

North York Moors National Park
 Planning Services – Development Management
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 North Yorkshire
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NYMNPA

21/05/2024

PLANNING PORTAL SUBMISSION REF: PP-13001058

22nd April 2024

Dear Sir / Madam

RE: FULL PLANNING APPLICATION FOR A NEW ACCESS OFF STAINSACRE LANE AND ASSOCIATED LANDSCAPING FOR ZONE 2 OF THE RESIDENTIAL DEVELOPMENT AT BROOMFIELD FARM, WHITBY

Spawforths are instructed on behalf of Keyland Developments Ltd (Applicant) to submit a full application on land off Stainsacre Lane, for the following development:

“FULL PLANNING APPLICATION FOR A NEW ACCESS OFF STAINSACRE LANE AND ASSOCIATED LANDSCAPING FOR ZONE 2 OF THE RESIDENTIAL DEVELOPMENT AT BROOMFIELD FARM, WHITBY”

The submission package for this application comprises the following:

Document name	Ref no. / Dwg no. / Rev	Size / Scale
Covering Letter	P0-TP-SPA-LT-P4176-00118-A	A4
Design and Access Statement	P0-TP-SPA-RP-P4176-0007-A	A4
Zone 2 Access Red Line Plan	P4167 00-019 Rev G	1:1000 @ A1
Broomfield Farm Whitby: Second Access (landscaping plan)	R-2320-6A	1:500 @ A1
Flood Risk Assessment	0046362-BHE-XX-XX-RP-CW-00010	A4

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Spawforths is a trading name of Spawforth Rolinson Ltd. Incorporated in England, Company Registration Number 2247289

Document name	Ref no. / Dwg no. / Rev	Size / Scale
Phase I Preliminary Risk Assessment	079348-CUR-00-XX-RP-GE-0001 V01	A4
Transport Statement	21105	A4
Ecological Appraisal Report		A4
Hedgerow Regulations Assessment		A4

Background

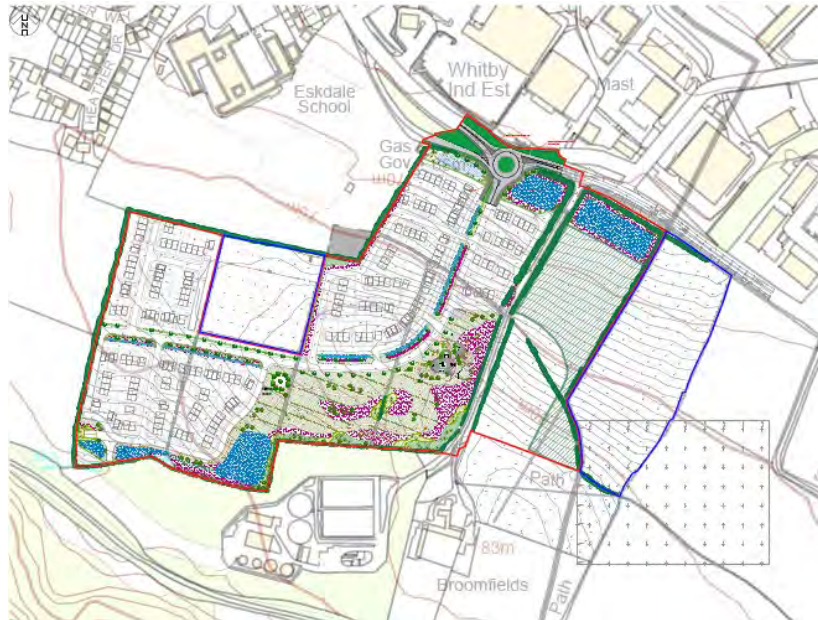
This is a re-submission of a previously approved application for a new access to serve Zone 2 of the Broomfield Farm development. (LPA Reference: NYM/2021/0592/FL). Unfortunately, the previous proposal for an eco-village on Zone 2 of the Broomfield Farm scheme failed to come forward. Therefore, the Applicant, North Yorkshire Council and Whitby Town Council have identified the opportunity to bring the Site (Zone 2) forward for a fully affordable housing scheme in a “NetZero Village”, which will be partially funded by the Whitby Town Deal.

The existing planning permission for the access and associated landscaping is due to expire on 21 October 2024. Therefore, the purpose of this application is to renew the existing planning permission to facilitate the delivery of the fully affordable housing scheme on Zone 2.

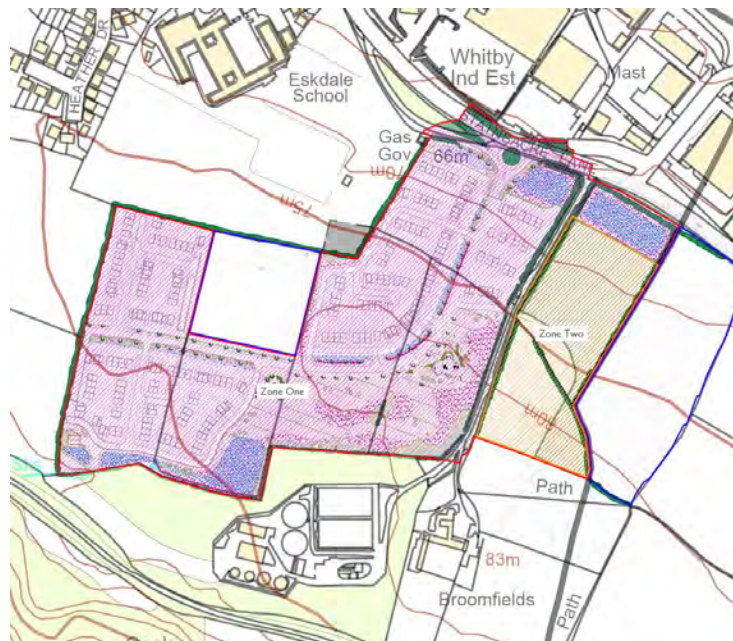
Zone 2 forms part of the Broomfield Farm Site. The Applicant secured planning permission for up to 294 dwellings at Broomfield Farm, Whitby. The site forms part of the land allocated for housing under Site Reference HA18 within the Scarborough Local Plan.

The hybrid planning application submitted to Scarborough Council sought outline planning permission for up to 290 dwellings (subsequently increased to 294 dwellings through a Section 96a Application) with all matters reserved for future approval apart from access and full permission for vehicle access, the main spine road through the site, drainage infrastructure and public open space. The planning application reference number is 20/00249/FL.

The hybrid planning application was heard at planning committee on 12 November 2020 and secured an approval subject to the satisfactory completion of the Section 106 Agreement and was approved on the 25th March 2021. Below is a copy of the indicative masterplan associated with the planning application:



The Application Site is split in to two distinct parts, which are defined as Zone 1 and Zone 2. The Zones are separated by the existing access road that serves the Whitby Waste Water Treatment Works. Zone 2 directly borders on to the National Park. Below is a plan showing the location of the two development zones:



Zone 1 is currently being developed by Barratt Homes and is coming forward for a mixture of market and affordable housing. The housing within Zone 1 is funding the delivery of the large amount of infrastructure required to unlock the application site and the remainder of the allocation. These infrastructure works include a new priority roundabout and additional pedestrian and cycle facilities on Stainsacre Lane, as well as the provision of the spine road and significant amounts of open space and drainage works within the proposed development.

Zone 2 forms one of the nine projects that constitute the £17.1 million Whitby Town Deal bid, which has been successfully secured from the Government. The project, known as "Whitby Broomfields Farm Zero Carbon Living" is proposed to be delivered with the help of funding through the Town Deal. The project is proposed to deliver a net zero carbon, sustainable development of 60 affordable homes and community facilities.

The Planning History

As previously identified, the Applicant submitted a planning application to North York Moors National Park for the creation of a new access and associated landscaping on the 04th August 2021. The planning application reference is NYM/2021/0592/FL. The Planning Application was referred to Planning Committee on the 14th October 2021 with a recommendation for approval subject to planning conditions. The planning case officer prepared a robust committee report, which highlighted that the Proposed Development secured no objections from any statutory consultees including the local highway authority. The Planning Committee supported the officer's recommendation and planning permission was granted on the 21st October 2024.

The planning permission (NYM/2021/0592/FL) for the new access and associated landscaping is still extant and therefore is a significant material consideration in favour of the current planning application. Equally, there have been no material change in circumstances since the previous decision.

The Proposal

The applicant is seeking approval for the creation of a vehicle access into Zone 2, which is currently being considered for a net zero carbon scheme for 60 affordable houses, through part of the adjoining field, which lies within the National Park. The access would serve exclusively Zone 2 with the intention that there would be no vehicle access from Zone 1. The access would be designed to only facilitate the delivery of Zone 2, thus minimising its impact on the National Park. The proposal is accompanied by a suite of environmental and landscape improvements, which would mitigate the visual impact of the

proposed access and provide a significant benefit to the landscape setting of the National Park as well as enhance its public enjoyment.

The creation of a dedicated access for Zone 2 would also have a number of other benefits including creating an attractive gateway to the Net Zero Village and enhancing its own distinct sense of place separate from the more traditional volume house-builder development in Zone 1.

Statutory Planning Policy Context

The statutory Development Plan for the consideration of this application comprises the North York Moors National Park Authority Local Plan (July 2020) and Whitby Business Park Area Action Plan (2014).

Section 38 of the Planning and Compulsory Purchase Act 2004, states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. This section identifies the planning policies and other material considerations that are relevant to this proposal.

Local Policy

The North York Moors National Park Authority Local Plan was adopted in 2020. The most relevant policies to the principle of development are:

- Strategic Policy A - Achieving National Park Purposes and Sustainable Development
- Strategic Policy B - The Spatial Strategy
- Policy CO1 - Developer Contributions and Infrastructure
- Policy CO2 – Highways
- Policy CO4 - Public Rights of Way and Linear Routes

Analysis

Strategic Policy A states that within the North York Moors National Park a positive approach to new development will be taken, in line with the presumption in favour of sustainable development set out in the National Planning Policy Framework (NPPF) and where decisions are consistent with National Park's statutory purposes which are:

1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park;
2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

The Proposed Development would involve the creation of a modest access through a small section of the field adjoining the Broomfield Farm development. The access would be designed to the minimum specification necessary to deliver the 60 affordable dwellings proposed within the potential Carbon Zero Village (Zone 2). The access would be unobtrusive and surrounded by native hedgerows and trees in order to screen and blend it in with the surrounding landscape. The access would have the appearance of a country lane similar to those located throughout the National Park.

The proposal would be supported by a suite of wider environmental, ecological and community benefits. It is proposed that a comprehensive landscaping programme will be undertaken within the adjoining field, which will include creating a local nature area through the planting of native trees, shrubs and wildflowers. The nature conservation area would provide a soft landscaped gateway to the National Park in comparison to the hard edge from the proposed development and would assist in detracting attention from neighbouring Whitby Business Park.

It is important to note that the adjoining field within the National Park is not required to deliver a positive Net Biodiversity Gain (NBG) for the Broomfield Farm development. Therefore, the benefit to biodiversity and local wildlife would be in addition to the 10% BNG gained within the development.

Therefore, it is considered that the proposal would enhance the natural beauty and wildlife interest of the National Park and promote opportunities for the understanding and enjoyment of its special qualities. As a result, the proposal would fully accord with Strategic Policy A within the Local Plan.

Strategic Policy B sets out the settlement hierarchy for the National Park. The proposal sets out the different types of development that will be permitted in the Open Countryside, which includes, amongst other things, development that is essential to meet social or community needs and it can be demonstrated that there are no other suitable and available locations within Helmsley and the Villages.

We consider that there is a clear social and community need for the delivery of the access from the National Park in to Zone 2. The access will assist in the securing the funding from the Towns Fund Deal and thereby enabling the delivery of affordable housing. The development will potentially provide 60 affordable homes with a range of sustainability features in the zero carbon scheme. Thus, it will assist in meeting the housing needs of the residents of Whitby and the National Park.

There is a clear need for the access to be located in this location within the National Park, which could not be met within any settlement or alternative location. Therefore, it is considered that the proposal accords with Strategic Policy B.

Policy CO2 states that new roads are not considered appropriate in the National Park and will not be permitted unless it can be robustly demonstrated that they will meet a compelling need, which cannot be met in any other way and are acceptable in terms of landscape and other impacts.

Firstly, the access is designed to have the minimum impact on the National Park, whilst at the same time delivering the Proposed Development and maintaining its viability. Therefore, it is considered that the proposal does conflict with the purpose of the policy, which is clearly to prevent significant road building within the National Park. Nevertheless, it is clear that there is a compelling need for the access, which cannot be met in any other way. It is also clear that the proposal would be acceptable in landscape terms and would not harm any other notable interests.

In conclusion, it is considered that the proposed access in to Zone 2 from the National Park would comply with the policies within the North Yorkshire Moors Local Plan (2020). The proposal is for a type of development allowed within the open countryside by virtue of there being a compelling need for the access, which cannot be met elsewhere within the National Park (or within the Scarborough Borough area). The accompanying suite of environmental benefits would also serve to enhance the natural beauty and wildlife interest of the National Park and promote opportunities for the understanding and enjoyment of its special qualities. Therefore, the proposal is consistent with the statutory purposes of the National Park.

Environmental Impact Assessment

The proposals do not fall within Schedule 1 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations) where an ES is mandatory. However, the proposals do fall within Schedule 2 of the EIA Regulations as a development that *“is to be carried out in a sensitive area”* as defined within Part 1(2) of the EIA Regulations, in this instance a National Park. An EIA is not however needed for every Schedule 2 project. The EIA Regulations and Planning Practice Guidance (PPG) are clear that an EIA is required for Schedule 2 projects only if they are likely to give rise to *‘significant effects on the environment’ by virtue of factors such as their nature, size or location`*.

As such, Spawforths have assessed the proposals against the ‘selection criteria’ in Schedule 3 of the EIA Regulations for screening Schedule 2 development to assess whether this particular development is likely to have significant effects on the environment. Given the minimal scale of the Proposed Development

and its proposed location alongside an A road and as part of a wider approved development, and as such will not give rise to any significant effects on the environment. It is therefore our considered opinion that an EIA is not required.

On the basis of the above information we would ask that the Local Planning Authority, should it accept our analysis, issue a Screening Opinion to the effect that it does not require a full EIA to be carried out prior to determining the forthcoming planning application.

We trust that the submitted information is sufficient for the application to be validated and therefore we anticipate that you will confirm this in due course and that a written confirmation of the target date for a decision will be issued shortly.

Should you require any further information or clarification then please do not hesitate to contact us on the attached details.

Yours faithfully,

STEPHEN COURCIER BA (HONS) MSC MRTPI
Senior Associate

Cc: Michael Powell – Keyland Developments Ltd

File Ref: P0-TP-SPA-LT-P4176-0018-A.docx

NYMNP

21/05/2024

Design and Access Statement

This Design and Access Statement accompanies a full planning application for a new access road off Stainsacre Lane to support the delivery of the neighbouring Broomfield Farm residential development. The site at Broomfield Farm benefits from hybrid consent for up to 290 dwellings, and is allocated for housing within the Scarborough Local Plan. The proposed access road subject of this application will create a vehicle access into Zone 2, currently being considered for a Carbon Neutral Village.

Amount and Scale

The site comprises an agricultural field approximately 2.4ha in area, all of which lies within the North York Moors National Park. It is proposed to provide a comprehensive landscaping scheme on the vast majority of the site, with only a small portion to be developed as a new access road. The surface area of the proposed access road is approximately 595sqm, which represents approximately 2.5% of the overall site area.

Layout

The proposed access road will run from Stainsacre Lane which bounds the Site to the north east, and will curve approximately 45 degrees east-west across the northern corner of the Site to join Zone 2 of the approved residential development site at Broomfield Farm. Access will be taken from a ghost island right-turn priority T-junction with Stainsacre Lane. The proposed access road will serve Zone 2 only, with no through vehicle access anticipated from Zone 1 further to the west.

Appearance and Landscaping

The appearance of the proposed access road will be the same as that of a standard road, in accordance with the standards set out in the Design Manual for Roads and Bridges. The road will have a 5.5m carriageway, with 2 metre footways.

As described above, the proposed road forms a minimal part of the overall site area, with a comprehensive landscaping scheme proposed across the majority of the site. This landscaping scheme seeks to prove a local nature area through the retention of existing hedgerows, supplemented with the addition of new native hedge to the north-eastern boundary, and a mix of native tree and shrub planting across the site. A series of “ornamental” trees will line the road, softening the visual impact of the road and creating a green avenue entrance to the residential area. The site will be covered with a proposed wildflower grass mix.

Along with the visual softening of the proposed road, this nature conservation area would provide a soft landscaped gateway to the National Park in comparison to the hard edge from the neighbouring development and would assist in detracting attention from neighbouring Whitby Business Park.

Conclusion

The proposed access road and associated landscaping has been sensitively designed in response to its setting, at the gateway to the National Park.

Broomfield Farm, Whitby, Zone 2 Access Road

Flood Risk Assessment

0046362-BHE-XX-XX-RP-CW-00010

0046362

18 April 2024

Revision P02

Revision	Description	Issued by	Date	Checked
P01	Issue for Planning	SM	15.07.21	NV
P02	Issue for Planning	KL	19.04.24	DKR

[https://burohappold.sharepoint.com/sites/046362/05_Discipline Specific/34_Water Engineering/Broomfield FRA SM/0046362-BHE-XX-XX-RP-CW-00010_Broomfield Zone 2 Access Road_FRA P02.docx](https://burohappold.sharepoint.com/sites/046362/05_Discipline%20Specific/34_Water%20Engineering/Broomfield%20FRA%20SM/0046362-BHE-XX-XX-RP-CW-00010_Broomfield%20Zone%20Access%20Road_FRA%20P02.docx)

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author **Katie Lenton**

date **19th April 2024**

approved **Duncan Ker-Reid**

signature

date **19th April 2024**

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Abbreviations

Term	Definition
BGS	British Geological Survey
EA	Environment Agency
FRA	Flood Risk Assessment
mAOD	metres Above Ordnance Datum
NEY	North East Yorkshire
NPPF	National Planning Policy Framework
NYCC	North Yorkshire County Council
SFRA	Strategic Flood Risk Assessment
SuDS	Sustainable Drainage Systems
WWTP	Wastewater Treatment Plant
YW	Yorkshire Water

1 Executive Summary

This Flood Risk Assessment (FRA) has been carried out as part of the Full Planning Application for vehicle access and landscaping to support residential development on neighbouring Broomfield Farm, Stainacre Lane, Whitby.

This FRA has been prepared in accordance with the National Planning Policy Framework (NPPF) (September 2023) and NPPF Planning Practice Guidance. The assessment takes the latest climate change guidance into account and also refers to the North Yorkshire County Council Sustainability Appraisal Strategic Flood Risk Assessment (October 2016), the North East Yorkshire Strategic Flood Risk Assessment (February 2010) and the Scarborough Borough Local Plan (July 2017 and Review Draft January 2023).

The FRA contains an assessment of the risk associated with each of the following flood sources:

- Rivers and the sea (fluvial and tidal);
- Surface water (pluvial);
- Sewer and drainage infrastructure;
- Groundwater; and
- Reservoirs and Artificial Sources.

According to the national flood map produced by the Environment Agency (EA), the Site is located entirely within Flood Zone 1, which is classified as having a low risk of flooding from rivers and the sea. The nearest watercourse to the Site is Stainsacre Beck, located approximately 350 to the south of the Site. The River Esk runs approximately 1km northwest of the Site. Tidal and fluvial flood risk from these sources are considered to be low.

In accordance with the NPPF, all the land uses for the proposed development are appropriate for Flood Zone 1. The proposed development consists of an access road and landscaping, which is classified as *Less Vulnerable* within the NPPF.

The existing risk of flooding from surface water is low. To maintain a low risk in the future, the proposals should not increase the runoff rates to surrounding areas. Sustainable drainage systems (SuDS) shall be implemented to manage and maintain existing rates of runoff from the Site including an allowance for climate change.

The risk of flooding from combined sewers for the Site is considered to be low.

The risk of groundwater flooding to the development is considered to be low.

The map showing the risk of flooding from reservoirs, produced by the EA, indicates that the Site is not located within the maximum extent of flooding that would occur if an upstream reservoir were to fail. The site is not at risk of flooding from failure of other man-made sources such as canals. The risk of flooding from man-made sources is considered to be low.

2 Introduction

2.1 Background

This site-specific Flood Risk Assessment (FRA) has been prepared by Buro Happold Engineering (Buro Happold) to support a Full Planning Application made by KeyLand Developments Ltd. for Broomfield Farm – Zone 2 Access Road, hereafter referred to as the Site. The Full Planning Application is for vehicle access and landscaping to support residential development on neighbouring Broomfield Farm, Stainsacre Lane, Whitby. This assessment has been developed in accordance with the National Planning Policy Framework (NPPF)¹.

2.2 Site Description

Broomfield Farm – Zone 2 Access Road is located approximately 2km southeast of Whitby town centre, with Ordnance Survey grid reference NZ 91000 09044. The area of the Site is approximately 2.4ha. The Site is currently greenfield. A wastewater treatment plant (WWTP) is located southwest of the Site. See Figure 2-1.



Figure 2-1: Site location indicated by red line (© Google Maps)

¹ Ministry of Housing, Communities and Local Government, (2019). *National Planning Policy Framework*.

Ground levels on the Site vary from approximately 80mAOD in the south and 66mAOD in the north along Stainsacre Lane, as can be seen in Figure 2-2.

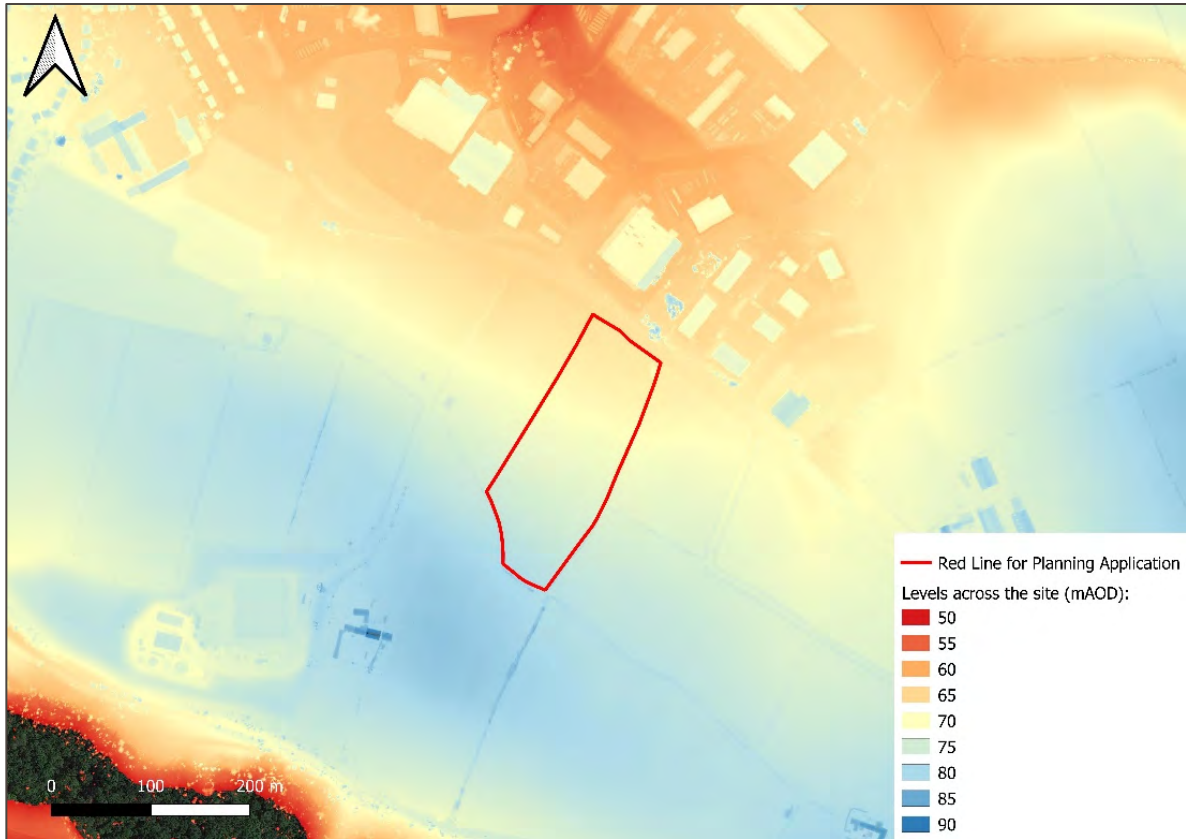


Figure 2-2: Levels across the Site (Contains Environment Agency information © Environment Agency and database right)

The nearest watercourse is Stainsacre Beck, approximately 350m south of the Site, which connects with Cock Mill Beck before flowing to the River Esk (an EA Main River). See Figure 2-3.



Figure 2-3: Watercourses in proximity of the Site (Site indicated by red line) (© OS Maps data)

The online GeoIndex tool produced by the British Geological Survey (BGS)² indicates that the bedrock geology underlying the Site consists of sandstone, siltstone and mudstone. The bedrock is overlaid by a superficial deposit of Devensian Till, which are sedimentary deposits. The bedrock is classified as a Secondary A Aquifer. Furthermore, the Site is not situated within a Source Protection Zone.

2.3 Proposed Development

The planning application is for vehicle access and landscaping to support residential development on neighbouring Broomfield Farm, Stainacre Lane, Whitby. See Figure 2-1 and Appendix A.

