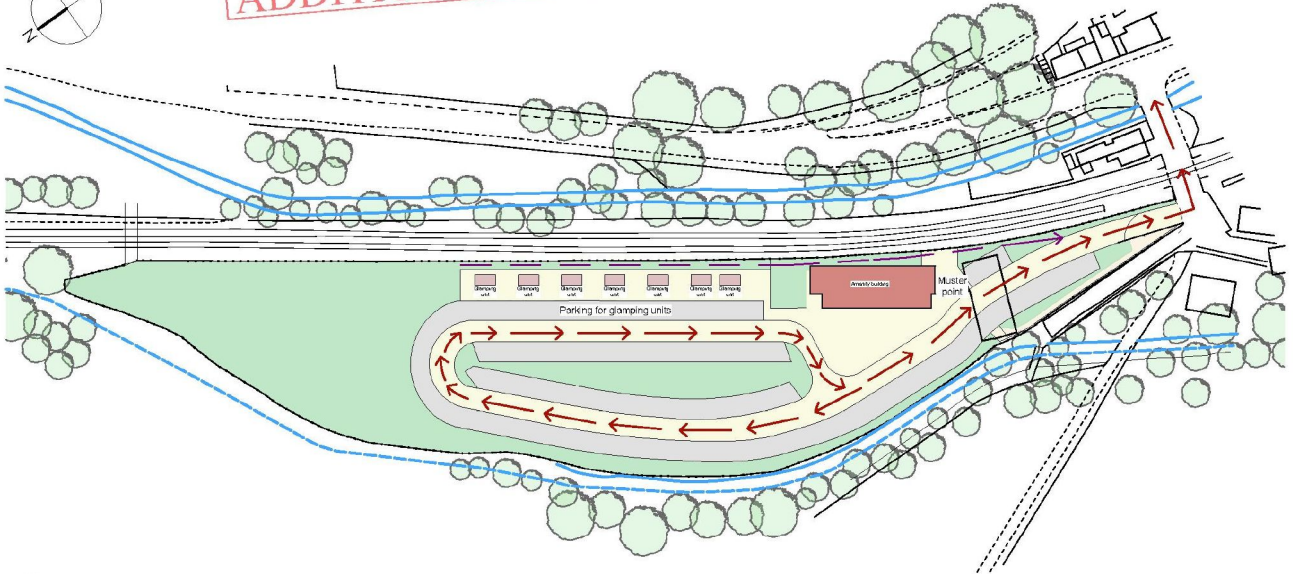
Environment Agency Floodline 0845 988 1188



The New Engine Shed, Newbridge Road, Pickering, North Yorkshire YO18 8JJ

ADDITIONAL PLAN

YDP Internal Cad File ref. - 4268_Proposed mk-dt-ph



Key:
 Direction of escape
 Pedestrian escape route

THIS PLAN HAS BEEN PREPARED BY STONE & BEAN ASSOCIATES FOR THE CLIENT. IT IS THE CLIENT'S RESPONSIBILITY TO ENSURE THAT ALL NECESSARY PERMISSIONS AND CONSENTS ARE OBTAINED FROM THE APPROPRIATE AUTHORITIES BEFORE COMMENCING ANY WORK. STONE & BEAN ASSOCIATES ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS OF PROFITS ARISING FROM THE USE OF THIS PLAN.

- Notes:
- Designated food warden to be available on site at all times to receive Environment Agency Flood warnings.
 - Notice boards on site to give details of emergency procedures.
 - All occupants of glamping units to be given written details of food evacuation procedures on arrival on site.
 - Notices detailing flood evacuation procedures to be displayed in each glamping unit with any other safety information.



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River House, Carpenters Yard, Malton, YO17 7DY
 Job: Proposed Reception Building & Carpark
 Address: Pickering Trout Lake, Newbridge Road, Pickering, YO18 8JH
 Client: Moorland Trout Farms

Drawing: Draft, Flood evacuation plan

Scale	File Issue Date / Date	Drawn	Checked
1:1250	05.11.15	MP	MM
Issue	Rev / Issue Code Code	Drawn	Checked
4268	GA20	01	MM

DATE
07/12/15