
From: Jonathan

Sent: 12 September 2022 12:16

To: Hilary Saunders

Heather.Lagan

Subject: FL/NYM/2022/0568 at ady Cross Plantation Caravan Park, Egton

Dear Heather,

I refer to and thank you for your Consultation Response to the above Planning Application. I have attached a copy of your response for ease of reference.

I have been liaising with Waterco who undertook the Flood Risk Assessment and Drainage Strategy.

They have advised that the additional information requested is usually typically dealt with by way of a planning condition. I would therefore be extremely grateful if you could advise further if any of these elements can be Conditioned (particularly items 1,3,4 and 6) :-

1. Infiltration testing
2. Catchment descriptors

3. Network calculations
4. An Exceedance flow plan
5. 1 in 30 year plus climate change calculations.
6. Information on maintenance, particularly funding mechanisms. I understand that Waterco have advised within the Application documents that the site owner will arrange for the drainage system to be maintained. In terms of funding mechanisms, the Client will fund maintenance through turnover generated by the holiday park.

I would therefore be grateful if you could confirm if any of the above could therefore be Conditioned ?

I have copied Hilary Saunders @ NYMNPA in for info,

many thanks,

best regards,

Jonathan

Jonathan Moore Lambe



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



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| 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

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

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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

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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.