² Geoindex Onshore website, British Geological Survey: <https://mapapps2.bgs.ac.uk/geoindex/home.html>

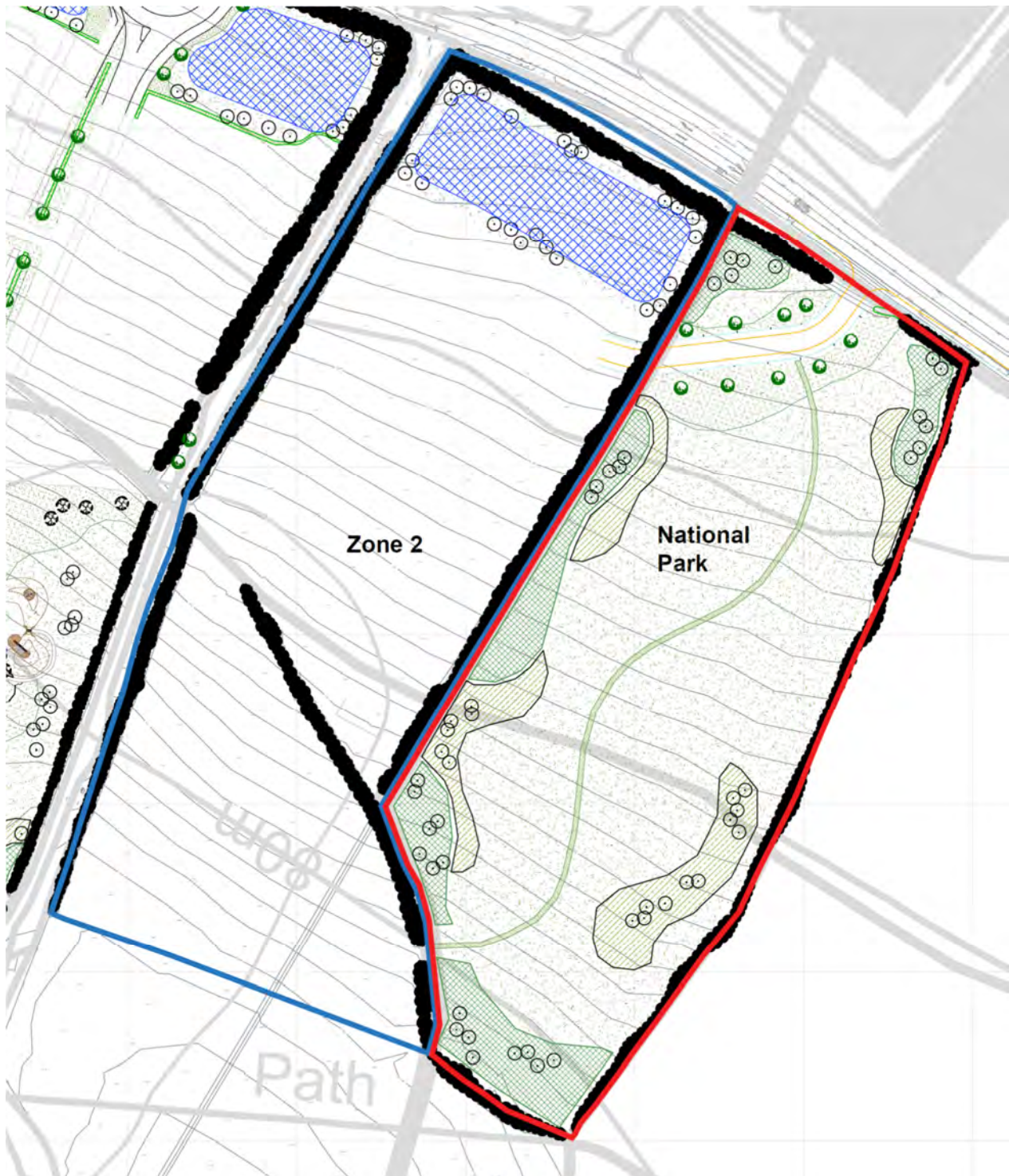


Figure 2-4: Extract from P4176-SPA-XX-ZZ-MP-00-019 Rev G (received from Spawforths 19.04.2024 and contained in Appendix A). Red line indicates planning application boundary and blue line indicates location of Broomfield Farm development.

3 Planning Context

3.1 Overview

This FRA has been prepared in accordance with the policies and guidance applicable to the proposed development, outlined within the following publications:

- National Planning Policy Framework (September 2023);
- National Planning Policy Framework Planning Practice Guidance;
- North Yorkshire County Council Sustainability Appraisal Strategic Flood Risk Assessment (October 2016);
- North East Yorkshire Strategic Flood Risk Assessment (February 2010); and
- Scarborough Borough Local Plan (July 2017 and Review Draft January 2023).

3.2 National Planning Policy Framework

3.2.1 Flood Zone Assessment

The National Planning Policy Framework³ (NPPF) aims to avoid inappropriate development in areas at highest risk of flooding. The Planning Practice Guidance to the NPPF⁴ contains a series of tables that help identify the risk of flooding to a development. These tables are duplicated in Appendix B.

Table 1 defines four Flood Zones by flood risk, gives the land use classification appropriate to the flood risk and specifies the requirements of a FRA within each zone;

Table 2 identifies specific land use types for each flood risk vulnerability classification given in Table 1. For example, hospitals and residential buildings are classified as *more vulnerable*; and

Table 3 identifies where development is appropriate for each flood risk vulnerability classification and whether the Exception Test is required.

The Flood Zones defined in the NPPF are as follows:

Flood Zone 1 Low probability

Land having a less than 1 in 1,000 annual probability of river or sea flooding.

Flood Zone 2 Medium probability

Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.

Flood Zone 3a High probability

³ Ministry of Housing, Communities and Local Government, (Revised September 2023). *National Planning Policy Framework*.

⁴ Ministry of Housing, Communities and Local Government, (Revised August 2022). *National Planning Policy Framework Planning Practice Guidance*. [online] Available at: <https://www.gov.uk/guidance/flood-risk-and-coastal-change>. [Accessed 10 April 2021].

Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.

Flood Zone 3b Functional floodplain

This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency.

3.2.2 Climate Change

Allowances for the predicted effects of climate change should be taken into account when preparing site-specific flood risk assessments. The guidance⁵ published by the Environment Agency (EA) (updated in May 2022) to support the NPPF contains sensitivity ranges that are recommended to be applied to peak rainfall intensities, peak river flows, sea level rise, offshore wind speeds and extreme wave heights. The general trend is for each parameter to increase in the future, which in turn increases the risk of flooding to any site. The recommended allowances for peak rainfall intensity are given in Table 1.

Table 1: Climate change allowances for peak rainfall intensity in small and urban catchments (Contains Environment Agency information © Environment Agency and database right)

Allowance category	3.3% AEP 2050s (up to 2060)	3.3% AEP 2070s (2061-2025)	1% AEP 2050s (up to 2060)	1% AEP 2070s (2061-2025)
Upper End	35%	35%	40%	40%
Central	20%	25%	20%	30%

It is recommended by the EA that both the central and upper end allowances are assessed in order to understand the range of the impact.

3.3 Strategic Flood Risk Assessment

Local authorities are required to carry out a Strategic Flood Risk Assessment (SFRA), which is to be used by developers as guidance on the authority's approach to avoiding, reducing and managing flood risk.

The North Yorkshire County Council (NYCC) SFRA provides an overarching framework for local SFRA's and a review of existing SFRA's. It further considers the risk of flooding from the following potential sources:

- Rivers and the sea (fluvial and tidal);
- Surface water (pluvial);
- Sewer and drainage infrastructure;
- Groundwater; and
- Reservoirs and Artificial Sources.

⁵ Environment Agency, (February 2016, updated July 2020). *Flood risk assessments: climate change allowances*. [online] Available at: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances#how-to-use-a-range-of-allowances-to-assess-flood-risk> [Accessed 06 June 2021].

3.4 North East Yorkshire Strategic Flood Risk Assessment

The North East Yorkshire (NEY) SFRA, which essentially constitutes a Level 1 SFRA, provides further background on the data and methods used to develop SFRAs and assesses flood risk in key settlements in, amongst others, Scarborough Borough - where Whitby is located. According to the NEY SFRA (Section 11.7.7), no Critical Drainage Areas (CDAs) have been identified within the settlement or in the surrounding area. CDAs are, according to the Town and Country Planning Order, areas that are 'within Flood Zone 1 which has critical drainage problems and which has been notified...[to]...the local planning authority by the Environment Agency'.

3.5 Scarborough Borough Local Plan

The Local Plan sets out the planning vision and a strategy for growth up to 2032 in Scarborough Borough. It is intended to contribute towards the vision and objectives of the Sustainable Community Strategy for the Borough and help other Borough Council services and external partners deliver their own programmes. The Local Plan includes:

- Spatial Development Strategy - this sets out a hierarchy of settlements and recognises their individual roles in the plan area;
- Development Management Policies - this sets out the policies to be used by the Local Planning Authority when making decisions on applications for planning permission; and
- Site Allocations - this provides the site specific details and allocates sites for housing, industrial development and other land uses.

The local plan sets out nine spatial objectives which have associated policies and desired outcomes. Objective 9 is related to Resource Use and Climate Change and seeks 'to promote the efficient use of resources, adapt to climate change and reduce environmental risks where possible'. The outcomes include minimising and mitigating the effects of climate change and implications associated with environmental risk, including flood risk, drainage and coastal erosion. Additionally, water resources should be used efficiently, and the quality and ecological status of waterbodies shall achieve "good" status in line with the Water Framework Directive.

Policy ENV 3, on Environmental Risk, which is expected to mitigate the implications of environmental risk and the effects of climate change, requires:

- avoiding development in high flood risk areas by following a sequential approach in giving priority to lowest risk areas as identified by the North-East Yorkshire Strategic Flood Risk Assessment or any subsequent update or replacement. Where the Sequential Test cannot be passed, the Exception Test should be utilised in order to demonstrate whether the development's wider benefits to the community outweigh the flood risks, whether the development can be made safe, and whether it has, wherever possible, reduced flood risk overall;
- seeking opportunities from new development that may help to reduce the causes and impacts of flooding, and safeguarding land which is needed for flood risk management purposes (as identified in DEFRA's Programme of flood and coastal erosion risk management schemes and other Environment Agency or Lead Local Flood Authority documents);
- ensuring water supply and water resources are managed and water efficiency measures are incorporated to reduce resource need, in line with the Environment Agency's licensing strategies;

- using mitigation measures such as Sustainable Drainage Systems where possible in order to facilitate development in areas of sensitive drainage and to meet the requirements of the Water Framework Directive;
- ensuring development has adequate provision for foul and surface water disposal in advance of occupation; and
- ensuring development does not lead to pollution of controlled waters in line with the requirements of the Water Framework Directive.

Policy ENV 5 in the 2023 Draft Plan (previously this was ENV 4 in the 2017 Plan) on Groundwater Protection sets out that proposals will have to demonstrate that they do not compromise groundwater and its abstraction and within the defined Source Protection Zones.

4 Appraisal and Mitigation of Flood Risk

4.1 National Planning Policy Framework

4.1.1 Flood Zone

The Flood Zone mapping produced by the Environment Agency (EA) shows that the proposed development lies entirely within Flood Zone 1. This is shown in Figure 4-1.

Flood Zone 1 is defined as an area with an annual probability of flooding from rivers or the sea of less than 0.1%.

By definition, the risk of flooding from rivers or the sea in Flood Zone 1 is classified as low. In line with EA guidance, the focus of this FRA will therefore be on the management of surface water run-off to ensure that the risk of fluvial flooding to other surrounding areas is not increased and the risk of flooding from other sources.

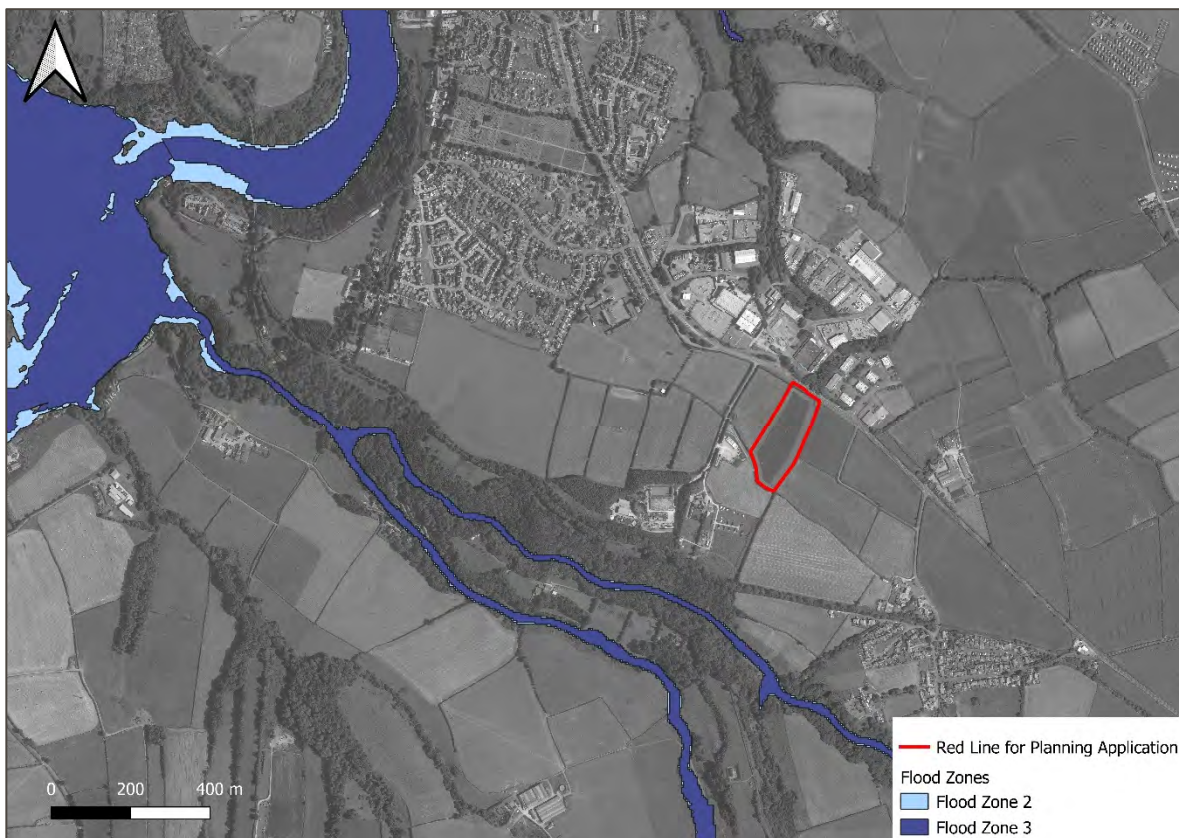


Figure 4-1: Environment Agency Flood Zone Map, with site location indicated by the red line boundary (Contains Environment Agency information © Environment Agency and database right)

4.1.2 Flood Risk Vulnerability Classification

The NPPF Planning Practice Guidance contains a series of tables which identify where development should be permitted, based on the Flood Zone in which the development is located and the proposed uses of that development. These tables are included in Appendix B.

The proposed development consists of an access road and landscaping, which is classified as *Less Vulnerable* within the NPPF.

4.2 Flood Risk to Proposed Development

4.2.1 Fluvial and Tidal Flooding

Fluvial flooding occurs when sustained or intense rainfall events increase the flow in rivers causing the water level to rise above the level of the banks and into the surrounding areas.

Flooding of rivers is usually caused by prolonged intense rainfall, often intensified by changes in the drainage regime or restrictions in a watercourse's capacity to flood adjacent land further up the catchment. Soil permeability and other factors such as the extent to which surfaces over which runoff can flow are paved, compacted or covered by trees and vegetation also affects the rate at which water enters rivers.

The nearest watercourse is Stainsacre Beck, approximately 350m south of the Site, which connects with Cock Mill Beck before flowing to the River Esk. Since the proposed development is located within Flood Zone 1, which is defined as having a low risk of flooding from rivers and the sea, it is not considered that additional measures are required to reduce the flood risk to the Site.

Tidal flooding occurs when particularly high tides coincide with storm surges. Storm surges are caused by low atmospheric pressure events resulting in temporary localised raising of sea levels. The River Esk is tidal up until a weir at Turnerdale Hall, which is situated approximately 2km upstream of Whitby and thus also upstream of the Site, but the River Esk is located approximately 1km away from the Site and does therefore not pose a risk of tidal flooding.

Based on the topography of the Site, it appears that the Site drains northwards towards Stainsacre Lane. The Site is located at a distance and a higher topography than the watercourses that are in Flood Zone 3.

The future potential flooding from fluvial and tidal sources due to climate change for the Site is considered to be low due to the higher elevation of the Site and distance from the watercourses. Although flood extents will increase in the future it is not considered likely to encroach onto the development Site.

It is considered that there is safe access and egress to the site now and in the future.

4.2.2 Surface Water Flooding

Surface water flooding occurs when intense rainfall is unable to naturally soak into the ground due to impermeable ground covering such as concrete or tarmac, or low permeability ground conditions preventing infiltration. This excess surface water can flow through built-up areas and open space and pond in lower-lying areas causing localised flooding.

Baseline

The surface water flood map produced by the EA (Figure 4-2) indicates that the entire Site is classified as having a *very low* risk of surface water flooding.

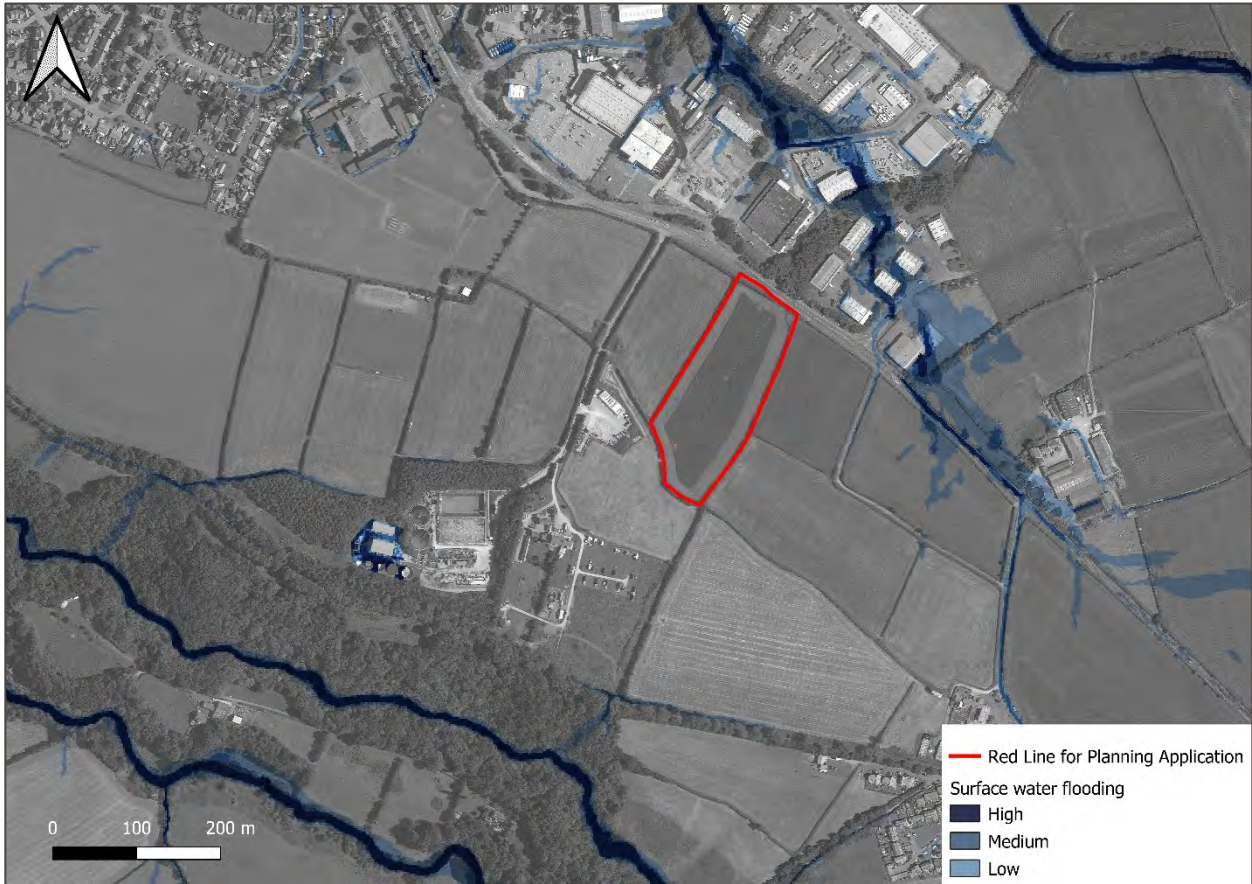


Figure 4-2: Environment Agency surface water flood map, with indicative site boundary marked in red (Contains Environment Agency information © Environment Agency and database right)

The existing Site is a greenfield area and not currently covered by impermeable surfaces. During a rainfall event, there is therefore greater potential for infiltration, meaning that less rainfall falling on the Site would be converted to surface water run-off. No known surface water attenuation measures are currently present on the Site.

Proposed Surface Water Drainage Strategy

The topography of the Site indicates that surface water runoff will drain north and discharge to the public sewer in Fairfield Way, north of Stainsacre Lane. It is proposed to drain surface water at a restricted rate to this public sewer. An updated capacity is to be confirmed with Yorkshire Water (YW). To ensure greenfield runoff rates from the Site, SuDS will be implemented to compensate for the change from pervious to impervious surfaces and located parallel to the proposed road to intercept and capture runoff from the road. SuDS, such as filter strips will also improve the water quality. Shallow soakage systems and infiltration of water might be a challenge if the soil conditions have low infiltration rates and therefore space alongside the road has been provided to allow the SuDS to be sized accordingly to convey and attenuate runoff to existing greenfield rates.

4.2.3 Flooding from Combined Sewers

Flooding from combined sewers may occur during periods of intense rainfall when high volumes of surface water run-off exceed the capacity of the drainage system water can be forced back up through surface water sewers or combined sewer overflows.

Baseline

As the Site is greenfield, there are no combined sewers serving buildings on the Site itself. According to YW record drawings (Appendix C) there are no combined sewers on the Site itself, but indicate several existing assets in proximity of the site, summarised below:

- Two rising mains, to the south-east of the Site, connecting to the WWTP.
- A rising main, passing south of the Site, connecting to the WWTP.
- A 375mm dia. gravity combined sewer connecting to the southern side of the WWTP.
- A 225mm dia. gravity combined sewer located north-west of the Site in Stainsacre Lane.
- A 225mm dia. surface water sewer in Fairfield Way, north .
- A 300mm dia. surface water sewer in Fairfield Way.

Any floodwater resulting from a surcharge of manholes from the combined sewer located along Stainsacre Road, north of the Site, will flow north away from the Site based on the topography flowing north along Fairfield Way. It is further assumed that a surcharge of the combined sewer connecting to the southern side of the WWTP located southwest of the Site will drain south-west away from the Site based on the topography. The surface water sewers located in Fairfield Way will also drain away from the Site.

Proposed Foul Water Drainage Strategy

Seeing as the proposed development on the Site consists of an access road and landscaping, no foul water drainage strategy is proposed. The foul water drainage strategy for the adjacent residential development on neighbouring Broomfield Farm, Stainacre Lane, Whitby is understood to not increase the risk of combined surface water flooding for neighbouring areas and thus the risk of combined sewer flooding to the Site is low.

4.2.4 Groundwater Flooding

Groundwater flooding generally occurs in low-lying areas above permeable rock aquifers where the water table meets, and rises above, the ground surface. According to the BGS, groundwater flooding 'occurs as a result of water rising up from the underlying rocks or from water flowing from dormant springs. This tends to occur after long periods of sustained high rainfall. Higher rainfall means more water will infiltrate into the ground and cause the water table to rise above normal levels'.

The online GeoIndex tool produced by the BGS indicates that the bedrock geology underlying the Site consists of sandstone, siltstone and mudstone. The bedrock is overlaid by a superficial deposit of Devensian Till, which are sedimentary deposits. Maps created using the GeoIndex tool are given in Appendix D and Appendix E.

The bedrock is classified as a Secondary A Aquifer. A Secondary A Aquifer is, according to the EA, permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers. The Site is not situated within a Source Protection Zone.

Furthermore, according to the NYCC Sustainability Appraisal SFRA most of the catchment has a relatively low proportion of land area that is susceptible to groundwater flooding.

As the proposal only includes an access road and landscaping, the risk of groundwater flooding to the proposal is found to be low.

4.2.5 Flooding from Reservoirs and Artificial Sources

There are several non-natural sources of flood risk including flooding from canals, reservoirs and man-made lakes. These sources of flooding can occur when the facility is overwhelmed by high rainfall or when a dam or bank fails. Flooding from such sources can happen suddenly and can cause significant damage and danger to life.

The map showing the risk of flooding from reservoirs produced by the EA Figure 4-3 indicates that the Site is not located within the maximum extent of flooding that would occur if an upstream reservoir were to fail. The risk of flooding caused by the failure of a reservoir is therefore considered to be low and mitigation is not required.

Canals may flood in a similar fashion to reservoirs, for instance by overtopping as facilities become overwhelmed or as a result of bank failure. As with reservoirs, water can be released quickly from canal floods. There are no canals within proximity of the Site. The risk of flooding from canals is therefore considered to be low and mitigation is not required.



Figure 4-3: Environment Agency extent of flooding from reservoirs map, with indicative site boundary marked in red (Contains Environment Agency information © Environment Agency and database right)

5 Summary and Conclusion

This Flood Risk Assessment (FRA) has been carried out as part of the Full Planning Application for vehicle access and landscaping to support residential development on neighbouring Broomfield Farm, Stainacre Lane, Whitby.

This FRA has been prepared in accordance with the National Planning Policy Framework (NPPF) (September 2023) and NPPF Planning Practice Guidance. The assessment takes the latest climate change guidance into account and also refers to the North Yorkshire County Council Sustainability Appraisal Strategic Flood Risk Assessment (October 2016), the North East Yorkshire Strategic Flood Risk Assessment (February 2010) and the Scarborough Borough Local Plan (July 2017 and Review Draft January 2023).

The FRA contains an assessment of the risk associated with each of the following flood sources:

- Rivers and the sea (fluvial and tidal);
- Surface water (pluvial);
- Sewer and drainage infrastructure;
- Groundwater; and
- Reservoirs and Artificial Sources.

According to the national flood map produced by the Environment Agency (EA), the Site is located entirely within Flood Zone 1, which is classified as having a low risk of flooding from rivers and the sea. The nearest watercourse to the Site is Stainsacre Beck, located approximately 350 to the south of the Site. The River Esk runs approximately 1km northwest of the Site. Tidal and fluvial flood risk from these sources are considered to be low.

In accordance with the NPPF, all the land uses for the proposed development are appropriate for Flood Zone 1. The proposed development consists of an access road and landscaping, which is classified as *Less Vulnerable* within the NPPF.

The existing risk of flooding from surface water is low. To maintain a low risk in the future, the proposals should not increase the runoff rates to surrounding areas. Sustainable drainage systems (SuDS) shall be implemented to manage and maintain existing rates of runoff from the Site including an allowance for climate change.

The risk of flooding from combined sewers for the Site is considered to be low.

The risk of groundwater flooding to the development is considered to be low.

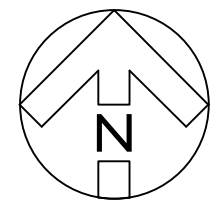
The map showing the risk of flooding from reservoirs, produced by the EA, indicates that the Site is not located within the maximum extent of flooding that would occur if an upstream reservoir were to fail. The site is not at risk of flooding from failure of other man-made sources such as canals. The risk of flooding from man-made sources is considered to be low.

The overall flood risk to the Site is found to be low and the proposed sustainable drainage approaches will ensure the development will not increase the flood risk for surrounding areas.

Appendix A – Proposed Development Drawing



Revisions



This drawing has been prepared with information provided by others. This information has been scaled from pdf documents and as such Spawforths carry no responsibility for the accuracy of the information shown here.

Revision | G | Drawn | SZJ | Reviewed | SC | Date | Oct 21
 Drawing updated to show revised FDA Landscape drawing reference R-2320-6A Second Access

Revision | F | Drawn | SZJ | Reviewed | SC | Date | Oct 21
 Drawing updated to show revised AMA access drawing reference AMA_21105_SK004 and FDA Landscape drawing reference R-2320-6A Second Access

Revision | E | Drawn | SZJ | Reviewed | SC | Date | July 21
 The client has been made aware we cannot carry any responsibility for inaccuracies on this drawing as they have been prepared to the best of our ability using third party information.

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Issued

Client Name
 Keyland Developments Ltd

Project No
 P4176

Project Title
 Broomfields Farm

Drawn By	Reviewed By	Scale	Discipline	Date
EH	SC	1:1000@A1	MP	FEB 2021

Drawing No.	Drawing Title	Revision
00-019	Zone 2 Access Red Line Plan	G

File Path P4176-SPA-XX-ZZ-MP-00-19F

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When printing feed this edge first

Appendix B - Planning Practice Guidance Tables

Table 1: Flood Zones (Updated 25th August 2022)

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b)
Zone 2 Medium Probability	Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise:

Note: The Flood Zones shown on the Environment Agency's Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding. Reference should therefore also be made to the Strategic Flood Risk Assessment when considering location and potential future flood risks to developments and land uses.

Table 2: Flood risk vulnerability and flood zone 'incompatibility' (Updated 25th August 2022)

	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test Required	✓	✓	✓
Zone 3a ¹	Exception Test Required ¹	✗	Exception Test Required	✓	✓
Zone 3b ²	Exception Test Required ²	✗	✗	✗	✓ ²

✓ Exception Test is not required

✗ Development should not be permitted

Notes:

1. In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.
2. In Flood Zone 3b (functional floodplain) essential infrastructure that has passed the Exception Test, and water-compatible uses, should be designed and constructed to:
 - a. remain operational and safe for users in times of flood;
 - b. result in no net loss of floodplain storage;
 - c. not impede water flows and not increase flood risk elsewhere.
3. This table does not show the application of the Sequential Test which should be applied first to guide development to the lowest flood risk areas; nor does it reflect the need to avoid flood risk from sources other than rivers and the sea;
4. The Sequential and Exception Tests do not need to be applied to those developments set out in National Planning Policy Framework footnote 56. The Sequential and Exception Tests should be applied to 'major' and 'non major' development;
5. Some developments may contain different elements of vulnerability and the highest vulnerability category should be used, unless the development is considered in its component parts.

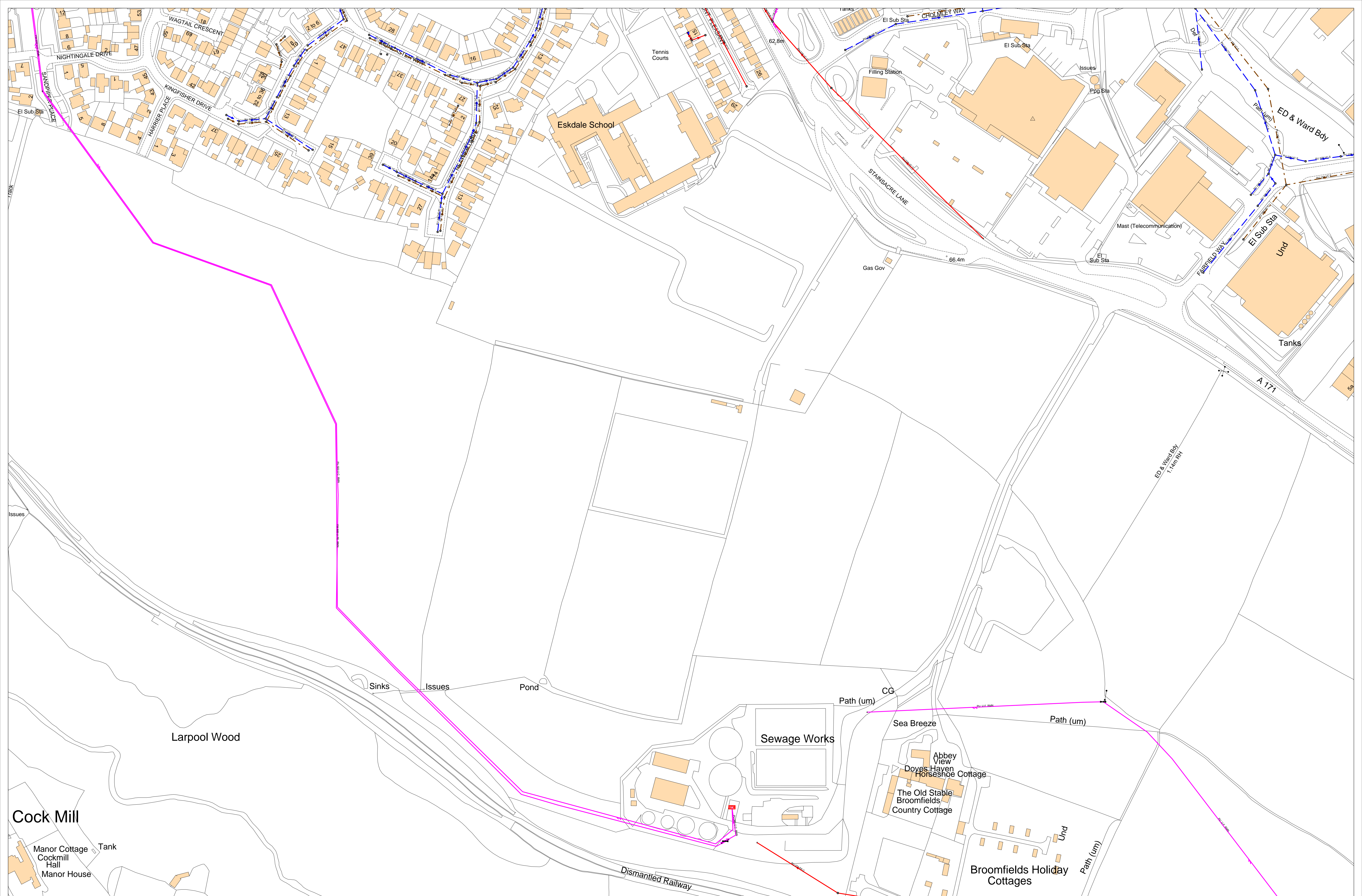
Table 3: Flood risk vulnerability classification (Updated 25th August 2022)

Flood Zone	Definition
Essential Infrastructure	<p>Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk.</p> <p>Essential utility infrastructure which has to be located in a flood risk area for operational reasons, including infrastructure for electricity supply including generation, storage and distribution systems; including electricity generating power stations, grid and primary substations storage; and water treatment works that need to remain operational in times of flood.</p> <p>Wind turbines.</p> <p>Solar farms.</p>
Highly Vulnerable	<p>Police and ambulance stations; fire stations and command centres; telecommunications installations required to be operational during flooding.</p> <p>Emergency dispersal points.</p> <p>Basement dwellings.</p> <p>Caravans, mobile homes and park homes intended for permanent residential use.</p> <p>Installations requiring hazardous substances consent. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or water-side locations, or need to be located in other high flood risk areas, in these instances the facilities should be classified as 'Essential Infrastructure'.)</p>
More Vulnerable	<p>Hospitals</p> <p>Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.</p> <p>Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.</p> <p>Non-residential uses for health services, nurseries and educational establishments.</p> <p>Landfill and sites used for waste management facilities for hazardous waste.</p> <p>Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.</p>

Flood Zone	Definition
Less Vulnerable	<p>Police, ambulance and fire stations which are not required to be operational during flooding.</p> <p>Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.</p> <p>Land and buildings used for agriculture and forestry.</p> <p>Waste treatment (except landfill* and hazardous waste facilities).</p> <p>Minerals working and processing (except for sand and gravel working).</p> <p>Water treatment works which do not need to remain operational during times of flood.</p> <p>Sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.</p> <p>Car parks.</p>
Water Compatible Development	<p>Flood control infrastructure.</p> <p>Water transmission infrastructure and pumping stations.</p> <p>Sewage transmission infrastructure and pumping stations.</p> <p>Sand and gravel working.</p> <p>Docks, marinas and wharves.</p> <p>Navigation facilities.</p> <p>Ministry of Defence installations.</p> <p>Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.</p> <p>Water-based recreation (excluding sleeping accommodation).</p> <p>Lifeguard and coastguard stations.</p> <p>Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.</p> <p>Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.</p>

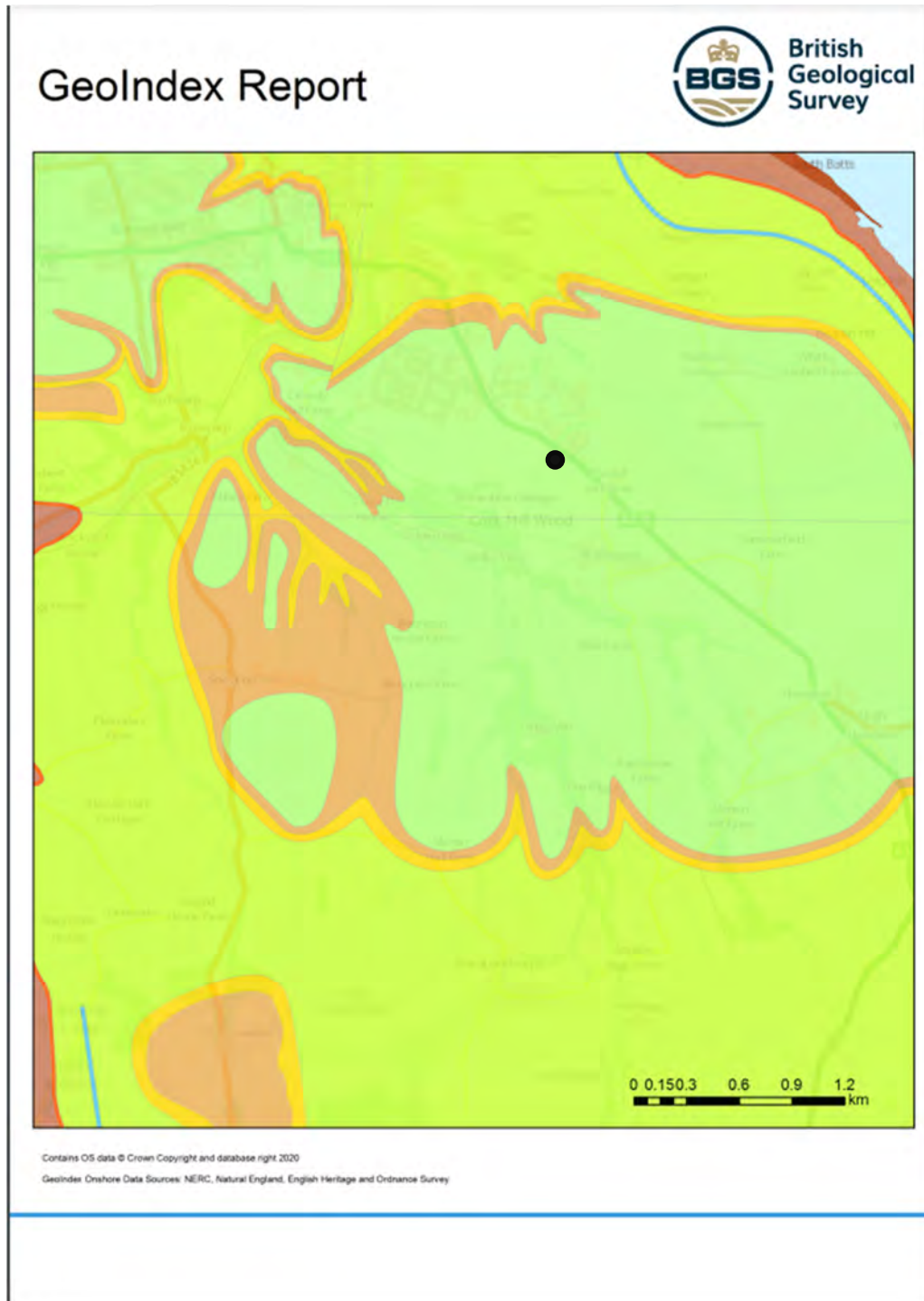
Note: Landfill is as defined in Schedule 10 of the Environmental Permitting (England and Wales) Regulations 2010.

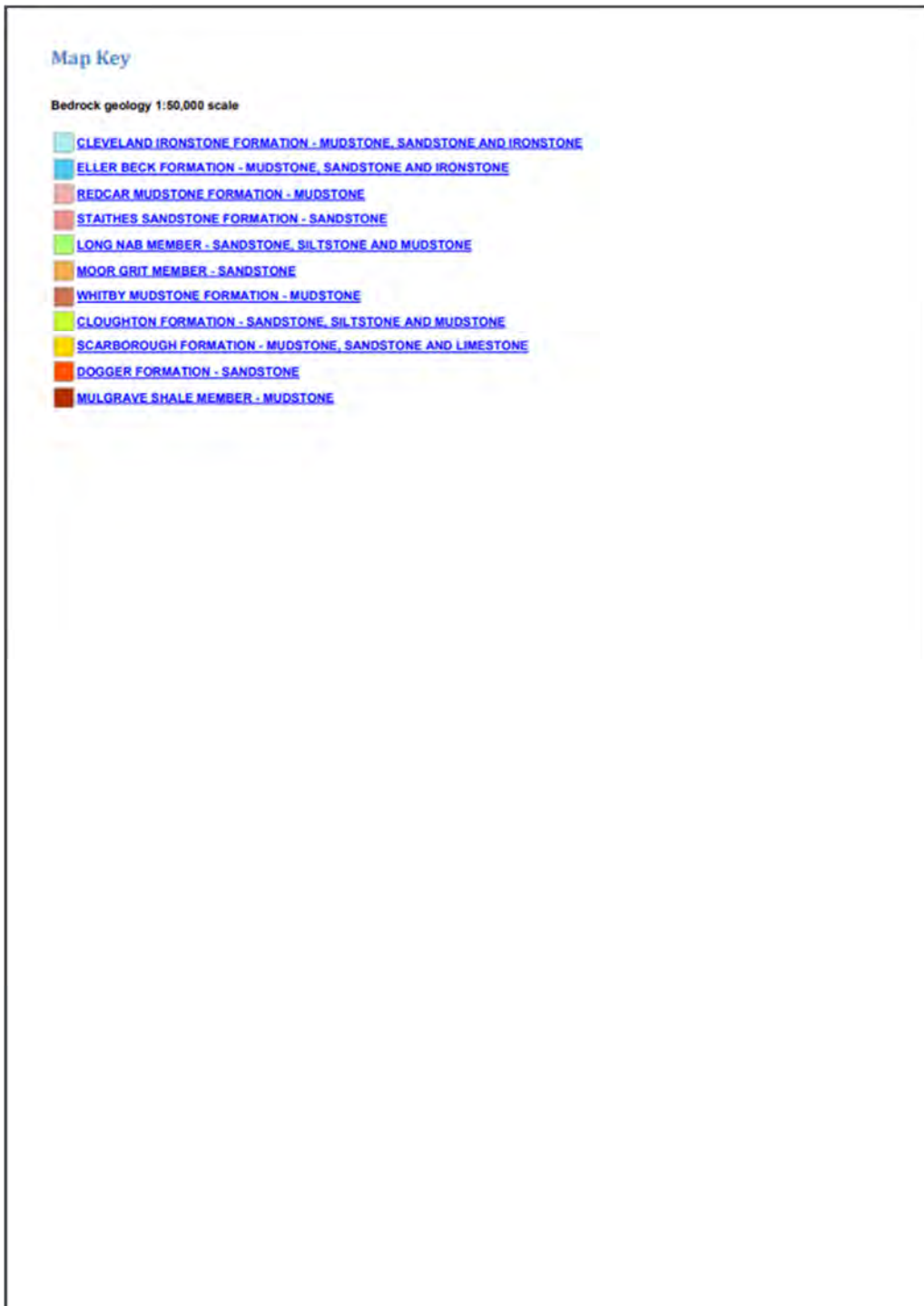
Appendix C – Yorkshire Water Asset Location



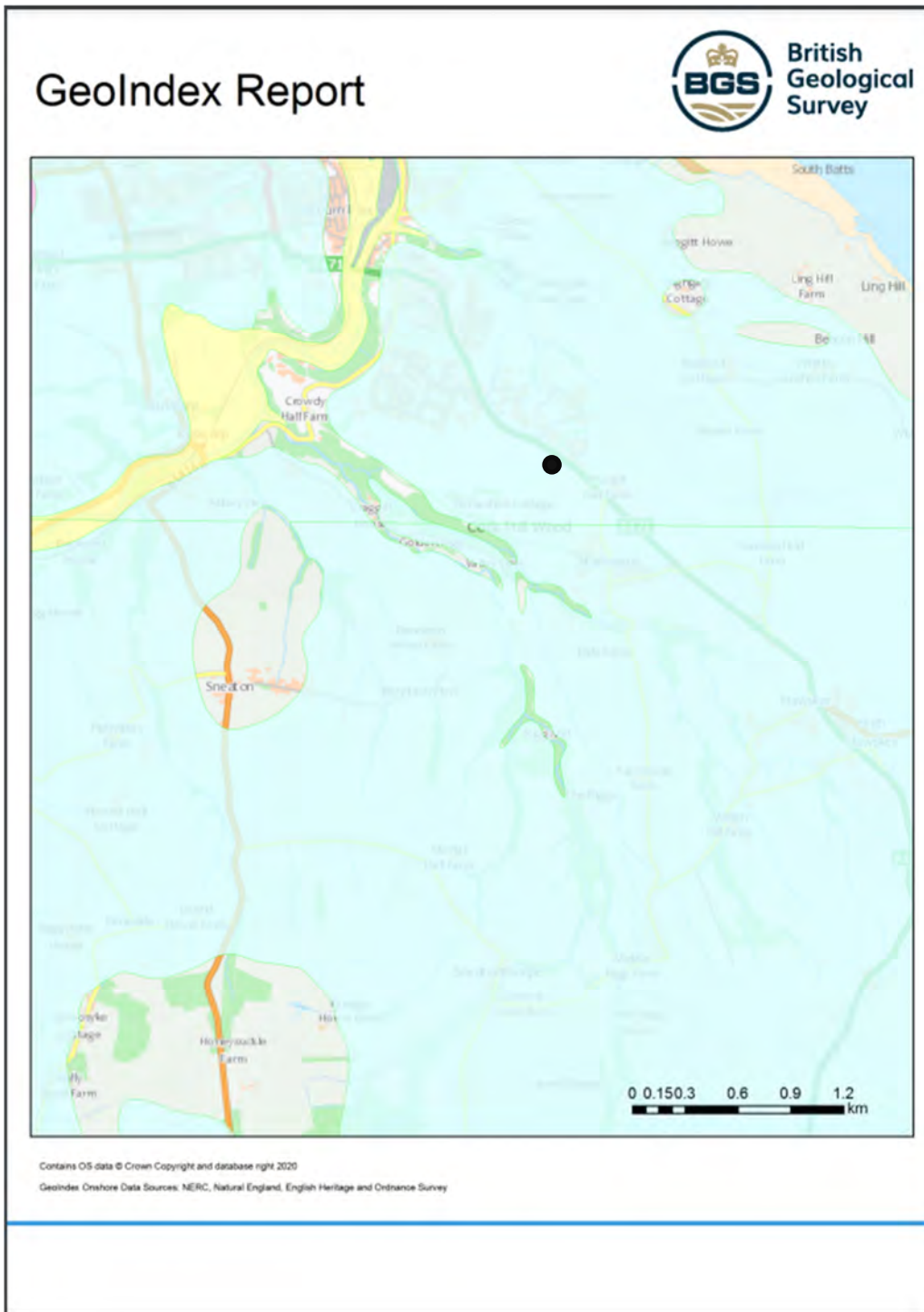
UPN: Undefined Originator: P Gollightly, Waste Water/New Development, 0113 235 4152	490394 : 508952  Yorkshire Water PO Box 500, Halifax Road, Bradford BD6 2LZ Contact Name : Mr P Gollightly Contact Tel : 0113 235 4152	Map Name : NZ9008NW Title Notes (C) COPYRIGHT STATEMENTS: Reproduced by permission of Ordnance Survey on behalf of HM Government 2020. All rights reserved. Ordnance Survey Licence number 100024252	Partial Key Foul Sewer = F Combined Sewer = C Surface Water Sewer = SW Trade Sewer = TD Partially Separate = PS Date Req : 21/05/2020, 11:28:04 Date Gen : 21/05/2020, 11:28:26 Source : Sewer Network Enquiry	This plan is furnished as a general guide only and not warranted as to its contents or accuracy. This plan must not be relied upon in the event of excavations or other works made in the vicinity of public sewers. No house or property connections are shown.
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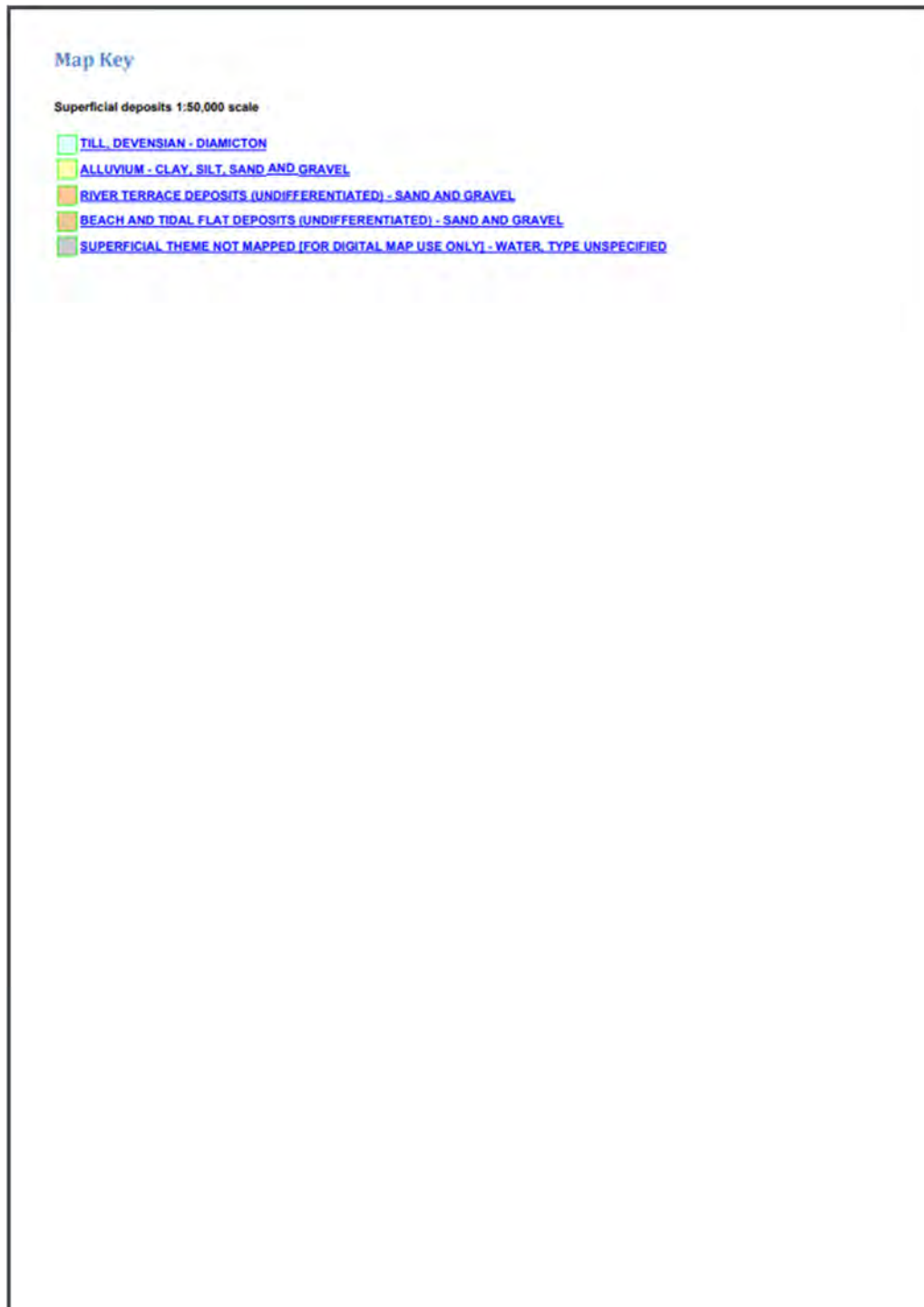
Appendix D - British Geological Survey GeoIndex Map Bedrock Geology





Appendix E - British Geological Survey GeoIndex Map Superficial Deposits





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21/05/2024

Broomfield Farm Zone 2

Phase 1 Preliminary Risk Assessment

Curtins Ref: 079348-CUR-00-XX-RP-GE-0001

Revision: V01

Issue Date: 09 July 2021

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Rev	Description	Issued by	Checked	Date
V01	Final Issue	MW	WS	July 2021

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Reviewed & Authorised	Signature	Date
W. Spraggs BSc (hons), MSc, FGS Principal Geo-Environmental Engineer		July 2021

Executive Summary

<p>Appointment</p>	<p>In May 2021, Curtins were instructed by KeyLand Developments Ltd to undertake a Phase 1 Preliminary Geo-Environmental Assessment or 'desk study' at Broomfield Farm Zone 2, Whitby.</p> <p>This report has been undertaken in support of the proposed development on-site comprising the construction of a new vehicle access road and landscaping to support the residential development of the neighbouring Broomfield Farm, land parcel.</p>
<p>Current Site Status</p>	<p>The development site comprises a roughly rectangular parcel of undeveloped land within Broomfield Farm, with an approximate area of 2.42Ha. The field is currently being used for agriculture and is lined by small trees and hedgerows.</p>
<p>Site History</p>	<p>From the earliest available mapping, circa 1853, the development area comprises a single parcel of undeveloped land. Stainsacre Road bounds the northern edge of the site.</p> <p>The site remains unchanged to present day.</p>
<p>Geology</p>	<p>The British Geological Society records indicate that the site is predominately underlain by superficial deposits of Till (Diamicton) which is underlain by bedrock geology of the Long Nab Member (sandstone, siltstone and mudstone).</p>
<p>Hydrogeology</p>	<p>The site is underlain by Secondary Undifferentiated associated with the superficial deposits and a Secondary A Aquifer associated with the bedrock deposits.</p> <p>The northern-most portion of site is situated within an Environment Agency defined Source Protection Zone (SPZ) 1 – Inner Catchment. This source protection zone is related to the active potable abstraction located at 49m northeast of the site.</p>
<p>Hydrology</p>	<p>The nearest surface water feature is recorded as 'Spital Beck', located approximately 250m northwest of the site, and is a tributary of the River Esk. 'Stainsacre Beck', is also a tributary of the River Esk and is located approximately 350m southwest of the site.</p> <p>No surface water abstractions are recorded within 1000m of the site.</p> <p>There are no pollution incidents to controlled waters have been recorded on-site.</p> <p>There are no licensed discharge consents recorded on-site.</p> <p>The desk study information indicates that the site is within an EA designated Flood Risk Zone 1.</p>
<p>Initial Ground Contamination Assessment</p>	<p>The qualitative risk assessment (QRA) determined an overall Low level of risk to future site users, controlled waters and ground gases associated with the proposed development. The QRA concluded that no further requirements are required to determine the potential contamination risk on-site.</p>
<p>Recommendations</p>	<p>In summary, the following recommendations are made:</p> <ul style="list-style-type: none"> • Undertake an intrusive ground investigation to support civil design; and, • Confirm no unexpected contamination and no Made Ground on-site as part of the intrusive ground investigation. <p>It is further recommended that this work is completed in advance of any development works taking place.</p> <p>In the unlikely event of mobile phase or gross contamination being encountered as part of enabling or development works, a strategy for dealing with unexpected contamination is presented in Appendix D.</p>

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1.0 Introduction

1.1 Project Background

In May 2021, Curtins were instructed by KeyLand Developments Ltd to undertake a Phase 1 Preliminary Geo-Environmental Assessment or 'desk study' at Broomfield Farm Zone 2, Whitby.

This report has been undertaken in support of the proposed development on-site comprising the construction of a new vehicle access road and landscaping to support the residential development of the neighbouring Broomfield Farm, land parcel (to the west). The proposed development masterplan at the time of writing is presented in Appendix A.

Consequently, a Phase 1 Preliminary Geo-Environmental Assessment is required to support a planning application for the proposed development and determine potential contamination risk on-site.

1.2 Scope

The Preliminary Geo-Environmental Assessment is intended to provide an overview of the geo-environmental setting of the site. The report will develop a working preliminary conceptual ground model for the site as well as present an initial assessment of geo-environmental risks that could be presented to the future development of the site.

Specifically, the PRA provides an initial assessment of the site with regard to:

- a) Potential contamination of the site from historical and/or current use
- b) The potential impact on the wider environment from historical and/or current use
- c) The potential impact from surrounding land uses and other environmental factors
- d) Potential risks associated with geological features such as faulting, mineral extraction, mining, and land instability
- e) The location of apparent sub-surface structures that may affect the proposed redevelopment
- f) The location of above-surface features that may affect the proposed redevelopment.

The PRA is a desk-based exercise written using information provided from a desk based environmental study and any information made available to Curtins from the Client. The PRA can be utilised to inform the requirement for, and extent of, any future intrusive investigation work.

2.0 Desk Study

This desk study has been undertaken using the following data sources and publicly available information;

- Groundsure Report (1)
- British Geological Survey (2) (3)
- Environmental Agency Data (4)
- Historical Landfill Data (5)
- UK Radon Maps (6)
- Curtins Phase 2 Ground Investigation Report (7)

A previous site investigation has been undertaken on-site and land to the immediate west of the site by Curtins dated July 2020 (7). The findings of this investigation are discussed in Sections 4.0. Copies of reports and any other supporting information are presented in Appendix B.

2.1 Current Setting

The development site comprises a roughly rectangular parcel of undeveloped land within Broomfield Farm, Whitby with an approximate area of 2.42Ha. The development site location plan is presented in Figure 2.1 below. The development is currently being used for agriculture and is lined by small trees and hedgerows.



Figure 2.1 Site Location Plan (approximate development boundary in red, National Grid Reference 490999,508995)

2.2 Surrounding Land Use

The immediate surrounding land use to the development site is highlighted in Table 2.2.

Table 2.2 Surrounding Area

Surrounding Area	N	Stainsacre Road with commercial buildings beyond.
	E	Undeveloped land.
	S	Undeveloped land.
	W	Undeveloped land (Broomfield Farm residential development) and an area of hardstanding.

3.0 Site History

A review of the available historical mapping (1) and freely available information for the development area and surrounding area (<200m) has been undertaken. The historical change of the development area and surroundings are presented below in Table 3.0 and Table 3.1 respectively.

Table 3.0 *Previous Site Uses and Potential Sources of Contamination*

Date	Description	Potential Sources of Contamination
1850s to present day	From the earliest available mapping, circa 1853, the development area comprises a single parcel of undeveloped land. Stainsacre Road bounds the northern edge of the site. The site remains unchanged to present day.	No identified sources of contamination on site due to the exclusive history of the site as agricultural land and no discernible development

Table 3.1 *Surrounding Land Uses and Potential Sources of Contamination*

Date	Description	Potential Sources of Contamination
1850s to 1900s	From the earliest available mapping, circa 1853, the surrounding area has predominately comprised undeveloped land, with Broom Field Farm located 150m southwest and Stainsacre Road on the northern boundary of the site. Fairfield Farm is located 150m north of the site. The River Esk is located 1.2km northeast of the site, flowing southwest to northeast. Several tributaries of the River Esk flow within 500m of the site including, Stainsacre Beck River is located 350 southwest, Rigg Mill Beck located 490m southwest, and Spital Beck located 300m northwest, and 450m northeast. 5 small ponds are located within 500m of the site, the closest located at Broomfields 120m southwest. By 1892 a railway line is located 275m south of the site traversing east to west..	No potential sources of ongoing gross or mobile phase contamination noted within the surrounding area or immediate proximity to site.
1900s to 2000s	Residential housing is developed up to 500m northwest of the site. Circa 1967, several industrial buildings have been constructed located 120m northeast of the site, labelled as 'Stainsacre Works', and 'Works'. By 1976 and electrical substation is located 120m northwest. One of the works has been relabeled 'Factory'. A 'Supreme Works' has been developed 50m north of the site. By the 1980s, as second electrical substation is located 120m north. A 'Depot' is located 100m north. The industrial compound in the north is labelled 'Whitby Industrial Estate'. 'Whitby Business Park' has been developed 50m northeast.	
2000s to present day	By 2020, Broomfields farm holding has been relabeled Horseshow Cottage and is indicated as Whitby Wildlife Sanctuary on current aerial imaging.	

Limited information is available relating to the site history before the 1850s when the first ordnance survey maps were produced. With reference to the above no mobile or gross phase contamination sources within the site boundary area have been noted on historical mapping. Potential sources of off-site contamination are further discussed in Section 5.0.

3.1 Preliminary Unexploded Ordnance (UXO) Risk Assessment

The likelihood of UXO being encountered on a development site is influenced by a number of factors including the proximity to strategic targets, the nature of the development works being undertaken and evidence of local damage in the post-war periods amongst others. In order to determine the likelihood of UXO being present on a site, a step-wise risk assessment process is followed. This process is outlined within CIRIA C681 Unexploded Ordnance: A Guide for the Construction Industry.

The town of Whitby targeted and bombed by the Luftwaffe during WWII with the primary targets being the gas works and harbour frontage (approximately 1.5km from the site). With reference to Zetica UXO Survey, Whitby town and the surrounding area are located within a Moderate bomb risk area, which extends to within 200m of the site boundary. The site itself is situated within a Low risk area with respect to bomb risk.

Review of the historical mapping, the site prior to and post WWII was predominately occupied by undeveloped land with no 'ruins' (indicative of bomb damage) on-site or within the surrounding area. With reference to the Zetica UXO Survey, a UXO was discovered approximately 400m northwest of the subject site within the Moderate bomb risk area.

Consequently, the site has been assessed as **Low Risk** from German and aerial delivered UXO and Allied UXO across the site. Consequently, the following risk mitigation measures are recommended to support the proposed works at Broomfield Farm:

All Works

- UXO Risk Management Plan
- Site Specific UXO Awareness Briefings to all personnel conducting intrusive works.

A copy of the UXO Risk Map for the area is presented in Appendix B.

4.0 Geology, Hydrogeology and Hydrology

4.1 Geology

A study of the Groundsure report (1) and British Geological Survey (BGS) 1:50,000 mapping records (Bedrock and Superficial Editions) for Scalby (Sheet 44) and Whitby (Sheet 35) (3) indicates the following geological succession underlying the site:

Table 4.1 *Geological/Hydrogeological Succession*

Geology	Associated Hydrogeological Classification
Made Ground deposits are not recorded on geological mapping and unlikely to be present on-site owing to no development.	N/A
Superficial deposits are recorded as Till, Devensian , comprising a diamicton or poorly sorted granular deposits in a cohesive matrix.	Secondary Aquifer – Undifferentiated ¹
Bedrock deposits are recorded as the Long Nab Member , consisting of sandstone, siltstone, and mudstone.	Secondary A Aquifer ²

Notes:

- These aquifers are cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.
- Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

4.1.1 Existing Ground Investigation/Historical BGS Borehole Records

Off-site Historical Records

A review of historical BGS borehole records (2), did not record the presence of any historical boreholes within the development site. However, several borehole records are present within 100m of the site. A summary of which is presented below in Table 4.2.

Table 4.2 *BGS Historical Borehole Records*

Location (BGS ref.)	Top Depth (m bgl)	Bottom Depth (m bgl)	Encountered Ground Conditions
25m north (NZ90NW28)	0.0	6.0	Clay with small pebbles (probable Till)
	6.0	22.0	Boulder Clay (probable Till)
	22.0	34.0	Mudstone (probable Long Nab Member)
	34.0	40.4	Yellow Sandstone (probable Long Nab Member)

Location (BGS ref.)	Top Depth (m bgl)	Bottom Depth (m bgl)	Encountered Ground Conditions
	40.4	120.1	Grey Sandstone (probable Long Nab Member)
			Interbedded Mudstone and Sandstone (probable Long Nab Member)
45m Northwest (NZ90NW14)	0.0	6.0	Boulder Clay probable Till)

Existing Ground Investigation Data

The borehole and trial pit logs presented within the previous ground investigation, by Curtins have been reviewed. The logs and exploratory hole location plan have been provided within Appendix B. A number of boreholes and trials pits are located within the development site and off-site to the west. The ground conditions encountered within the development site consist of:

- 0.25 to 0.30m thickness of Topsoil
- Overlying Glacial Till comprising stiff to very stiff sandy gravelly CLAY. Gravel is subangular to subrounded, fine to coarse, mudstone, siltstone, sandstone with occasional coal and chalk; to depths of 3.0m bgl.

As part of the ground investigation Made Ground was not recorded on-site. In addition, environmental testing undertaken as part of the ground investigation did not record any exceedances for contaminants above conservative Residential screening criteria.

4.2 Hydrogeology

There are two active licensed groundwater abstractions within 500m of the subject site, located 49m and 342m northeast. The groundwater abstraction point located at 49m northeast is used for both commercial and potable purposes.

The northern-most portion of site is situated within an Environment Agency defined Source Protection Zone (SPZ) 1 – Inner Catchment. This source protection zone is related to the active potable abstraction located at 49m northeast of the site.

4.3 Hydrology

The nearest surface water feature is recorded as ‘Spital Beck’, located approximately 250m northwest of the site, and is a tributary of the River Esk. ‘Stainsacre Beck’, is also a tributary of the River Esk and is located approximately 350m southwest of the site.

No surface water abstractions are recorded within 1000m of the site.

There are no pollution incidents to controlled waters have been recorded on-site.

There are no licensed discharge consents recorded on-site.

4.4 Flood Risk

The desk study information indicates that the site is within an Environment Agency designated Flood Risk Zone 1.

4.5 Mining or Mineral Extraction

A review of the Groundsure (1) report indicated that the site is within an area of 'Historical Mineral Planning'. The Whitby area has a rich potash mining heritage, with the site being within an area with both Yorkshire potash and Whitby potash. However, no surface or underground mining activities have been recorded within 250m of the site.

4.6 Natural Ground Subsidence

The Groundsure report (1) confirms that there is a low to negligible hazard from the following ground stability hazards on the site: collapsible ground, compressible ground, ground dissolution, landslide and running sands and shrink/swell clays.

4.7 Ground Gas and Radon

There are no historical landfills within 250m of the subject site (1) (5). A historical Waste Transfer Station is located 380m north of the site and is recorded as accepting a range of wastes broadly falling into the non-hazardous classification.

Radon information within the Groundsure report (1) and the Public Health England radon mapping confirms that the site is in a lower probability radon area, where less than 1% of properties are estimated to be above the radon action level. On this basis, basic radon protection measures are not considered necessary within the construction of new dwellings or extensions and radon protection risk assessments have not been considered further.

4.8 Regulatory Data

Information in the Groundsure Report (1), relating to various regulatory controls has been reviewed, with a summary presented below in Table 4.8.

Table 4.8 *Regulatory information within 250m of the site*

Regulatory Data	Distance from Site	Details
Historical Landfill Sites	>250m	None recorded within 250m of the subject site.

Regulatory Data	Distance from Site	Details
Local Authority Recorded Landfill Sites	>250m	None recorded within 250m of the subject site
Local Authority Pollution Prevention and Controls	>250m	None recorded within 250m of the subject site.
Registered Waste Transfer Sites	>250m	None recorded within 250m of the subject site.
Registered Waste Treatment or Disposal Sites	>250m	None recorded within 250m of the subject site.
Licensed Waste Management Facilities	>250m	None recorded within 250m of the subject site.
Fuel Station Entries	>250m	None recorded within 250m of the subject site.
Registered Radioactive Substances	>250m	None recorded within 250m of the subject site.

4.9 Contemporary Trade Directory Entries

There are no contemporary trade directory entries registered for the site.

Whitby Industrial Estate is located 50m north of the site with businesses including furniture sales, plastic packing, vehicle maintenance and repair garages, fish mongers and scrap metal merchants. There are also several unspecified tanks within 250m of the site, with the nearest located 112m north. The nearest electricity substation is located 125m north. The nearest fuel station is located 371m northwest of the site.

The above industrial uses are unlikely to present a risk to development site owing to the underlying cohesive Glacial Till on-site and within the surrounding area. Consequently, any potential mobile phase or gross contamination from the surrounding area is unlikely to migrate onto the site and present a risk to the development.

5.0 Preliminary Conceptual Site Model & Qualitative Risk Assessment

The Conceptual Site Model (CSM) and Qualitative Risk Assessment (QRA) are presented in the table within this section.

The CSM details the source-pathway-receptor linkages or potential contaminant linkages (PCLs) that have been identified for the site. The QRA details the associated level of risk relating to these PCLs.

The CSM and QRA concern the major risks to human health and controlled waters with additional, more specific risk assessment protocols contained within the main body of this reporting, as detailed in Section 5.1 below.

The QRA follows the framework outlined within CIRIA C552 which is summarised within Appendix C.

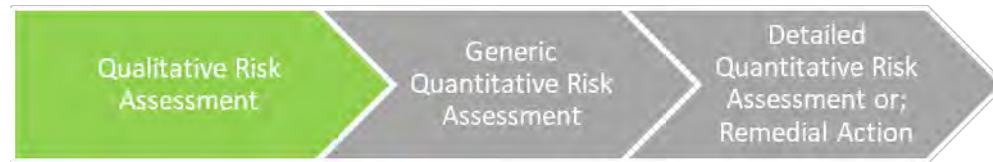
The 'risk rating' within the QRA refers to the risk that the source, pathway, receptor linkage or PCL is complete. Unless specifically stated it does not necessarily refer to an immediate risk and is intended to be used as a tool to assess the necessity for further assessment/investigation.

5.1 Additional Risk Assessments

The following risk assessments, listed below, are not included within the main CSM and QRA but none-the-less can be of critical importance to the onward development of the site.

- The risk presented by **Unexploded Ordnance** is discussed in Section 3.1.
- The risk presented by **Radon** is discussed and assessed in Section 4.7

Under current health and safety legislation, employers are required to carry out their own appropriate risk assessments and mitigation to protect themselves and their employees, other human receptors and the environment from potential contamination. Such risks must be adequately mitigated by law, specifically the Construction Design Management (CDM) Regulations, 2015 which require that potential risks to human health and the environment from construction activities are appropriately identified and all necessary steps taken to eliminate / manage that risk. It has been assumed that any future construction works on site will be undertaken in compliance with these requirements and therefore construction workers involved in the building works at the site have been discounted as a human receptor in the conceptual site model.



- The table below represents the first stage in the land quality risk assessment process: The Qualitative Risk Assessment.
- In order for a development site to be deemed 'suitable for use', the level of risk needs to be brought down to acceptable levels, i.e. low to negligible risk. The purpose of each stage of risk assessment is ultimately to establish, if there is a requirement for additional levels of assessment to be made in order to have sufficient confidence to support a risk characterisation or management decision, e.g. remedial action.
- In the absence of specific site data a Generic Quantitative Risk Assessment is invariably recommended.

Conceptual Site Model			Qualitative Risk Assessment			Action
Source	Pathway(s)	Receptor(s)	Consequence (Potential Severity)	Likelihood of Occurrence	Risk Rating	
On-site sources of potential contamination: No identified sources of contamination on site due to the exclusive history of the site as agricultural land.	Inhalation of dust/fibres and direct contact/ingestion of soils within general landscaping areas Inhalation of vapours and ingestion of homegrown produce discounted owing to no proposed structures or private gardens, respectively.	End users of site (Residential) Residents, visitors, and trespassers	Medium Chronic health risk	Unlikely There is minimal potential for contamination across the site due to the history of the site being used for agricultural purposes. Additionally, the previous ground investigation data highlighted Topsoil overlying natural soils with no Made Ground encountered. The environmental testing did not record any exceedances of contaminants for Residential screening criteria. Whilst considered unlikely, agricultural land may have been subject to actions which could have led to potential contamination, e.g. fly-tipping or burrow pits. Consequently, it is considered unlikely that the development area would present a risk to future users of the site or to wider controlled waters.	Low	No further action
	Vertical and horizontal migration through the Made Ground and residual soils May occur due to processes including capillary action.	Controlled waters (Groundwater and Surface Water) Secondary A Aquifer – Bedrock. Site is within a SPZ 1. 'Spital Beck', located approximately 250m northwest of the site	Medium Pollution of sensitive water resources			
Off-site sources of potential contamination As detailed previously, given underlying ground conditions comprising cohesive soils on-site and within the surrounding area, it is considered unlikely that any potential gross or mobile phase contamination would migrate onto the site and present a risk to future site users.					Low	No further action
On-site and off-site sources of ground gases No structures or buildings are proposed as part of the development site. Consequently no discernible potential contaminant linkages in regard to ground gas and the potential risk future site users have been determined.					Low	No further action

6.0 Conclusions & Recommendations

The qualitative risk assessment (QRA) determined an overall Low level of risk to future site users, controlled waters and ground gases associated with the proposed development. The QRA concluded that no further requirements are required to determine the potential contamination risk on-site.

It is recommended that the GQRA are conducted as part of a ground investigation in support of the engineering design of the proposed development an outline scope for which is detailed in the section hereafter

In summary, the following recommendations are made:

- Undertake an intrusive ground investigation to support civil design
- Confirm no unexpected contamination and no Made Ground on-site as part of the intrusive ground investigation.

It is further recommended that this work is completed in advance of any development works taking place. In the unlikely event of mobile phase or gross contamination being encountered as part of enabling or development works, a strategy for dealing with unexpected contamination is presented in Appendix D

6.1 Outline Scope of Works for Ground Investigation

It is envisaged that the ground investigation will comprise the following, all undertaken under the supervision of a suitably qualified engineer:

- In-situ CBR testing to inform hardstanding and roadway design
- Window Sample Boreholes to characterise shallow ground conditions;
- Recovery of soil samples to inform geotechnical assessments; and,
- In-situ geotechnical testing.

7.0 References

- 1 **Groundsure Report** *Groundsure Report. Ref. HMD-7943437* June 2021
- 2 **British Geological Survey (BGS)** *BGS Openeoscience, <https://www.bgs.ac.uk/data/mapViewers/home.html>* accessed June 2021
- 3 **British Geological Survey** *BGS 1:50,000 Geological Mapping, Solid and Drift - Sheet No.44, Scalby* 1996
- 4 **Environment Agency** *Environment Agency Data, www.magic.defra.gov.uk* accessed June 2021
- 5 **Environment Agency** *Historical Landfill Data, <https://data.gov.uk/dataset/17edf94f-6de3-4034-b66b-004ebd0dd010/historic-landfill-sites>* accessed June 2021
- 6 **Public Health England** *UK Radon Atlas, <https://www.ukradon.org/>* accessed June 2021
- 7 **Curtins** *Phase 2 Ground Investigation, Brookfield Farm - Whitby* June 2020

Appendices

Appendix A Drawings

Appendix B Supporting Information

Appendix C Risk Assessment Rationale

Appendix D Strategy for Dealing with Unexpected Contamination

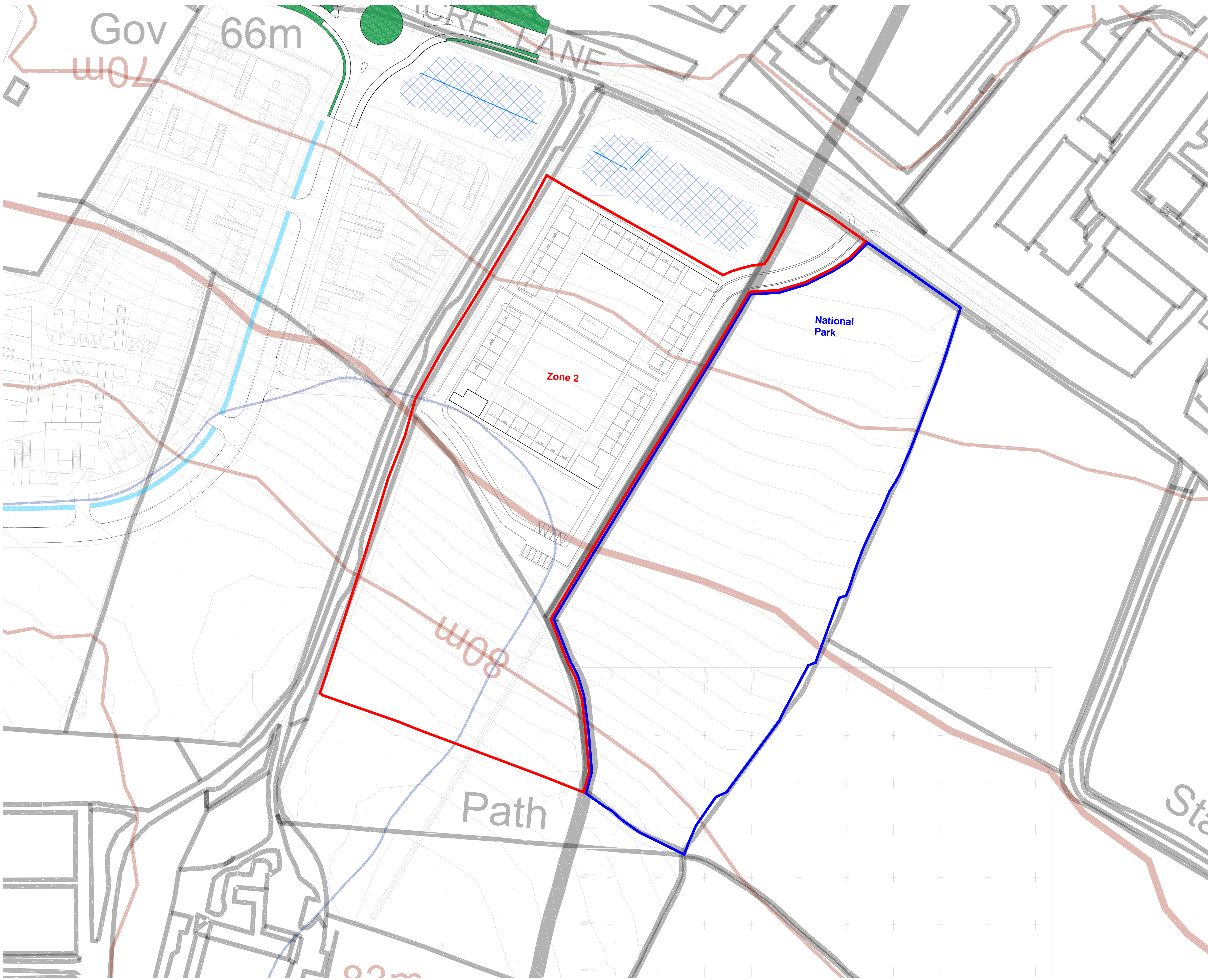
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Broomfield Farm Zone 2

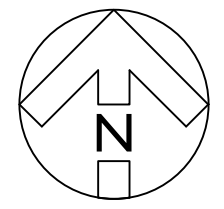
Phase 1 Preliminary Risk Assessment



Appendix A Drawings



Revisions



Revision | Drawn | Reviewed | Date |

planners | urbanists | architects



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Issued

Client Name
 Keyland Developments Ltd

Project No P4176	Project Title Broomfields Farm
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Drawn By EH	Reviewed By SC	Scale 1:1000@A1	Discipline MP	Date FEB 2021
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Drawing No. 00-019	Drawing Title Zone 2 Access Red Line Plan	Revision A
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File Path P4176-SPA-XX-ZZ-MP-00-19A

Important notice:
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Broomfield Farm Zone 2

Phase 1 Preliminary Risk Assessment



Appendix B Supporting Information

BROOMFIELD FARM, STAINSACRE LANE, WHITBY, YO22 4NW

Order Details

Date: 10/06/2021
Your ref: Broomfield_Farm_Zone_2_EBLO629
Our Ref: HMD-7943437
Client: Curtins Consulting

Site Details

Location: 490999 508995
Area: 2.42 ha
Authority: [Scarborough Borough Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.12

groundsure.com/insightuserguide

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	<u>Historical industrial land uses</u>	0	1	2	21	-
15	1.2	<u>Historical tanks</u>	0	0	11	12	-
16	1.3	<u>Historical energy features</u>	0	0	3	5	-
16	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
18	2.1	<u>Historical industrial land uses</u>	0	1	2	26	-
20	2.2	<u>Historical tanks</u>	0	0	16	17	-
21	2.3	<u>Historical energy features</u>	0	0	10	7	-
22	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	<u>Historical waste sites</u>	0	0	0	1	-
24	3.6	<u>Licensed waste sites</u>	0	0	0	16	-
29	3.7	<u>Waste exemptions</u>	0	0	10	59	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
36	4.1	<u>Recent industrial land uses</u>	0	1	22	-	-
38	4.2	<u>Current or recent petrol stations</u>	0	0	0	1	-
38	4.3	Electricity cables	0	0	0	0	-
38	4.4	Gas pipelines	0	0	0	0	-
39	4.5	Sites determined as Contaminated Land	0	0	0	0	-



39	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
39	4.7	Regulated explosive sites	0	0	0	0	-
39	4.8	Hazardous substance storage/usage	0	0	0	0	-
39	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
40	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
40	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	3	4	-
41	4.12	Radioactive Substance Authorisations	0	0	0	0	-
41	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	1	9	-
43	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
43	4.15	Pollutant release to public sewer	0	0	0	0	-
43	4.16	List 1 Dangerous Substances	0	0	0	0	-
43	4.17	List 2 Dangerous Substances	0	0	0	0	-
44	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	0	1	5	-
44	4.19	Pollution inventory substances	0	0	0	0	-
45	4.20	Pollution inventory waste transfers	0	0	0	0	-
45	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
46	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
47	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
48	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
49	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
49	5.5	Groundwater vulnerability- local information	None (within 0m)				
50	5.6	<u>Groundwater abstractions</u>	0	2	0	3	0
52	5.7	Surface water abstractions	0	0	0	0	0
52	5.8	<u>Potable abstractions</u>	0	1	0	0	0
53	5.9	<u>Source Protection Zones</u>	1	0	0	1	-
53	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
54	6.1	Water Network (OS MasterMap)	0	0	0	-	-



54	6.2	Surface water features	0	0	0	-	-
55	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
55	6.4	WFD Surface water bodies	0	0	0	-	-
55	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
57	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
57	7.2	Historical Flood Events	0	0	0	-	-
57	7.3	Flood Defences	0	0	0	-	-
57	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
58	7.5	Flood Storage Areas	0	0	0	-	-
59	7.6	Flood Zone 2	None (within 50m)				
59	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
60	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding					
61	9.1	<u>Groundwater flooding</u>	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
62	10.1	<u>Sites of Special Scientific Interest (SSSI)</u>	0	0	0	0	1
63	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
63	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
63	10.4	Special Protection Areas (SPA)	0	0	0	0	0
63	10.5	National Nature Reserves (NNR)	0	0	0	0	0
64	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
64	10.7	<u>Designated Ancient Woodland</u>	0	0	0	1	2
64	10.8	Biosphere Reserves	0	0	0	0	0
65	10.9	Forest Parks	0	0	0	0	0
65	10.10	Marine Conservation Zones	0	0	0	0	0
65	10.11	Green Belt	0	0	0	0	0
65	10.12	Proposed Ramsar sites	0	0	0	0	0



65	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
66	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
66	10.15	Nitrate Sensitive Areas	0	0	0	0	0
66	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
67	<u>10.17</u>	<u>SSSI Impact Risk Zones</u>	2	-	-	-	-
68	<u>10.18</u>	<u>SSSI Units</u>	0	0	0	0	2

Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
70	11.1	World Heritage Sites	0	0	0	-	-
71	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
71	<u>11.3</u>	<u>National Parks</u>	1	0	0	-	-
71	<u>11.4</u>	<u>Listed Buildings</u>	0	0	1	-	-
72	11.5	Conservation Areas	0	0	0	-	-
72	11.6	Scheduled Ancient Monuments	0	0	0	-	-
72	11.7	Registered Parks and Gardens	0	0	0	-	-

Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
73	<u>12.1</u>	<u>Agricultural Land Classification</u>	Grade 4 (within 250m)				
74	12.2	Open Access Land	0	0	0	-	-
74	12.3	Tree Felling Licences	0	0	0	-	-
74	12.4	Environmental Stewardship Schemes	0	0	0	-	-
75	12.5	Countryside Stewardship Schemes	0	0	0	-	-

Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
76	<u>13.1</u>	<u>Priority Habitat Inventory</u>	0	1	2	-	-
77	13.2	Habitat Networks	0	0	0	-	-
77	13.3	Open Mosaic Habitat	0	0	0	-	-
77	13.4	Limestone Pavement Orders	0	0	0	-	-

Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
78	<u>14.1</u>	<u>10k Availability</u>	Identified (within 500m)				
79	14.2	Artificial and made ground (10k)	0	0	0	0	-
80	14.3	Superficial geology (10k)	0	0	0	0	-



80	14.4	Landslip (10k)	0	0	0	0	-
81	14.5	Bedrock geology (10k)	0	0	0	0	-
81	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
82	15.1	<u>50k Availability</u>	Identified (within 500m)				
83	15.2	Artificial and made ground (50k)	0	0	0	0	-
83	15.3	Artificial ground permeability (50k)	0	0	-	-	-
84	15.4	<u>Superficial geology (50k)</u>	1	0	1	0	-
85	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
85	15.6	Landslip (50k)	0	0	0	0	-
85	15.7	Landslip permeability (50k)	None (within 50m)				
86	15.8	<u>Bedrock geology (50k)</u>	1	0	1	0	-
87	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
87	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
88	16.1	<u>BGS Boreholes</u>	0	1	8	-	-
Page	Section	Natural ground subsidence					
90	17.1	<u>Shrink swell clays</u>	Low (within 50m)				
91	17.2	<u>Running sands</u>	Very low (within 50m)				
92	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
93	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
94	17.5	<u>Landslides</u>	Very low (within 50m)				
95	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
96	18.1	Natural cavities	0	0	0	0	-
97	18.2	BritPits	0	0	0	0	-
97	18.3	Surface ground workings	0	0	0	-	-
97	18.4	Underground workings	0	0	0	0	0
97	18.5	<u>Historical Mineral Planning Areas</u>	2	0	0	0	-



98	18.6	Non-coal mining	0	0	0	0	0
98	18.7	Mining cavities	0	0	0	0	0
98	18.8	JPB mining areas	None (within 0m)				
98	18.9	Coal mining	None (within 0m)				
98	18.10	Brine areas	None (within 0m)				
99	18.11	Gypsum areas	None (within 0m)				
99	18.12	Tin mining	None (within 0m)				
99	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
100	19.1	Radon	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
101	20.1	BGS Estimated Background Soil Chemistry	6	0	-	-	-
101	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
102	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
103	21.1	Underground railways (London)	0	0	0	-	-
103	21.2	Underground railways (Non-London)	0	0	0	-	-
104	21.3	Railway tunnels	0	0	0	-	-
104	21.4	Historical railway and tunnel features	0	0	0	-	-
104	21.5	Royal Mail tunnels	0	0	0	-	-
104	21.6	Historical railways	0	0	1	-	-
105	21.7	Railways	0	0	0	-	-
105	21.8	Crossrail 1	0	0	0	0	-
105	21.9	Crossrail 2	0	0	0	0	-
105	21.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 22/06/2018

Site Area: 2.42ha



Recent site history - 2015 aerial photograph



Capture Date: 23/08/2015

Site Area: 2.42ha



Recent site history - 2012 aerial photograph



Capture Date: 30/03/2012

Site Area: 2.42ha



Recent site history - 2000 aerial photograph



Capture Date: 07/04/2000

Site Area: 2.42ha



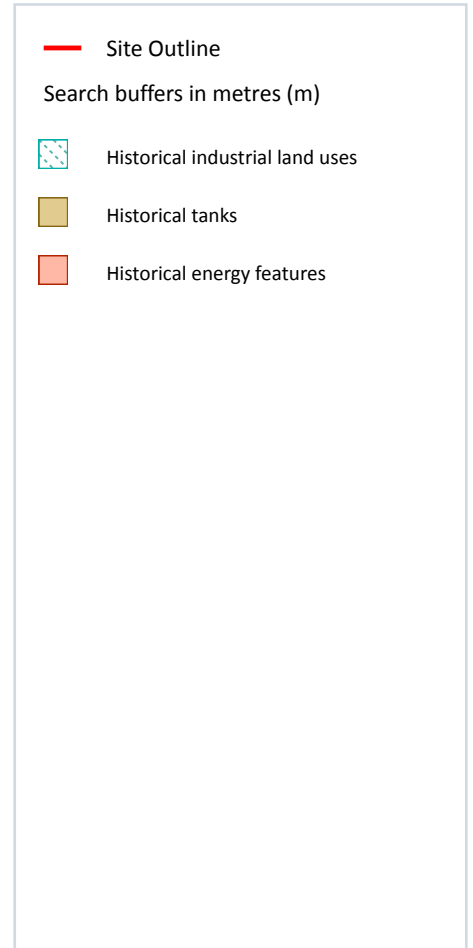
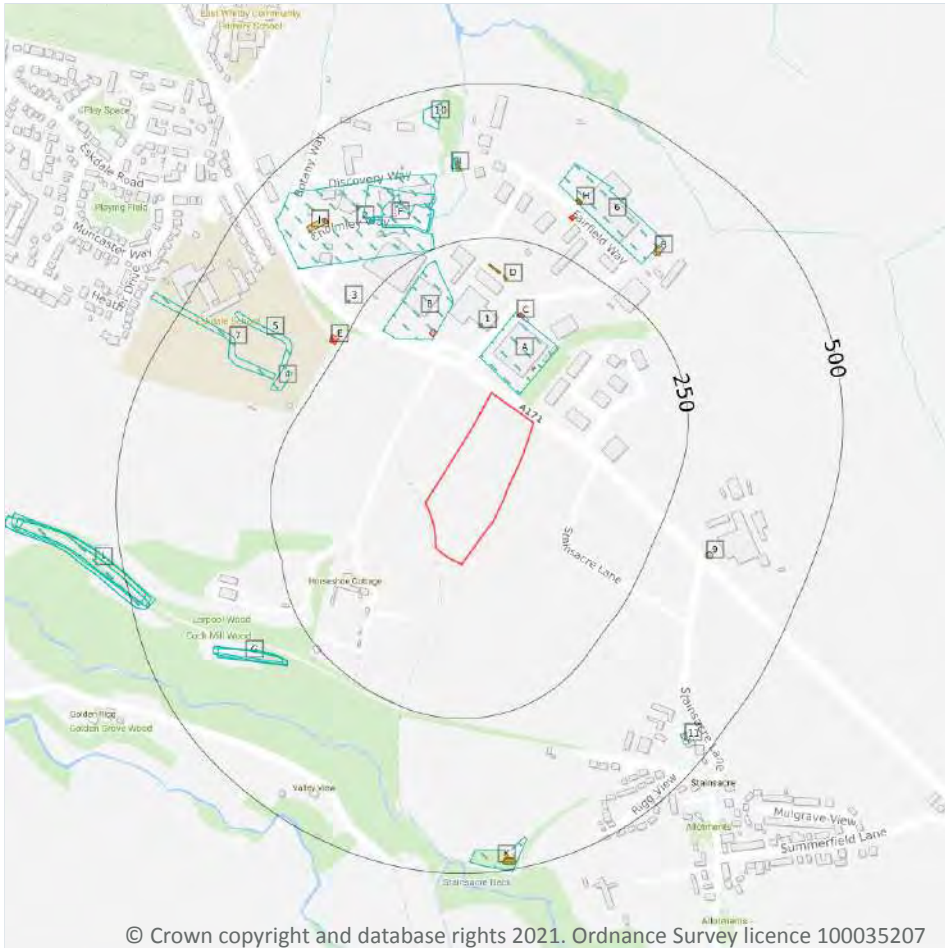
OS MasterMap site plan



Site Area: 2.42ha



1 Past land use



1.1 Historical industrial land uses

Records within 500m

24

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
A	23m NE	Unspecified Works	1977	1328976

ID	Location	Land use	Dates present	Group ID
B	128m NW	Unspecified Works	1977	1328974
2	250m N	Hospital	1950 - 1977	1391360
F	279m N	Hospital	1950	1388099
F	281m N	Isolation Hospital	1938	1337744
4	294m NW	Fever Hospital	1892	1315804
G	301m SW	Unspecified Pit	1950	1385286
G	302m SW	Unspecified Ground Workings	1977	1310127
G	305m SW	Unspecified Pit	1938	1385479
G	308m SW	Unspecified Pit	1911	1404764
5	308m NW	Unspecified Ground Workings	1977	1310125
6	310m NE	Unspecified Works	1977	1328975
7	315m NW	Unspecified Ground Workings	1977	1310122
I	361m N	Sewage Filter Tanks	1950	1372933
I	368m N	Sewage Filter Tanks	1938	1363300
10	434m N	Fever Hospital	1911	1315805
11	448m SE	Windmill	1892	1305325
K	452m S	Sewage Works	1977	1317148
L	461m W	Cuttings	1977	1375833
L	467m W	Cuttings	1950	1399491
L	471m W	Cuttings	1892 - 1911	1344647
L	471m W	Cuttings	1950	1367316
L	473m W	Cuttings	1938	1379502
K	481m S	Unspecified Tanks	1977	1319247

This data is sourced from Ordnance Survey / Groundsure.



1.2 Historical tanks

Records within 500m

23

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
A	68m NE	Tanks	1983	206727
1	108m N	Unspecified Tank	1988 - 1994	210619
D	184m N	Unspecified Tank	1983	213104
D	186m N	Unspecified Tank	1989	215438
D	187m N	Unspecified Tank	1994	211172
D	187m N	Unspecified Tank	1988	210960
D	193m N	Tanks	1985	212636
D	193m N	Tanks	1980 - 1983	209003
D	194m N	Unspecified Tank	1988 - 1994	214010
D	203m N	Tanks	1980 - 1983	217559
D	204m N	Unspecified Tank	1988 - 1994	209145
3	273m NW	Unspecified Tank	1979	204097
8	334m NE	Settling Tanks	1984 - 1989	215679
9	335m SE	Unspecified Tank	1985	218291
H	336m NE	Tanks	1977 - 1983	214229
H	336m NE	Tanks	1984	218602
H	339m NE	Tanks	1989	212856
I	363m N	Filter Tanks	1967	206788
J	383m NW	Tanks	1994	206726
K	473m S	Tanks	1985	206728
K	480m S	Tanks	1969 - 1985	211873



ID	Location	Land use	Dates present	Group ID
K	482m S	Tanks	-	198950
K	483m S	Unspecified Tank	1985	217241

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	8
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
C	130m N	Electricity Substation	1984	121170
C	130m NE	Electricity Substation	1977 - 1989	124898
B	131m NW	Electricity Substation	1979 - 1994	124773
E	259m NW	Gas Governor	1985 - 1994	122657
E	264m NW	Gas Governor	1988	120645
H	307m NE	Electricity Substation	1984	125052
H	309m NE	Electricity Substation	1977 - 1989	119849
J	381m NW	Electricity Substation	1994	117852

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0
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Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

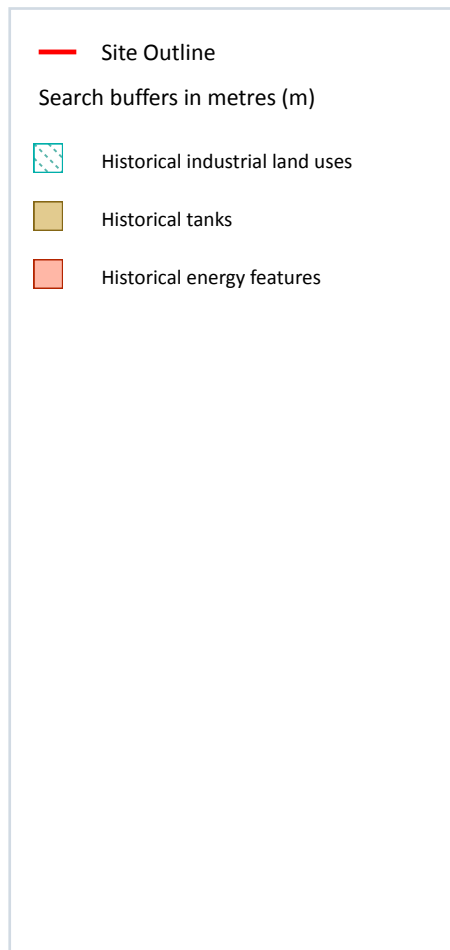
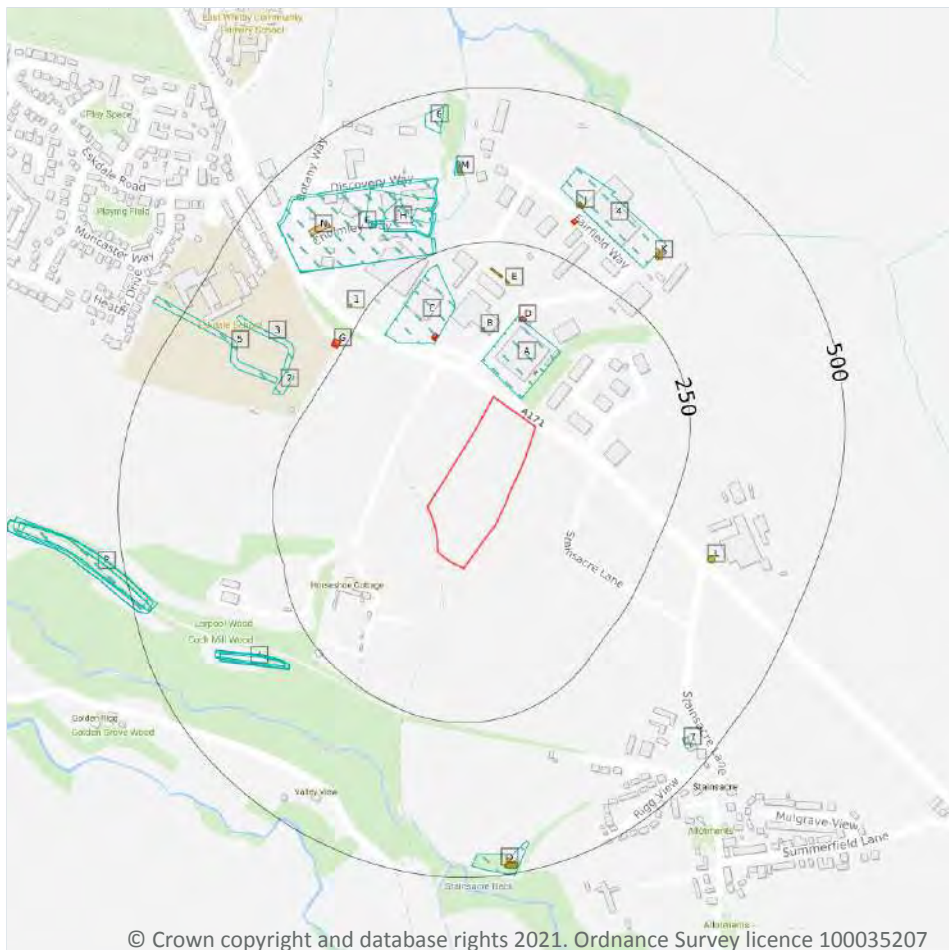
0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



2.1 Historical industrial land uses

Records within 500m **29**

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
A	23m NE	Unspecified Works	1977	1328976
C	128m NW	Unspecified Works	1977	1328974
F	250m N	Hospital	1950	1391360

ID	Location	Land Use	Date	Group ID
F	250m NW	Hospital	1977	1391360
H	279m N	Hospital	1950	1388099
H	281m N	Isolation Hospital	1938	1337744
2	294m NW	Fever Hospital	1892	1315804
I	301m SW	Unspecified Pit	1950	1385286
I	302m SW	Unspecified Ground Workings	1977	1310127
I	305m SW	Unspecified Pit	1938	1385479
I	305m SW	Unspecified Pit	1938	1385479
I	308m SW	Unspecified Pit	1950	1385286
I	308m SW	Unspecified Pit	1911	1404764
3	308m NW	Unspecified Ground Workings	1977	1310125
4	310m NE	Unspecified Works	1977	1328975
5	315m NW	Unspecified Ground Workings	1977	1310122
M	361m N	Sewage Filter Tanks	1950	1372933
M	368m N	Sewage Filter Tanks	1938	1363300
M	368m N	Sewage Filter Tanks	1938	1363300
6	434m N	Fever Hospital	1911	1315805
7	448m SE	Windmill	1892	1305325
O	452m S	Sewage Works	1977	1317148
P	461m W	Cuttings	1977	1375833
P	467m W	Cuttings	1950	1399491
P	471m W	Cuttings	1950	1367316
P	471m W	Cuttings	1911	1344647
P	471m W	Cuttings	1892	1344647
P	473m W	Cuttings	1938	1379502
O	481m S	Unspecified Tanks	1977	1319247

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

33

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
A	68m NE	Tanks	1983	206727
B	108m N	Unspecified Tank	1988	210619
B	109m N	Unspecified Tank	1994	210619
E	184m N	Unspecified Tank	1983	213104
E	186m N	Unspecified Tank	1989	215438
E	187m N	Unspecified Tank	1994	211172
E	187m N	Unspecified Tank	1988	210960
E	193m N	Tanks	1985	212636
E	193m N	Tanks	1983	209003
E	193m N	Tanks	1980	209003
E	194m N	Unspecified Tank	1988	214010
E	195m N	Unspecified Tank	1994	214010
E	203m N	Tanks	1983	217559
E	203m N	Tanks	1980	217559
E	204m N	Unspecified Tank	1988	209145
E	204m N	Unspecified Tank	1994	209145
1	273m NW	Unspecified Tank	1979	204097
K	334m NE	Settling Tanks	1984	215679
L	335m SE	Unspecified Tank	1985	218291
L	335m SE	Unspecified Tank	1985	218291
J	336m NE	Tanks	1983	214229
J	336m NE	Tanks	1984	218602
J	337m NE	Tanks	1977	214229



ID	Location	Land Use	Date	Group ID
K	337m NE	Settling Tanks	1989	215679
J	339m NE	Tanks	1989	212856
M	363m N	Filter Tanks	1967	206788
N	383m NW	Tanks	1994	206726
O	473m S	Tanks	1985	206728
O	480m S	Tanks	1985	211873
O	482m S	Tanks	-	198950
O	482m S	Tanks	1969	211873
O	483m S	Unspecified Tank	1985	217241
O	483m S	Unspecified Tank	1985	217241

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	17
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
D	130m N	Electricity Substation	1984	121170
D	130m NE	Electricity Substation	1983	124898
C	131m NW	Electricity Substation	1979	124773
C	131m NW	Electricity Substation	1985	124773
C	131m NW	Electricity Substation	1983	124773
C	131m NW	Electricity Substation	1980	124773
D	132m N	Electricity Substation	1977	124898
D	132m N	Electricity Substation	1989	124898
C	133m NW	Electricity Substation	1988	124773
C	134m NW	Electricity Substation	1994	124773



ID	Location	Land Use	Date	Group ID
G	259m NW	Gas Governor	1985	122657
G	260m NW	Gas Governor	1994	122657
G	264m NW	Gas Governor	1988	120645
J	307m NE	Electricity Substation	1984	125052
J	309m NE	Electricity Substation	1977	119849
J	309m NE	Electricity Substation	1989	119849
N	381m NW	Electricity Substation	1994	117852

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

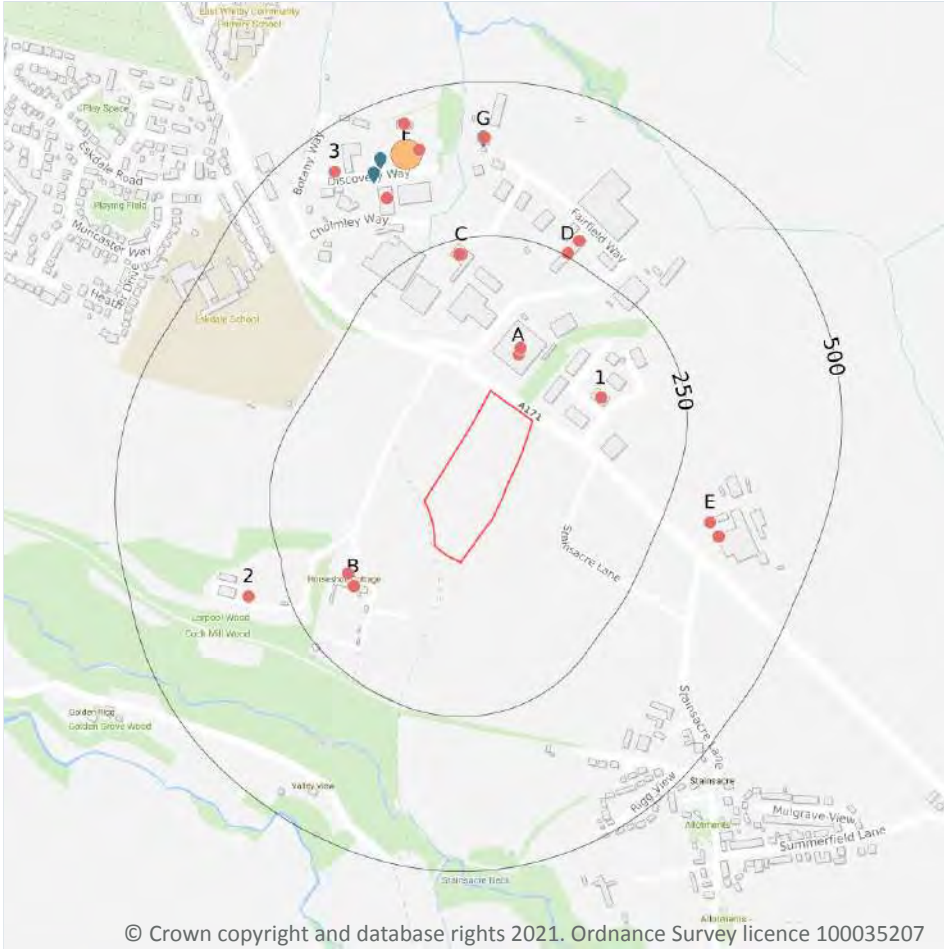
0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m **0**

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m **0**

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m **1**

Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on **page 23**

ID	Location	Address	Further Details	Date
F	380m N	Site Address: Fairfield Way, WHITBY, North Yorkshire, YO22 4PU	Type of Site: Waste Transfer Station Planning application reference: NYM4/33/192/PA Description: Waste transfer stations of 410 sqm and ancillary office of 30 sqm. Construction - block walls; pitched roof; timber framed windows; roller shutter doors; steel frame frame. Detailed plans submitted. Data source: Historic Planning Application Data Type: Point	-

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m **16**

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on **page 23**

ID	Location	Details		
F	397m NW	Site Name: Whitby Highways Depot Site Address: Whitby Depot, Cholmley Way, Whitby, North Yorkshire, YO22 4NQ Correspondence Address: -	Type of Site: Inert & excavation Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BAL138 EPR reference: EA/EPR/UP3596EC/S002 Operator: Balfour Beatty Workplace Ltd Waste Management licence No: 102506 Annual Tonnage: 0	Issue Date: 30/03/2011 Effective Date: - Modified:: - Surrendered Date: Mar 4 2013 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered
G	407m N	Site Name: Fairfield Transfer Station Site Address: Fairfeild Transfer Station, Fairfield Business Park, Whitby, North Yorkshire, YO22 4PU Correspondence Address: Flushing Meadow, Egton, Whitby, North Yorkshire, YO21 1UA	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAR001 EPR reference: - Operator: Marcus Richardson Waste Management Waste Management licence No: 66188 Annual Tonnage: 0	Issue Date: 31/01/2006 Effective Date: - Modified:: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
G	407m N	Site Name: Fairfield Transfer Station Site Address: Fairfeild Transfer Station, Fairfield Way, Whitby, North Yorkshire, YO22 4PU Correspondence Address: Fairfield Transfer Station, Fairfield Way, Whitby, North Yorkshire, YO22 4PU	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAR007 EPR reference: - Operator: Marcus Richardson (Environmental Services) Ltd Waste Management licence No: 66188 Annual Tonnage: 0	Issue Date: 31/01/2006 Effective Date: 24/05/2006 Modified:: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred



ID	Location	Details		
G	407m N	Site Name: Fairfield Transfer Station Site Address: Fairfield Transfer Station, Fairfield Way, Whitby Business Park, Whitby, North Yorkshire, YO22 4PU Correspondence Address: Fairfield Transfer Station, Fairfield Way, Whitby, North Yorkshire, YO22 4PU	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAR006 EPR reference: - Operator: Marcus Richardson (Environmental Services) Ltd Waste Management licence No: 60177 Annual Tonnage: 4999	Issue Date: 01/10/1996 Effective Date: 24/05/2006 Modified:: 30/09/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
G	407m N	Site Name: Whitby Waste Treatment & Transfer Facility Site Address: Whitby Waste Treatment & Transfer Station, Farifield Business Park, Whitby, North Yorkshire, YO22 4PU Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: YOR053 EPR reference: EA/EPR/GP3292SJ/T001 Operator: Yorwaste Ltd Waste Management licence No: 60177 Annual Tonnage: 4999	Issue Date: 01/10/1996 Effective Date: 26/04/2010 Modified:: 26/02/2010 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
G	407m N	Site Name: Whitby Waste Treatment & Transfer Facility Site Address: Land/premises At, Farifield Business Park, Whitby, North Yorkshire, YO22 4PU Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAR007 EPR reference: EA/EPR/AP3096ZL/V003 Operator: Marcus Richardson (Environmental Services) Ltd Waste Management licence No: 66188 Annual Tonnage: 46700	Issue Date: 31/01/2006 Effective Date: 24/05/2006 Modified:: 26/02/2010 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
G	407m N	Site Name: Whitby Waste Treatment & Transfer Facility Site Address: Whitby Waste Treatment & Transfer Station, Farifield Business Park, Whitby, North Yorkshire, YO22 4PU Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: YOR053 EPR reference: EA/EPR/GP3292SJ/T001 Operator: Yorwaste Ltd Waste Management licence No: 60177 Annual Tonnage: 4999	Issue Date: 01/10/1996 Effective Date: 26/04/2010 Modified:: 26/02/2010 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
F	412m NW	Site Name: Whitby Household Waste Recycling Centre Site Address: Cholmley Way, Whitby Industrial Estate, Whitby, North Yorkshire Correspondence Address: County Hall, Racecourse Lane, Northallerton, North Yorkshire, DL7 8AH	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: NYC011 EPR reference: - Operator: North Yorkshire County Council Waste Management licence No: 66111 Annual Tonnage: 0	Issue Date: 31/12/2004 Effective Date: - Modified:: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
F	412m NW	Site Name: Whitby Household Waste Recycling Centre Site Address: Cholmley Way, Whitby Industrial Estate, Whitby, North Yorkshire, YO22 4NJ Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAY117 EPR reference: EA/EPR/GP3392SP/T001 Operator: May Gurney Ltd Waste Management licence No: 66111 Annual Tonnage: 4999	Issue Date: 31/12/2004 Effective Date: 04/06/2010 Modified:: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
F	412m NW	Site Name: Whitby Household Waste Recycling Centre Site Address: Cholmley Way, Whitby Industrial Estate, Whitby, North Yorkshire Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EWC009 EPR reference: FP3196ZH/T002 Operator: Environmental Waste Controls Ltd Waste Management licence No: 66111 Annual Tonnage: 4999	Issue Date: 31/12/2004 Effective Date: 07/08/2007 Modified:: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred



ID	Location	Details		
F	412m NW	Site Name: Whitby Household Waste Recycling Centre Site Address: Cholmley Way, Whitby Industrial Estate, Whitby, North Yorkshire Correspondence Address: Laurel House, Kitling Road, Knowsley Business Park, Prescott, Merseyside, L34 9JA	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EWC009 EPR reference: - Operator: Environmental Waste Controls Limited Waste Management licence No: 66111 Annual Tonnage: 4999	Issue Date: 31/12/2004 Effective Date: 07/08/2007 Modified:: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
F	412m NW	Site Name: Whitby Household Waste Recycling Centre Site Address: Whitby H W R C, Cholmley Way, Whitby Industrial Estate, Whitby, North Yorkshire, YO22 4NJ Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAY117 EPR reference: EA/EPR/GP3392SP/V002 Operator: Kier M G Limited Waste Management licence No: 66111 Annual Tonnage: 4999	Issue Date: 31/12/2004 Effective Date: 04/06/2010 Modified:: 18/10/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
F	412m NW	Site Name: Whitby Household Waste Recycling Centre Site Address: Whitby H W R C, Cholmley Way, Whitby Industrial Estate, Whitby, North Yorkshire, YO22 4NJ Correspondence Address: -	Type of Site: 75kte Non-hazardous & hazardous HWA Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAY117 EPR reference: EA/EPR/GP3392SP/V003 Operator: Kier M G Limited Waste Management licence No: 66111 Annual Tonnage: 74999	Issue Date: 31/12/2004 Effective Date: 04/06/2010 Modified:: 08/09/2015 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
F	412m NW	Site Name: Whitby Household Waste Recycling Centre Site Address: Whitby H W R C, Cholmley Way, Whitby Industrial Estate, Whitby, North Yorkshire, YO22 4NJ Correspondence Address: -	Type of Site: 75kte Non-hazardous & hazardous HWA Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MAY117 EPR reference: EA/EPR/GP3392SP/V004 Operator: Kier Integrated Services Limited Waste Management licence No: 66111 Annual Tonnage: 74999	Issue Date: 31/12/2004 Effective Date: 04/06/2010 Modified:: 04/03/2016 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
F	412m NW	Site Name: Whitby H W R C Site Address: Whitby H W R C, Discovery Way, Whitby Industrial Estate, Whitby, North Yorkshire, YO22 4PZ Correspondence Address: -	Type of Site: 75kte Non-hazardous & hazardous HWA Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: YOR008 EPR reference: EA/EPR/EB3906XH/V002 Operator: Yorwaste Limited Waste Management licence No: 66111 Annual Tonnage: 74999	Issue Date: 31/12/2004 Effective Date: 01/04/2017 Modified:: 05/12/2018 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
F	412m NW	Site Name: Whitby H W R C Site Address: Whitby H W R C, Discovery Way, Whitby Industrial Estate, Whitby, North Yorkshire, YO22 4PZ Correspondence Address: -	Type of Site: 75kte Non-hazardous & hazardous HWA Site Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: YOR008 EPR reference: EA/EPR/EB3906XH/V002 Operator: Yorwaste Limited Waste Management licence No: 66111 Annual Tonnage: 74999	Issue Date: 31/12/2004 Effective Date: 01/04/2017 Modified:: 05/12/2018 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m	69
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Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 23**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	72m NE	Supreme Plastics/Zippak UK Ltd Stainsacre Lane WHITBY North Yorkshire YO22 4PT	EPR/JF0102BJ/ A001	Treating waste exemption	Non- Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
A	84m NE	STAINSACRE LANE, WHITBY, YO22 4PT	WEX217162	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	84m NE	STAINSACRE LANE, WHITBY, YO22 4PT	WEX109624	Storing waste exemption	Not on a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
1	115m E	Whitby STW, Stainsacre Lane (Track Off), Whitby, YO22 4NH	WEX233123	Treating waste exemption	Not on a farm	Recovery of waste at a waste water treatment works
B	148m SW	BROOMFIELD FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX160071	Disposing of waste exemption	Not on a Farm	Burning waste in the open
B	148m SW	BROOMFIELD FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX160071	Treating waste exemption	Not on a Farm	Aerobic composting and associated prior treatment
B	148m SW	BROOMFIELD FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX163409	Using waste exemption	Not on a Farm	Use of waste in construction
B	148m W	Whitby Wildlife Sanctuary, Stainsacre Lane, Whitby, YO22 4NW	WEX234684	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment
C	225m N	STAINSACRE LANE INDUSTRIAL ESTATE, FAIRFIELD WAY, WHITBY, YO22 4PU	WEX128273	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
C	226m N	20 Fairfield Way WHITBY North Yorkshire YO22 4PU	EPR/KF0102G M/A001	Using waste exemption	Non-Agricultural Waste Only	Burning of waste as a fuel in a small appliance
D	254m NE	The Compound, Coverdale Scaffolding, Fairfield Way, Stainsacre Lane Industrial Estate, Whitby, YO22 4PU	WEX000425	Disposing of waste exemption	Not on a farm	Burning waste in the open
D	280m NE	Coverdale Scaffolding, The Compound, Fairfield Way, Stainsacre Lane Industrial Estate, Whitby, YO22 4PU	WEX164596	Disposing of waste exemption	Not on a Farm	Burning waste in the open
2	312m W	Whitby STW YO22 4HS	EPR/JE5388YP /A001	Treating waste exemption	Non-Agricultural Waste Only	Recovery of waste at a waste water treatment works
E	324m E	Russell Hall Farm Stainsacre Lane WHITBY North Yorkshire YO22 4NW	EPR/UF0435KT /A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from dredging of inland waters



ID	Location	Site	Reference	Category	Sub-Category	Description
E	324m E	Russell Hall Farm Stainsacre Lane WHITBY North Yorkshire YO22 4NW	EPR/UF0435KT /A001	Disposing of waste exemption	Both agricultural and non- agricultural waste	Burning waste in the open
E	324m E	Russell Hall Farm Stainsacre Lane WHITBY North Yorkshire YO22 4NW	EPR/UF0435KT /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Cleaning, washing, spraying or coating relevant waste
E	324m E	Russell Hall Farm Stainsacre Lane WHITBY North Yorkshire YO22 4NW	EPR/UF0435KT /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Crushing and emptying waste vehicle oil filters
E	324m E	Russell Hall Farm Stainsacre Lane WHITBY North Yorkshire YO22 4NW	EPR/UF0435KT /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Treatment of non-hazardous pesticide washings by carbon filtration for disposal
E	324m E	Russell Hall Farm Stainsacre Lane WHITBY North Yorkshire YO22 4NW	EPR/UF0435KT /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Preparatory treatments (baling, sorting, shredding etc)
E	324m E	Russell Hall Farm Stainsacre Lane WHITBY North Yorkshire YO22 4NW	EPR/UF0435KT /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	324m E	Russell Hall Farm Stainsacre Lane WHITBY North Yorkshire YO22 4NW	EPR/UF0435KT /A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste in construction
E	324m E	Russell Hall Farm Stainsacre Lane WHITBY North Yorkshire YO22 4NW	EPR/UF0435KT /A001	Using waste exemption	Both agricultural and non- agricultural waste	Spreading waste on agricultural land to confer benefit
E	324m E	Russell Hall Farm Stainsacre Lane WHITBY North Yorkshire YO22 4NW	EPR/UF0435KT /A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of mulch



ID	Location	Site	Reference	Category	Sub-Category	Description
E	324m E	Russell Hall Farm Stainsacre Lane WHITBY North Yorkshire YO22 4NW	EPR/UF0435KT /A001	Using waste exemption	Both agricultural and non- agricultural waste	Spreading of plant matter to confer benefit
E	324m E	Russell Hall Farm Stainsacre Lane WHITBY North Yorkshire YO22 4NW	EPR/UF0435KT /A001	Using waste exemption	Both agricultural and non- agricultural waste	Incorporation of ash into soil
E	324m E	Russell Hall Farm Stainsacre Lane WHITBY North Yorkshire YO22 4NW	EPR/UF0435KT /A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of baled end-of-life tyres in construction
E	324m E	Russell Hall Farm Stainsacre Lane WHITBY North Yorkshire YO22 4NW	EPR/UF0435KT /A001	Using waste exemption	Both agricultural and non- agricultural waste	Burning of waste as a fuel in a small appliance
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX206248	Disposing of waste exemption	On a Farm	Burning waste in the open
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX206248	Disposing of waste exemption	On a Farm	Deposit of waste from dredging of inland waters
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX206248	Treating waste exemption	On a Farm	Treatment of non-hazardous pesticide washings by carbon filtration for disposal
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX206248	Treating waste exemption	On a Farm	Crushing and emptying waste vehicle oil filters
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX206248	Treating waste exemption	On a Farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX206248	Treating waste exemption	On a Farm	Preparatory treatments (baling, sorting, shredding etc)
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX206248	Treating waste exemption	On a Farm	Cleaning, washing, spraying or coating relevant waste



ID	Location	Site	Reference	Category	Sub-Category	Description
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX206248	Using waste exemption	On a Farm	Incorporation of ash into soil
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX206248	Using waste exemption	On a Farm	Spreading of plant matter to confer benefit
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX206248	Using waste exemption	On a Farm	Use of mulch
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX206248	Using waste exemption	On a Farm	Spreading waste on agricultural land to confer benefit
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX206248	Using waste exemption	On a Farm	Use of waste derived biodiesel as fuel
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX206248	Using waste exemption	On a Farm	Burning of waste as a fuel in a small appliance
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX206248	Using waste exemption	On a Farm	Use of baled end-of-life tyres in construction
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX206248	Using waste exemption	On a Farm	Use of waste in construction
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056711	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056687	Disposing of waste exemption	On a farm	Burning waste in the open
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056687	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056711	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056711	Treating waste exemption	On a farm	Crushing and emptying waste vehicle oil filters



ID	Location	Site	Reference	Category	Sub-Category	Description
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056711	Treating waste exemption	On a farm	Treatment of non-hazardous pesticide washings by carbon filtration for disposal
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056687	Treating waste exemption	On a farm	Preparatory treatments (baling, sorting, shredding etc)
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056711	Treating waste exemption	On a farm	Preparatory treatments (baling, sorting, shredding etc)
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056711	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056687	Using waste exemption	On a farm	Use of waste in construction
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056687	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056687	Using waste exemption	On a farm	Use of mulch
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056687	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056687	Using waste exemption	On a farm	Incorporation of ash into soil
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056687	Using waste exemption	On a farm	Use of baled end-of-life tyres in construction
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056687	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
E	346m E	RUSSELL HALL FARM, STAINSACRE LANE, WHITBY, YO22 4NW	WEX056687	Using waste exemption	On a farm	Use of waste derived biodiesel as fuel
F	352m NW	Whitby Highways Depot, Cholmley Road, Whitby, YO22 4NQ	WEX118809	Storing waste exemption	Not on a farm	Storage of waste in secure containers

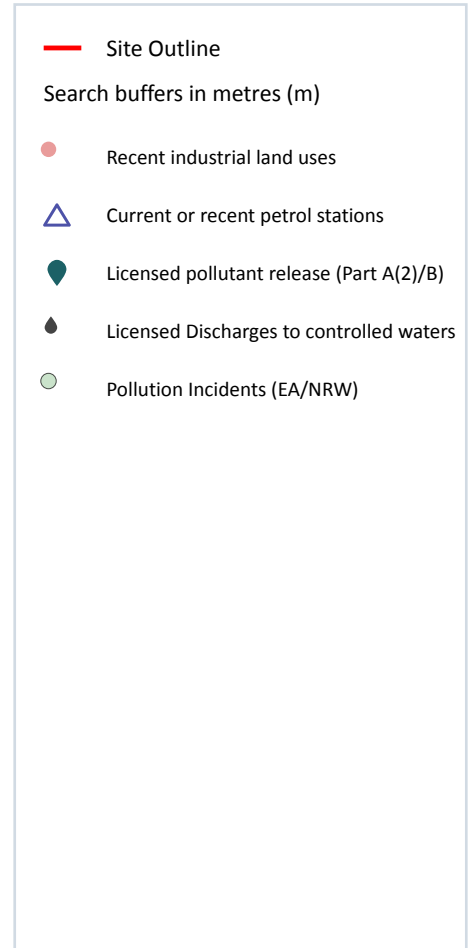
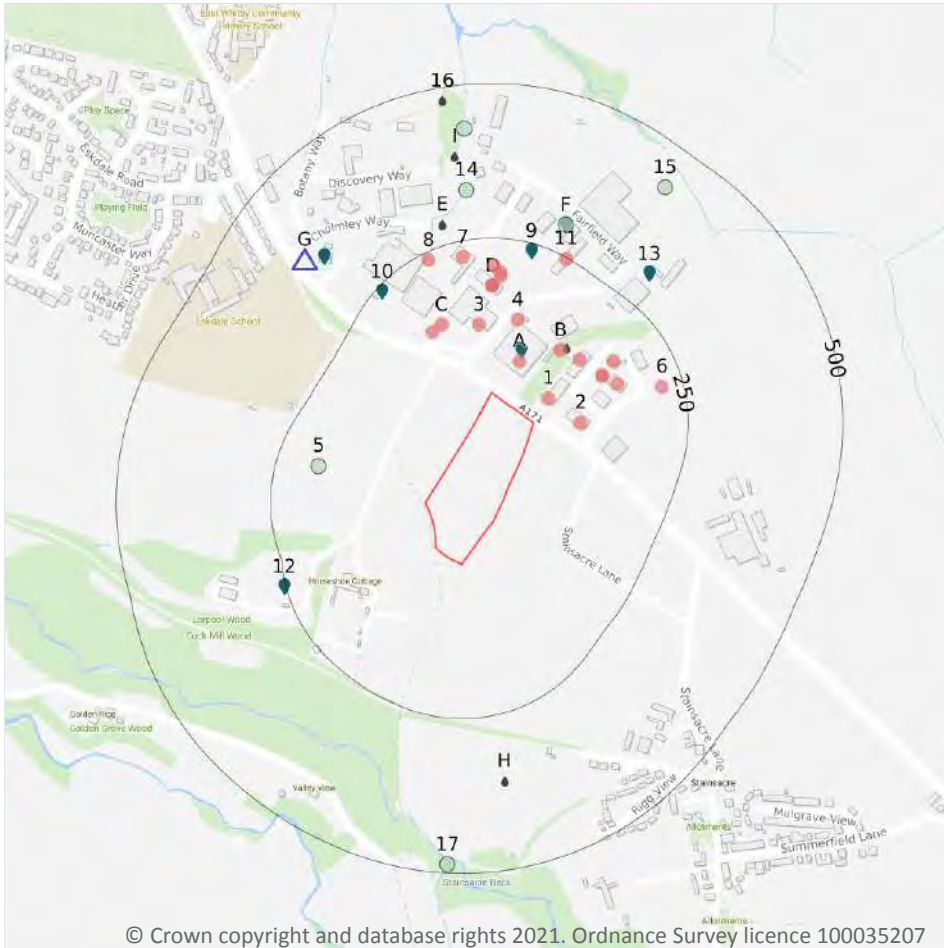


ID	Location	Site	Reference	Category	Sub-Category	Description
F	352m NW	Whitby Highways Depot, Cholmley Road, Whitby, YO22 4NQ	WEX118809	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	354m NW	Whitby Depot Cholmley Way Whitby North Yorkshire YO22 4NQ	EPR/NF0904MT/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
F	354m NW	Whitby Depot Cholmley Way Whitby North Yorkshire YO22 4NQ	EPR/NF0904MT/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
F	406m N	Whitby HWRC Cholmley Way Whitby YO22 4NJ	EPR/FF0604TS/A001	Treating waste exemption	Non-Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
G	408m N	MOUNT VIEW, STANDARD WAY BUSINESS PARK, NORTHALLERTON, DL6 2YD	WEX091810	Storing waste exemption	Not on a farm	Storage of waste in a secure place
3	435m NW	Whitby Depot Cholmley Way Whitby North Yorkshire YO22 4NQ	EPR/FF0530DL/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
F	452m N	Yorwaste Ltd, Whitby HWRC, Discovery Way, Whitby, YO22 4PZ	WEX240848	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	453m N	Whitby Depot Cholmley Way Whitby North Yorkshire YO22 4NQ	EPR/EE5052CP/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in secure containers
F	453m N	Whitby Depot Cholmley Way Whitby North Yorkshire YO22 4NQ	EPR/EE5052CP/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place

This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



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4.1 Recent industrial land uses

Records within 250m

23

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 36**

ID	Location	Company	Address	Activity	Category
1	46m NE	Gibsons Cabinet Makers	5a, Enterprise Way, Whitby, North Yorkshire, YO22 4NH	Furniture	Consumer Products
A	68m NE	Supreme Plastics Ltd	Stainsacre Lane, Whitby, North Yorkshire, YO22 4PT	Packaging	Industrial Products

ID	Location	Company	Address	Activity	Category
2	76m E	Whitby Tyre & Exhaust Centre	Unit 3a, Enterprise Way, Whitby, North Yorkshire, YO22 4NH	Vehicle Parts and Accessories	Motoring
3	112m N	Tank	North Yorkshire, YO22	Tanks (Generic)	Industrial Features
B	121m NE	Whitby Industrial Estate	North Yorkshire, YO22	Business Parks and Industrial Estates	Industrial Features
4	125m N	Electricity Sub Station	North Yorkshire, YO22	Electrical Features	Infrastructure and Facilities
B	127m NE	Universal Garage	7b, Enterprise Way, Whitby, North Yorkshire, YO22 4NH	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	135m NE	Renault Servicing Centres	7b, Whitby Business Park, Universal Garage, Enterprise Way, Whitby, North Yorkshire, YO22 4NH	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	135m NE	Universal Garage	7b, Whitby Business Park, Enterprise Way, Whitby, North Yorkshire, YO22 4NH	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	136m NW	Mast (Telecommunication)	North Yorkshire, YO22	Telecommunications Features	Infrastructure and Facilities
C	137m NW	Electricity Sub Station	North Yorkshire, YO22	Electrical Features	Infrastructure and Facilities
B	149m NE	Harrisons Garage - Ford	6, Enterprise Way, Whitby, North Yorkshire, YO22 4NH	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	163m NE	Rose Engineering	Unit 9 Enterprise Way, Whitby, North Yorkshire, YO22 4NH	Industrial Engineers	Engineering Services
D	173m N	Lockers Fish	Unit 2 Stainsacre Lane Industrial Estate, Fairfield Way, Whitby, North Yorkshire, YO22 4PU	Fish, Meat and Poultry Products	Foodstuffs
D	173m N	L W Shellfish	Unit 2 Stainsacre Lane Industrial Estate, Fairfield Way, Whitby, North Yorkshire, YO22 4PU	Fish, Meat and Poultry Products	Foodstuffs
D	173m N	Lockers Trawlers	Unit 2 Stainsacre Lane Industrial Estate, Fairfield Way, Whitby, North Yorkshire, YO22 4PU	Fish and Shellfish	Farming
D	189m N	Tank	North Yorkshire, YO22	Tanks (Generic)	Industrial Features
D	195m N	Tank	North Yorkshire, YO22	Tanks (Generic)	Industrial Features
D	206m N	Tank	North Yorkshire, YO22	Tanks (Generic)	Industrial Features



ID	Location	Company	Address	Activity	Category
6	215m E	Electricity Sub Station	North Yorkshire, YO22	Electrical Features	Infrastructure and Facilities
7	224m N	Mark Asplin Whiteley Ltd	Whitby Business Park, 20 Fairfield Way, Whitby, North Yorkshire, YO22 4PU	Furniture	Consumer Products
8	237m NW	Pumping Station	North Yorkshire, YO22	Water Pumping Stations	Industrial Features
11	248m NE	Whitby Salvage	Stainsacre Lane Industrial Estate, Fairfield Way, Whitby, North Yorkshire, YO22 4PU	Scrap Metal Merchants	Recycling Services

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 36**

ID	Location	Company	Address	LPG	Status
G	371m NW	SAINSBURYS	Stainsacre Lane, Stainsacre, Whitby, North Yorkshire, YO22 4NL	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.



4.5 Sites determined as Contaminated Land

Records within 500m	0
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Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0
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Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0
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Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0
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Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0
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Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

7

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 36**

ID	Location	Address	Details	
A	83m NE	Supreme Plastics Ltd, Stainsacre Lane, Whitby, YO22 4PT	Process: Printing Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
9	237m N	SPCUK, Europower Site, Stainsacre Lane, Whitby, YO22 4PU	Process: Rubber Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
10	240m NW	Euro Power Hydraulics Ltd, Stainsacre Lane, Whitby, YO22 4NL	Process: Rubber Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
12	253m W	S B Woodworking Ltd, Stainsacre Works, Whitby, YO22 4NN	Process: Timber Manufacture Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
F	296m NE	Yorwaste Ltd, Fairfield Transfer Station, Fairfield Way, Whitby, YO22 4PU	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified



ID	Location	Address	Details	
13	304m NE	Cemex UK Materials Ltd, Fairfield Way, Stainsacre Industrial Estate, Whitby, YO22 4PU	Process: Use of Bulk Cement Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
G	349m NW	Sainsbury's Supermarkets Petrol Station, Stainsacre Lane, Whitby, YO22 4PU	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0
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Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m	10
----------------------------	-----------

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 36**

ID	Location	Address	Details	
B	128m NE	OIL DEPOT, ESKDALE INDUSTRIAL EST, WHITBY	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE (CONTAM SURFACE WATER, NOT WASTE SIT Permit Number: C5261 Permit Version: 1 Receiving Water: TRIB OF SPITAL BECK	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 05/10/1988 Effective Date: 05/10/1988 Revocation Date: 09/12/1997
E	283m N	FACTORY, STAINSACRE LANE, STAINSACRE, WHITBY, NORTH YORKSHIRE	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: 3582 Permit Version: 1 Receiving Water: TRIB. OF SPITAL BECK	Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: 06/11/1981 Effective Date: 06/11/1981 Revocation Date: 29/11/2000



ID	Location	Address	Details	
E	283m N	FACTORY, STAINSACRE LANE, STAINSACRE, WHITBY, NORTH YORKSHIRE	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: 3582 Permit Version: 2 Receiving Water: TRIB. OF SPITAL BECK	Status: REVOKED - UNSPECIFIED Issue date: 06/11/1981 Effective Date: 30/11/2000 Revocation Date: 17/09/2010
H	357m S	STAINSACRE WPC WORKS, STAINSACRE, WHITBY	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 1570 Permit Version: 1 Receiving Water: -	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 05/02/1981 Effective Date: 05/02/1981 Revocation Date: 21/05/1993
H	357m S	STAINSACRE WPC WORKS, STAINSACRE, WHITBY	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 425 Permit Version: 1 Receiving Water: STAINSACRE BECK	Status: REVOKED - UNSPECIFIED Issue date: 27/07/1955 Effective Date: 27/07/1955 Revocation Date: 06/09/1993
I	386m N	STAINSACRE INDUSTRIAL ESTATE, WHITBY	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 27/29/0056 Permit Version: 1 Receiving Water: SPITAL BECK	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 27/03/2001 Effective Date: 27/03/2001 Revocation Date: 07/02/2002
I	386m N	STAINSACRE INDUSTRIAL ESTATE, WHITBY	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 27/29/0056 Permit Version: 1 Receiving Water: SPITAL BECK	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 27/03/2001 Effective Date: 27/03/2001 Revocation Date: 07/02/2002
I	386m N	STAINSACRE INDUSTRIAL ESTATE, WHITBY	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 27/29/0056 Permit Version: 2 Receiving Water: SPITAL BECK	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 08/02/2002 Effective Date: 08/02/2002 Revocation Date: -
I	386m N	STAINSACRE INDUSTRIAL ESTATE, WHITBY	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 27/29/0056 Permit Version: 2 Receiving Water: SPITAL BECK	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 08/02/2002 Effective Date: 08/02/2002 Revocation Date: -



ID	Location	Address	Details	
16	478m N	PIONEER CONCRETE LTD, STAINSACRE IN, DUSTRIAL ESTATE WHITBY N.YORKS, HIRE.	Effluent Type: TRADE DISCHARGES - UNSPECIFIED Permit Number: 3440 Permit Version: 1 Receiving Water: -	Status: REVOKED - UNSPECIFIED Issue date: 18/03/1980 Effective Date: 18/03/1980 Revocation Date: 25/05/1993

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0
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Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m	0
----------------------------	----------

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m	0
----------------------------	----------

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m	0
----------------------------	----------

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m

6

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on **page 36**

ID	Location	Details	
5	182m W	Incident Date: 03/03/2003 Incident Identification: 140754 Pollutant: Sewage Materials Pollutant Description: Final Effluent	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
F	297m NE	Incident Date: 27/09/2001 Incident Identification: 33254 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
14	330m N	Incident Date: 20/05/2003 Incident Identification: 159624 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Food and Drink	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
I	429m N	Incident Date: 28/05/2003 Incident Identification: 161266 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
15	433m NE	Incident Date: 10/08/2001 Incident Identification: 23454 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
17	486m S	Incident Date: 16/09/2002 Incident Identification: 108448 Pollutant: Oils and Fuel Pollutant Description: Lubricating Oils	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year



available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory radioactive waste

Records within 500m

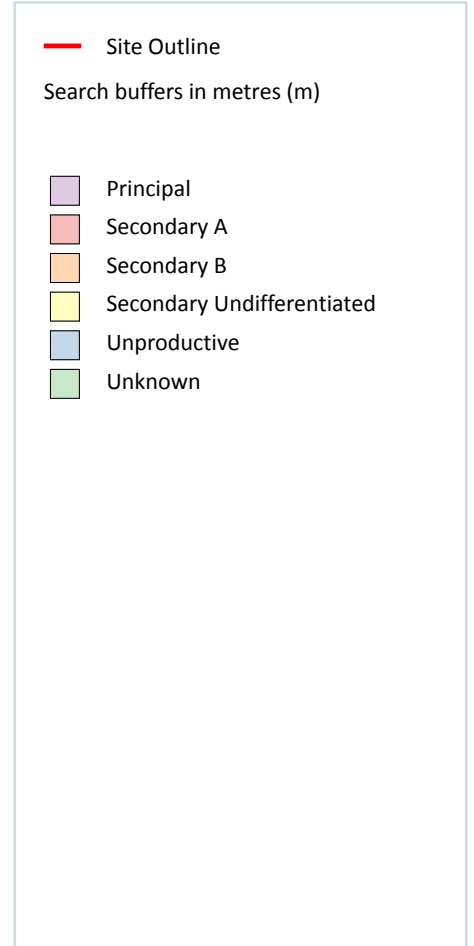
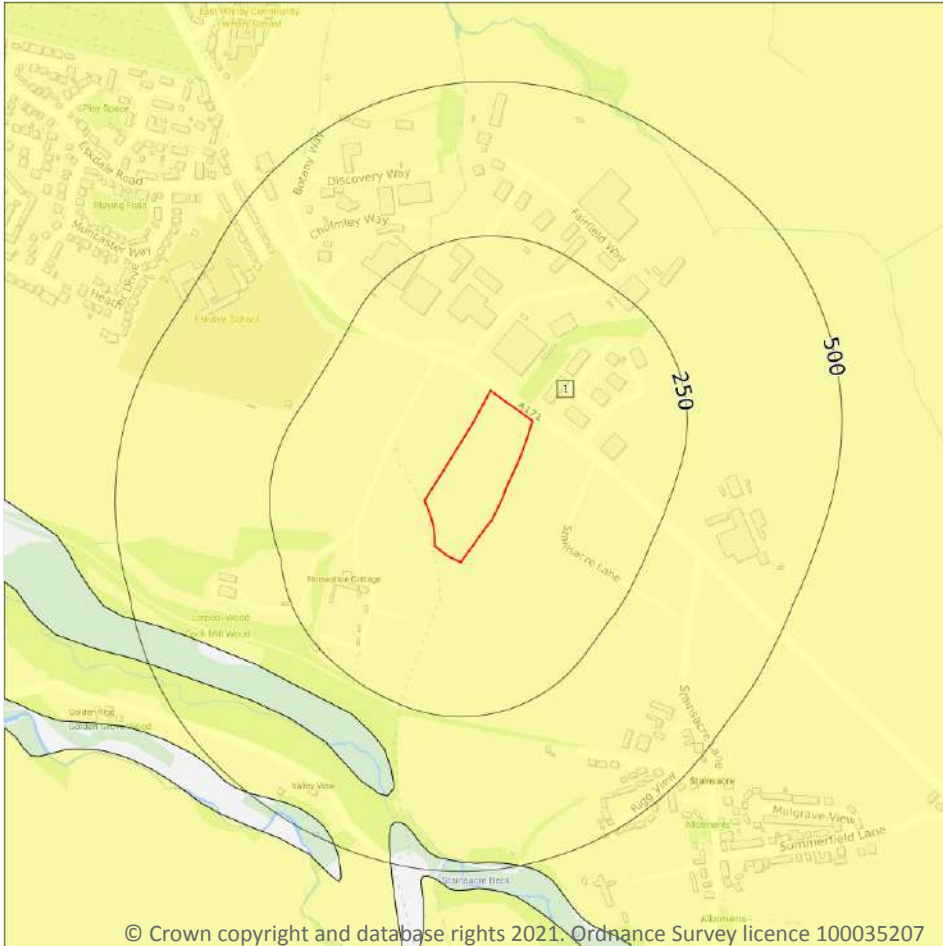
0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m

1

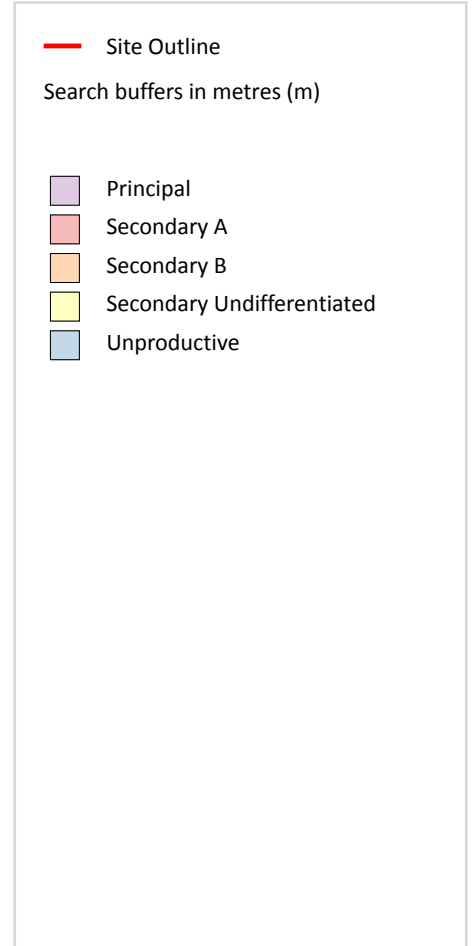
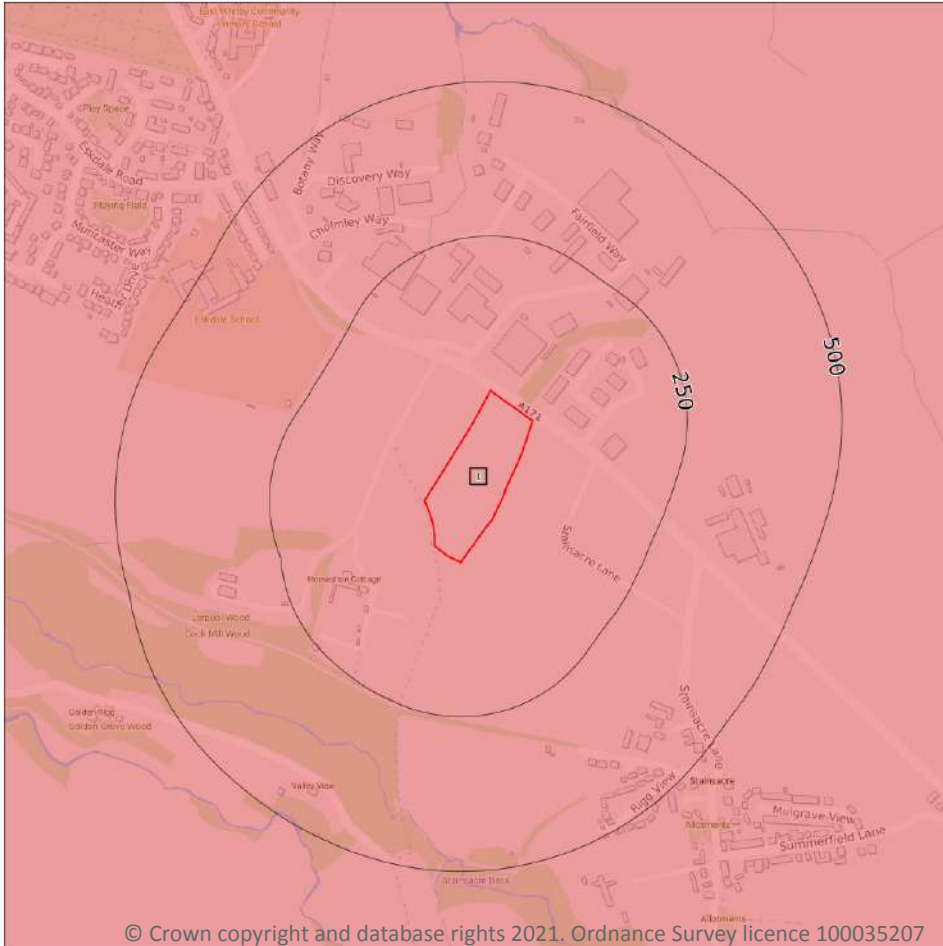
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 46**

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m

1

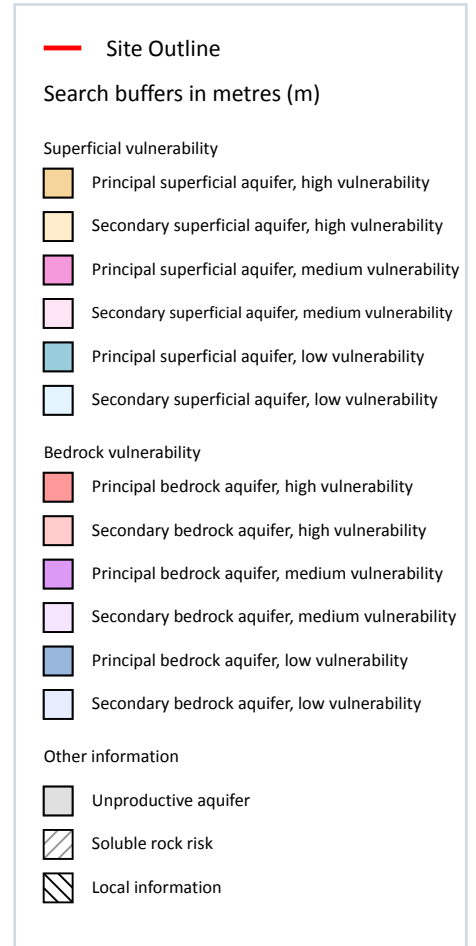
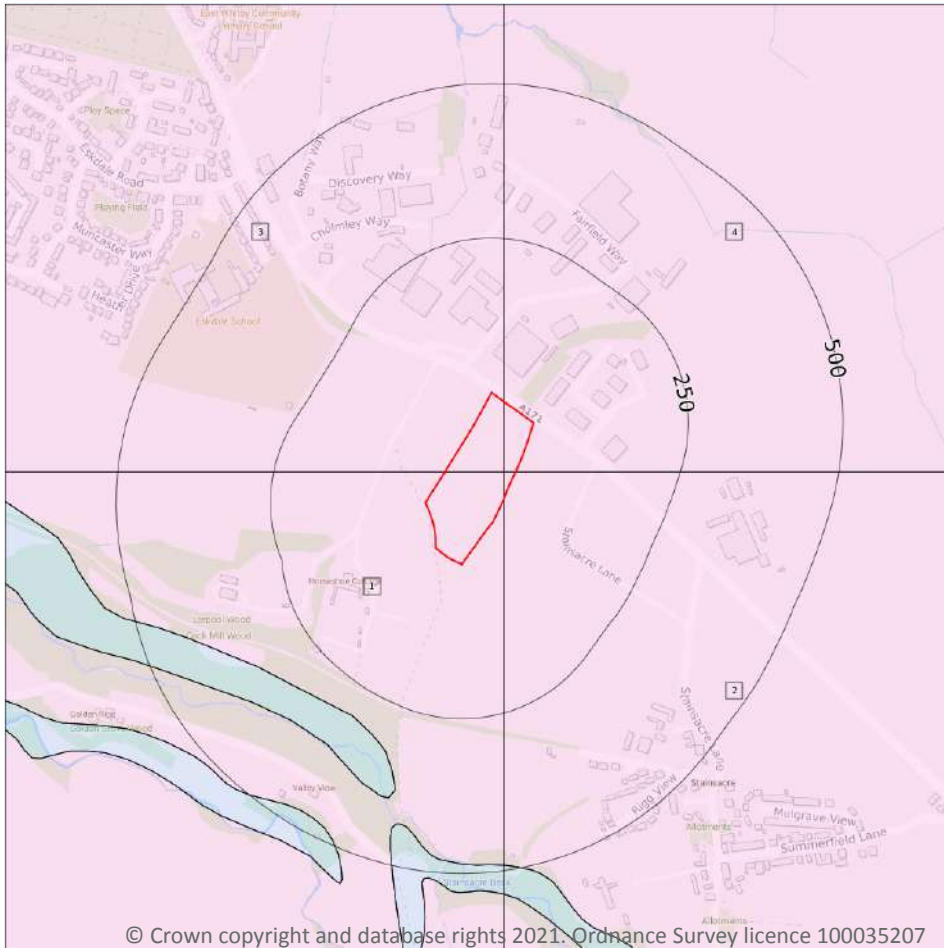
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 47](#)

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

4

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 48**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Mixed
2	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Mixed
3	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: <90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Mixed
4	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40- 70% Dilution value: <300mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Mixed

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site

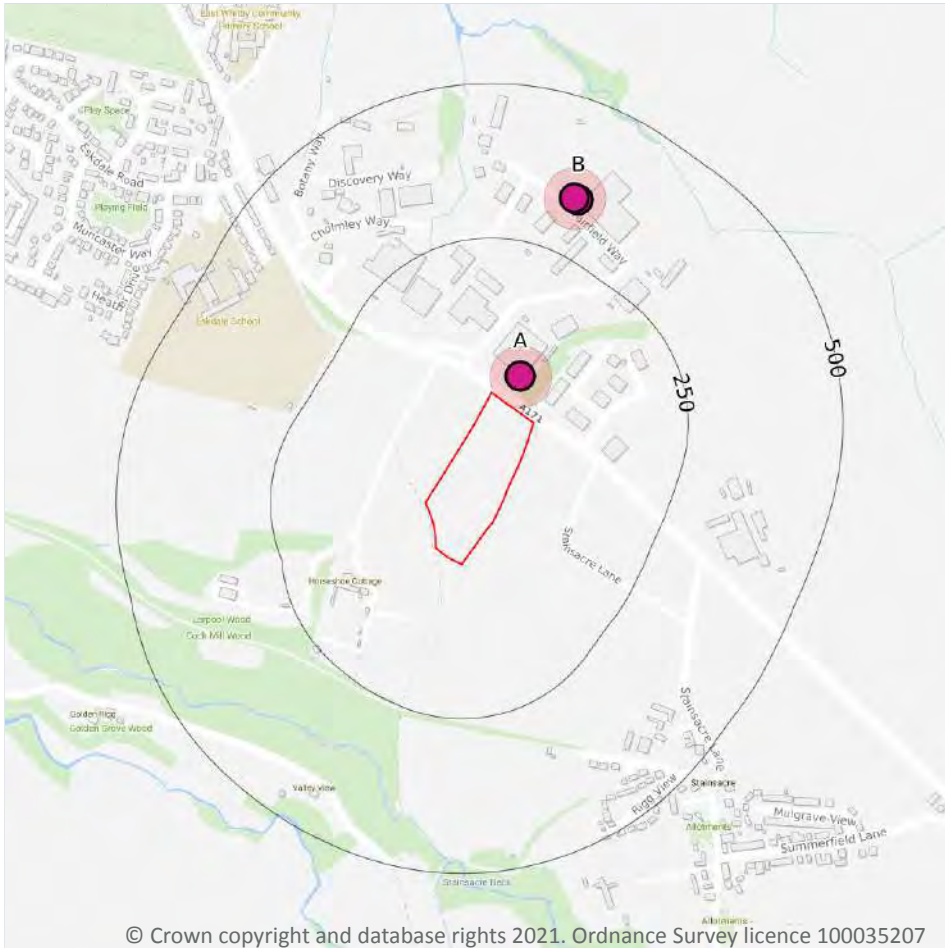
0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

This data is sourced from the British Geological Survey and the Environment Agency.



Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m

5

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 50**

ID	Location	Details	
A	49m NE	Status: Active Licence No: NE/027/0029/005 Details: Process Water Direct Source: GROUNDWATERS Point: BOREHOLE-RAVENSCAR SANDSTONE GROUP - ZIP PAC Data Type: Point Name: ITW Ltd Easting: 491026 Northing: 509155	Annual Volume (m ³): 93,600 Max Daily Volume (m ³): 360 Original Application No: - Original Start Date: 19/01/2018 Expiry Date: 31/03/2026 Issue No: 1 Version Start Date: 19/01/2018 Version End Date: -
A	49m NE	Status: Active Licence No: NE/027/0029/005 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: GROUNDWATERS Point: BOREHOLE-RAVENSCAR SANDSTONE GROUP - ZIP PAC Data Type: Point Name: ITW Ltd Easting: 491026 Northing: 509155	Annual Volume (m ³): 93,600 Max Daily Volume (m ³): 360 Original Application No: - Original Start Date: 19/01/2018 Expiry Date: 31/03/2026 Issue No: 1 Version Start Date: 19/01/2018 Version End Date: -
B	342m NE	Status: Historical Licence No: 2/27/29/153 Details: General Washing/Process Washing Direct Source: GROUNDWATERS Point: BOREHOLE - RAVENSCAR GROUP - SCRABOROUGH DISTRICT Data Type: Point Name: WHITBY SEAFOODS LTD Easting: 491120 Northing: 509440	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 04/12/2000 Expiry Date: - Issue No: 2 Version Start Date: 28/03/2002 Version End Date: -
B	342m NE	Status: Historical Licence No: 2/27/29/153 Details: General Washing/Process Washing Direct Source: GROUNDWATERS Point: BOREHOLE - RAVENSCAR GROUP - SCRABOROUGH Data Type: Point Name: WHITBY SEAFOODS LTD Easting: 491120 Northing: 509440	Annual Volume (m ³): 30000 Max Daily Volume (m ³): 188 Original Application No: - Original Start Date: 04/12/2000 Expiry Date: - Issue No: 2 Version Start Date: 28/03/2002 Version End Date: -



ID	Location	Details	
B	342m NE	Status: Active Licence No: 2/27/29/153 Details: General Washing/Process Washing Direct Source: GROUNDWATERS Point: BOREHOLE, RAVENSCAR GROUP, WHITBY Data Type: Point Name: WHITBY SEAFOODS LTD Easting: 491113 Northing: 509443	Annual Volume (m ³): 40,000 Max Daily Volume (m ³): 250 Original Application No: - Original Start Date: 04/12/2000 Expiry Date: - Issue No: 4 Version Start Date: 08/06/2012 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m	0
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Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	1
-----------------------------	----------

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 50**

ID	Location	Details	
A	49m NE	Status: Active Licence No: NE/027/0029/005 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: GROUNDWATERS Point: BOREHOLE-RAVENSCAR SANDSTONE GROUP - ZIP PAC Data Type: Point Name: ITW Ltd Easting: 491026 Northing: 509155	Annual Volume (m ³): 93,600 Max Daily Volume (m ³): 360 Original Application No: - Original Start Date: 19/01/2018 Expiry Date: 31/03/2026 Issue No: 1 Version Start Date: 19/01/2018 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m

2

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on **page 50**

ID	Location	Type	Description
A	On site	1	Inner catchment
B	292m NE	1	Inner catchment

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

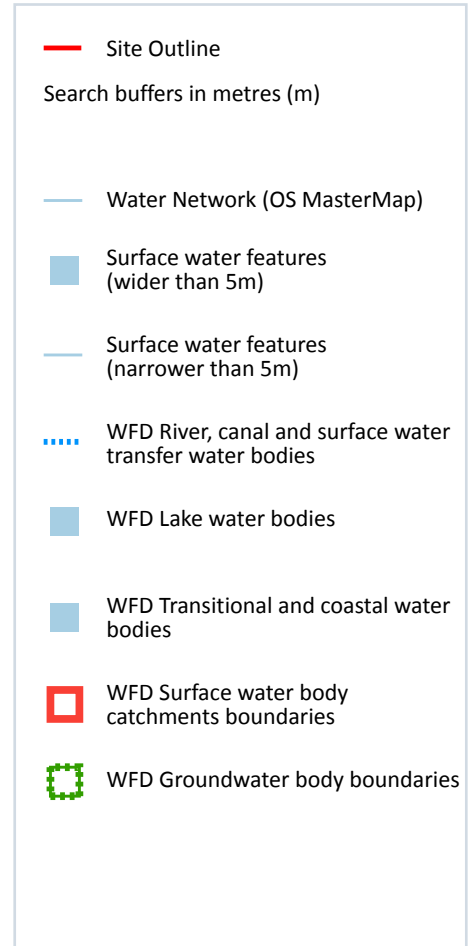
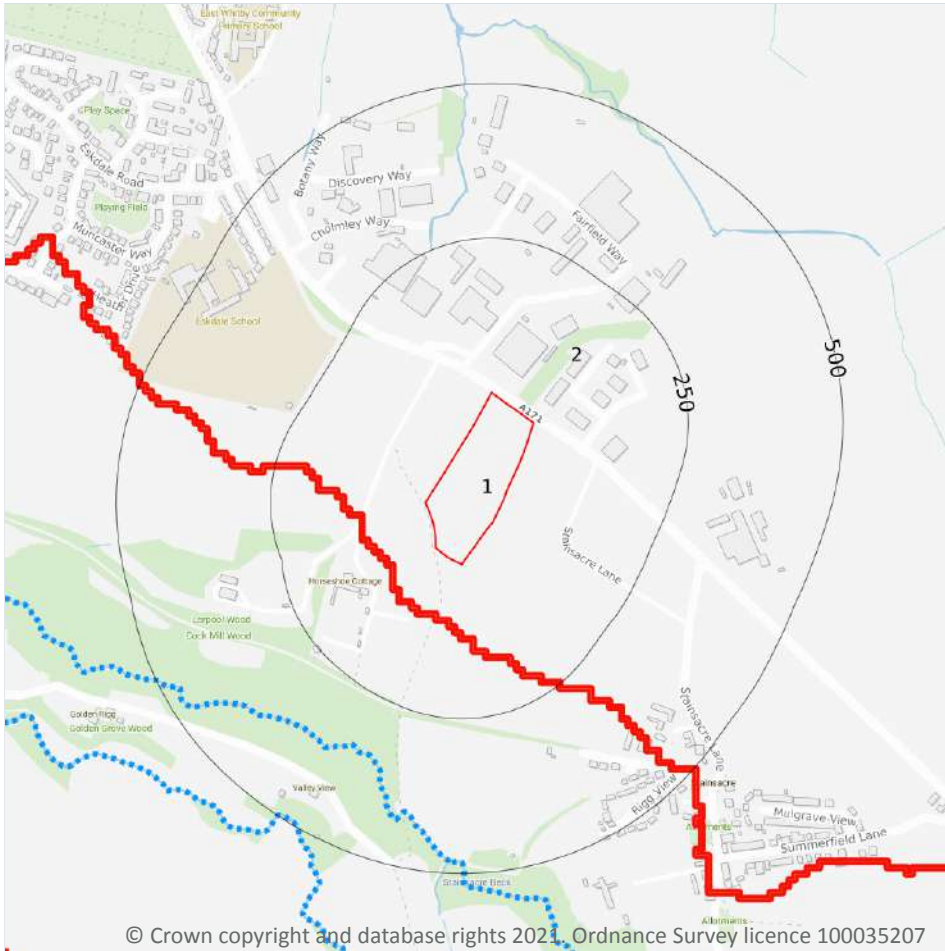
Records within 500m

0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology



6.1 Water Network (OS MasterMap)

Records within 250m

0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1
------------------------	----------

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 54**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	On site	Coastal Catchment	Not part of a river WB catchment	11	Esk	Esk and Coast

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	0
---------------------------	----------

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 54**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
1	On site	Esk & Yorkshire Coast Ravenscar	<u>GB40402G702300</u>	Good	Good	Good	2015



This data is sourced from the Environment Agency and Natural Resources Wales.



7 River and coastal flooding

7.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m

0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.



7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

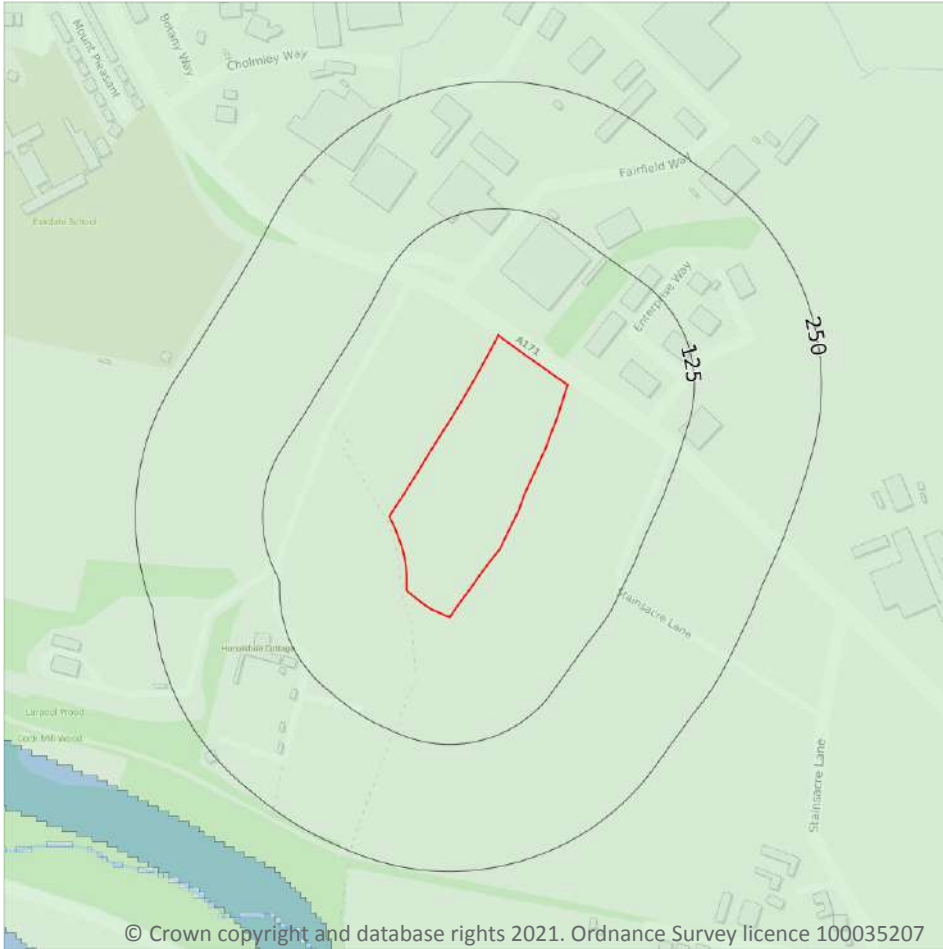
Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

Low

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 61**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



— Site Outline

Search buffers in metres (m)

- Sites of Special Scientific Interest (SSSI)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on **page 62**

ID	Location	Name	Data source
-	1801m N	Whitby-Saltwick	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m

0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.6 Local Nature Reserves (LNR)

Records within 2000m

0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

3

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on **page 62**

ID	Location	Name	Woodland Type
1	269m SW	Larpool/cockmill Woods	Ancient & Semi-Natural Woodland
2	940m S	Rigg Mill Wood	Ancient & Semi-Natural Woodland
3	1105m SW	Topping Hill Woods	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.9 Forest Parks

Records within 2000m	0
-----------------------------	----------

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0
-----------------------------	----------

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m	0
-----------------------------	----------

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0
-----------------------------	----------

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0
-----------------------------	----------

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

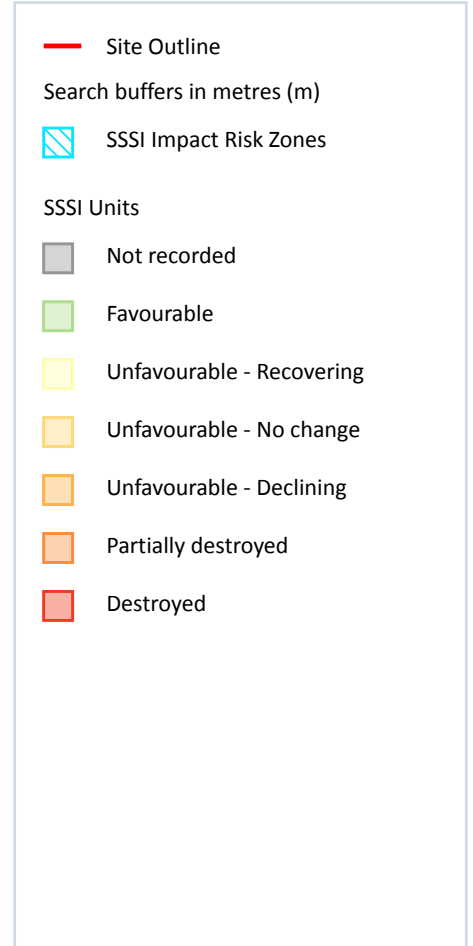
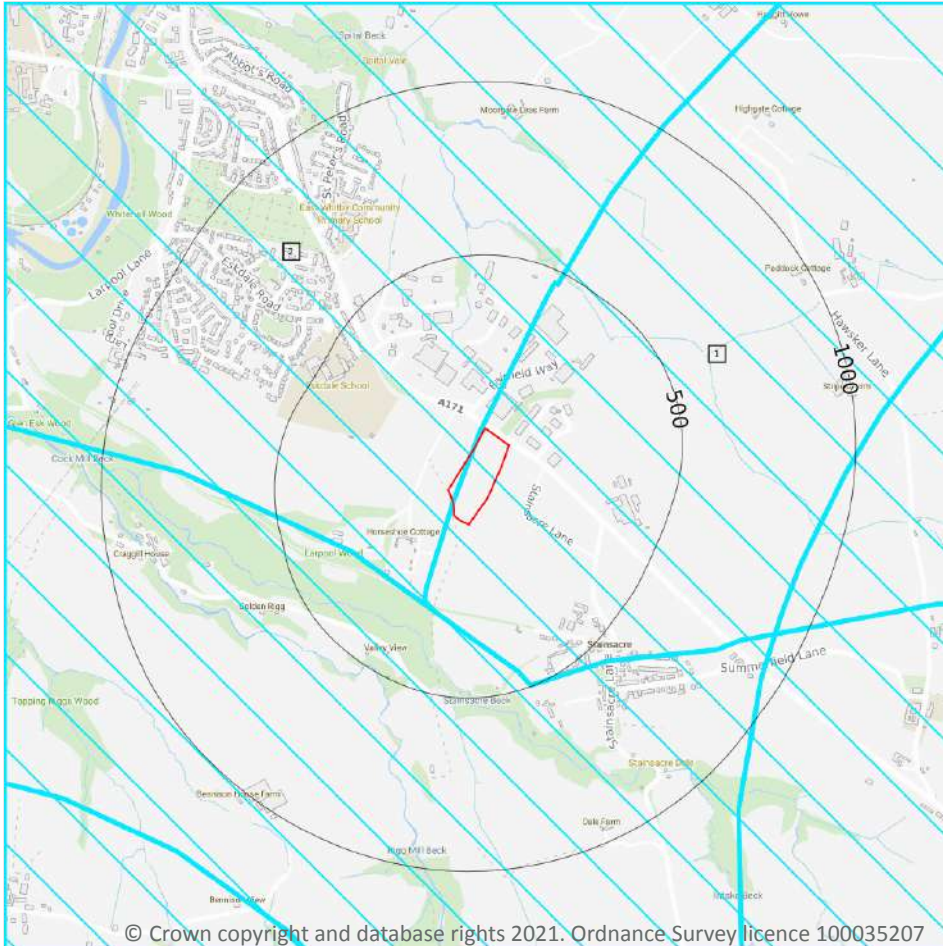
0

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site

2

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 67**

ID	Location	Type of developments requiring consultation
1	On site	<p>Infrastructure - Airports, helipads and other aviation proposals.</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.</p> <p>Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t)</p> <p>Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion</p>
2	On site	<p>Infrastructure - Airports, helipads and other aviation proposals.</p> <p>Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t)</p> <p>Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion</p>

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	2
-----------------------------	----------

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on **page 67**

ID: -
 Location: 1801m N
 SSSI name: Whitby-Saltwick
 Unit name: Geological Foreshore Exposures
 Broad habitat: Earth Heritage
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
EC - Jurassic - Cretaceous Reptilia	Not Recorded	01/01/1900
EC - Mesozoic Palaeobotany	Not Recorded	01/01/1900
EC - Toarcian	Not Recorded	01/01/1900

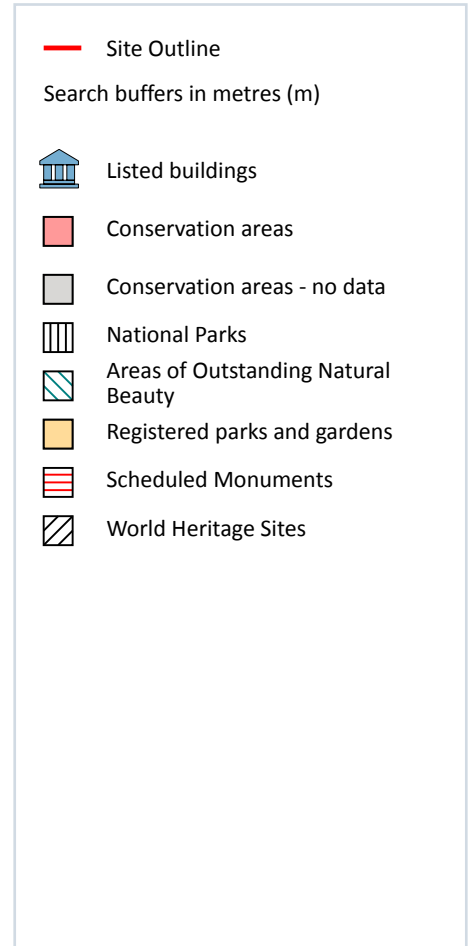


ID: -
Location: 1876m N
SSSI name: Whitby-Saltwick
Unit name: Geological Cliff Exposures
Broad habitat: Earth Heritage
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
EC - Jurassic - Cretaceous Reptilia	Not Recorded	01/01/1900
EC - Mesozoic Palaeobotany	Not Recorded	01/01/1900
EC - Toarcian	Not Recorded	01/01/1900

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations



11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

1

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

Features are displayed on the Visual and cultural designations map on **page 70**

ID	Location	Name	Data Source
1	On site	North York Moors	Natural England

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

1

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on **page 70**

ID	Location	Name	Grade	Reference Number	Listed date
2	146m SW	Broomfield, Whitby, Scarborough, North Yorkshire, YO22	II	1261428	04/12/1972

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

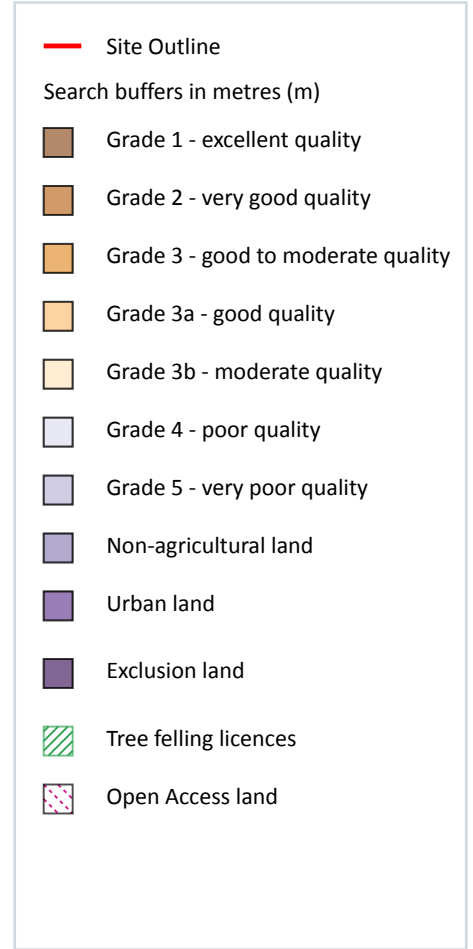
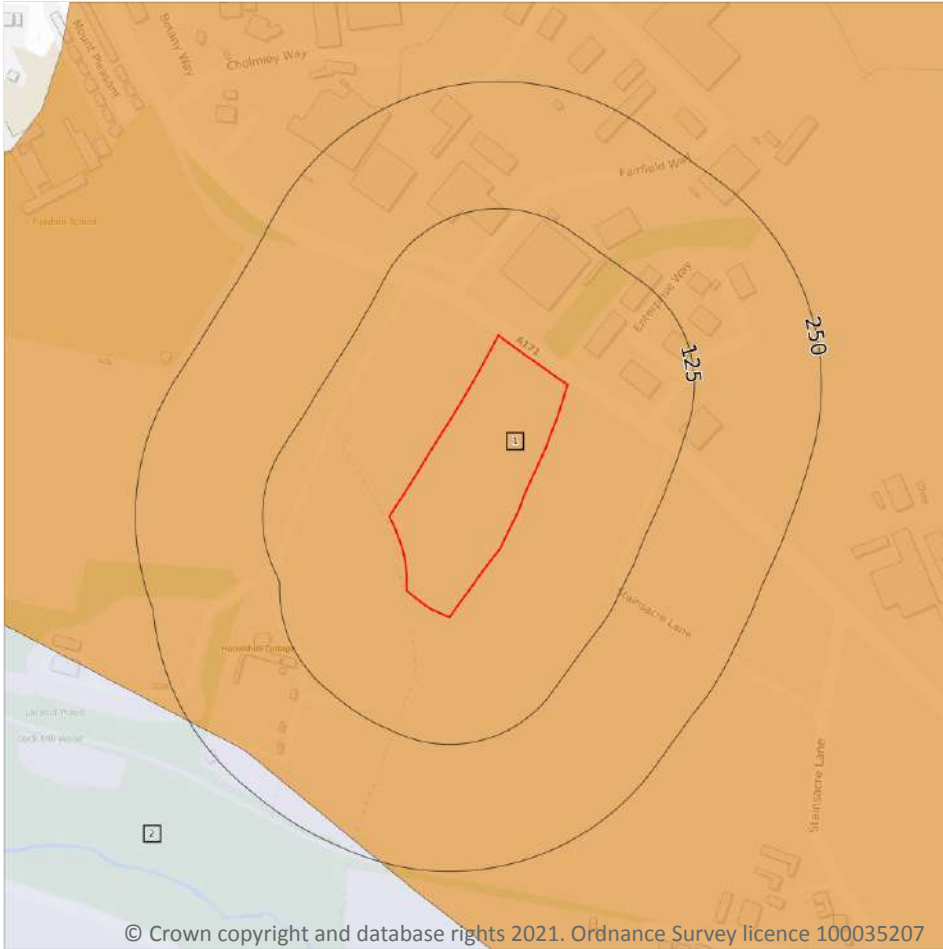
0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



12.1 Agricultural Land Classification

Records within 250m

2

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 73**

ID	Location	Classification	Description
1	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

ID	Location	Classification	Description
2	223m SW	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0
----------------------------	----------

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m	0
----------------------------	----------

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0
----------------------------	----------

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

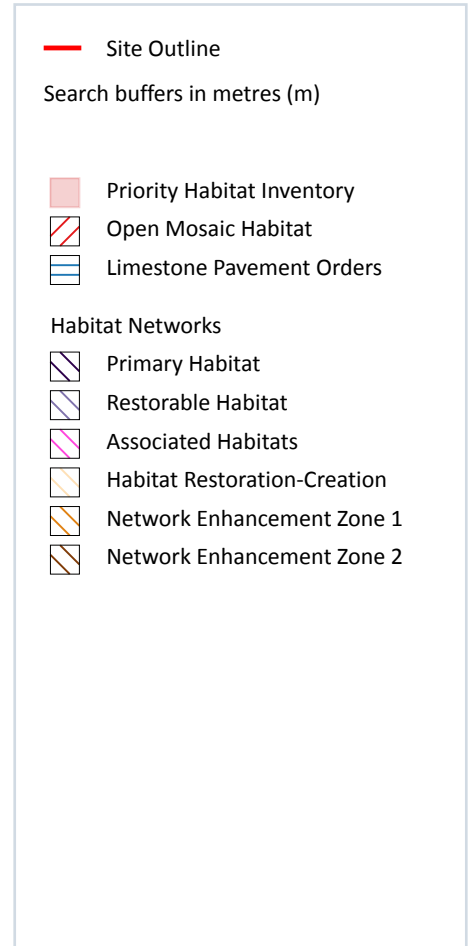
0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.



13 Habitat designations



13.1 Priority Habitat Inventory

Records within 250m

3

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on **page 76**

ID	Location	Main Habitat	Other habitats
1	17m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	245m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	247m S	No main habitat but additional habitats present	Additional: DWOOD (INV 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

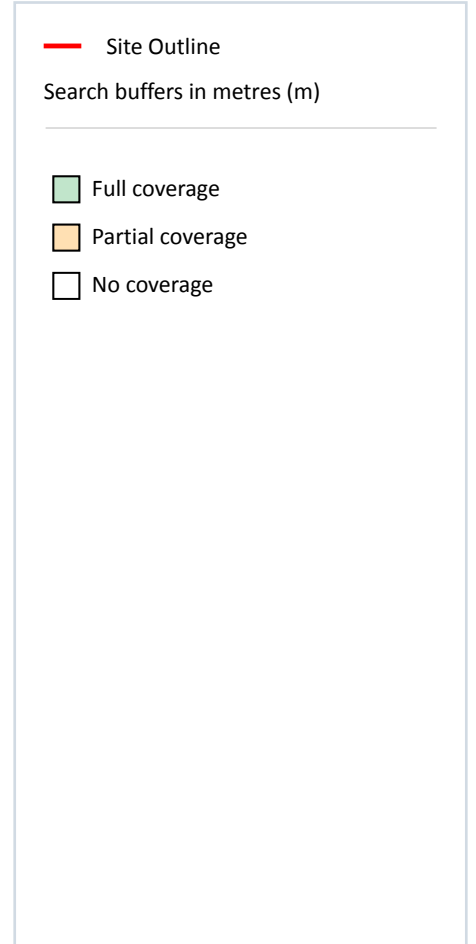
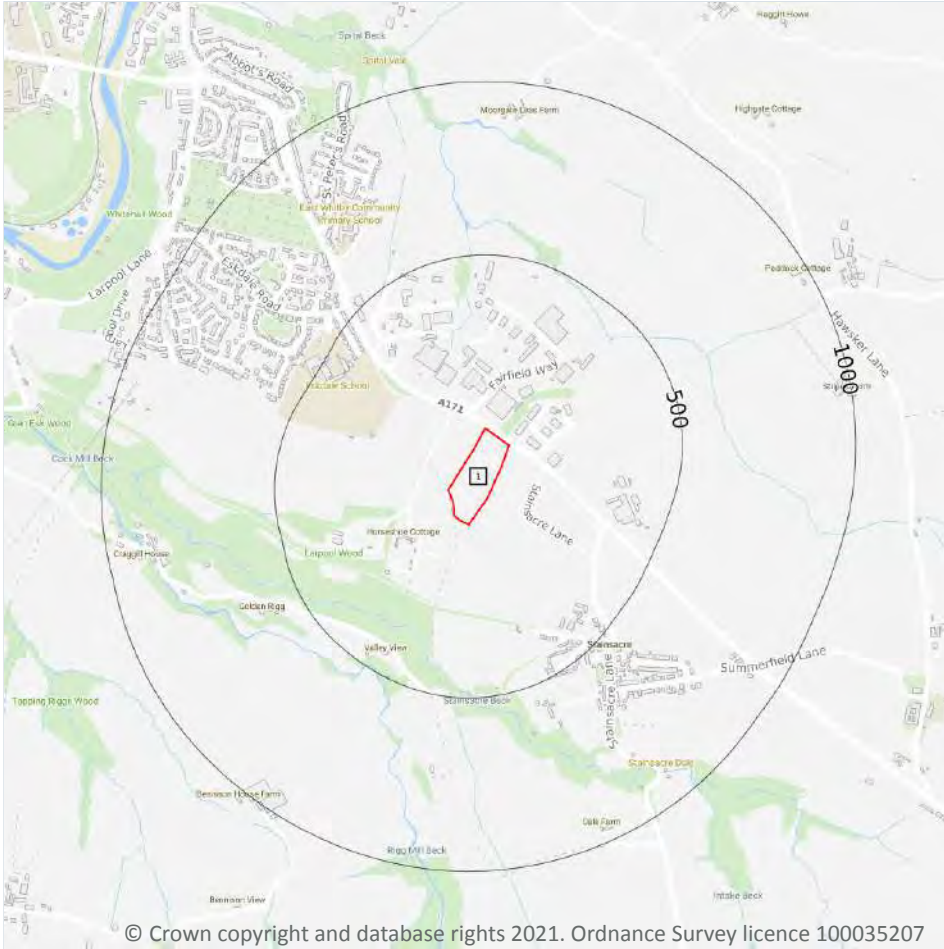
0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



14.1 10k Availability

Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 78**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	No coverage	No coverage	No coverage	NoCov

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground

14.2 Artificial and made ground (10k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m

0

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

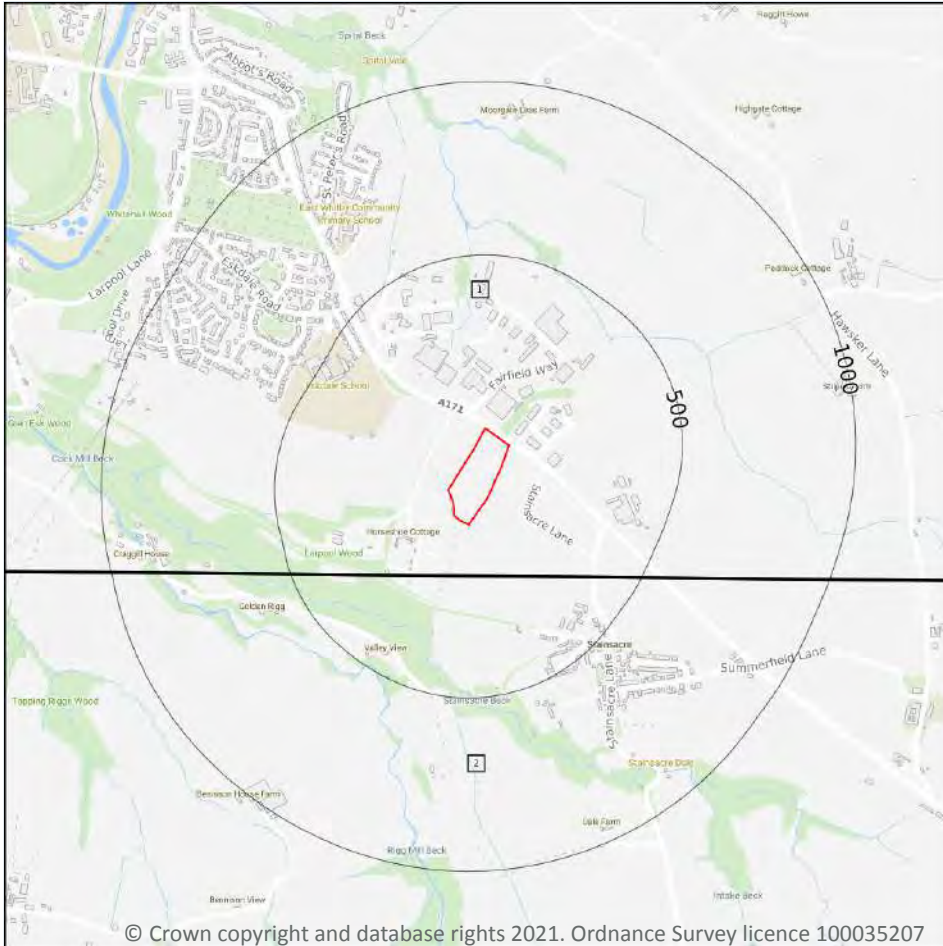
0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Geological map tile

15.1 50k Availability

Records within 500m

2

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 82**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	EW035_whitby_v4
2	148m S	No coverage	Full	Full	Full	EW044_scalby_v4

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

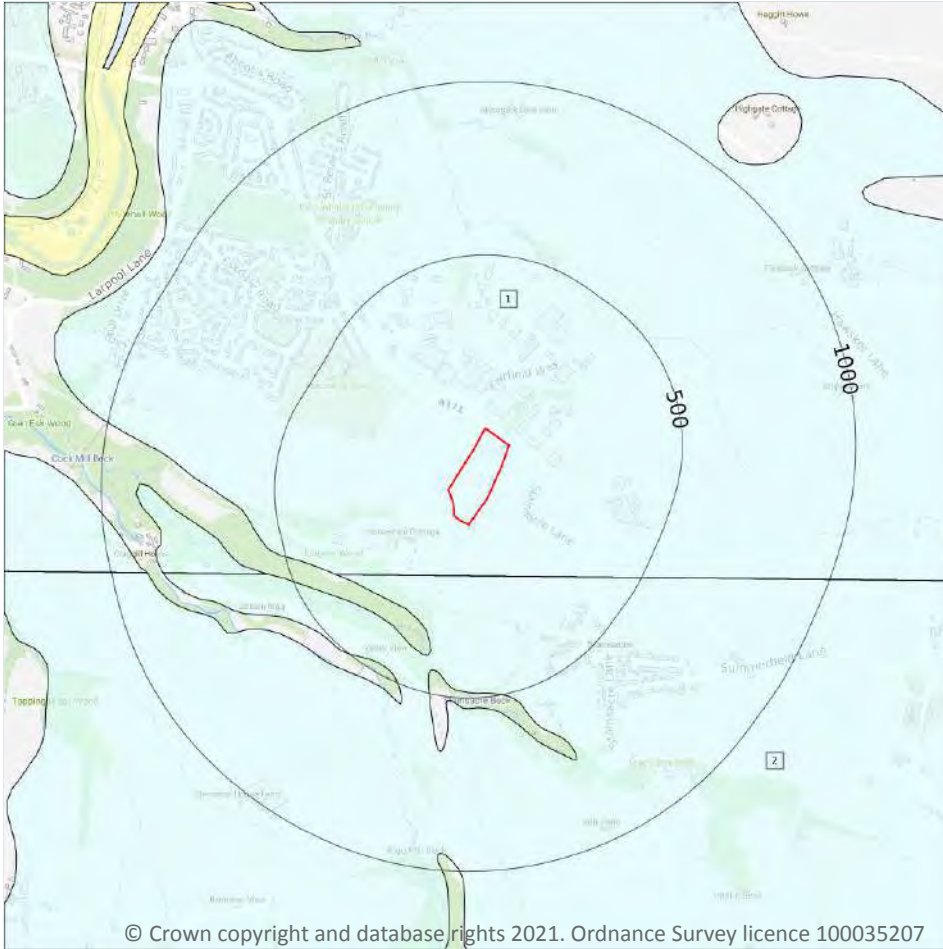
0


A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
-  Landslip (50k)
- Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

2

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 84**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON
2	148m S	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1
---------------------------	----------

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0
----------------------------	----------

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

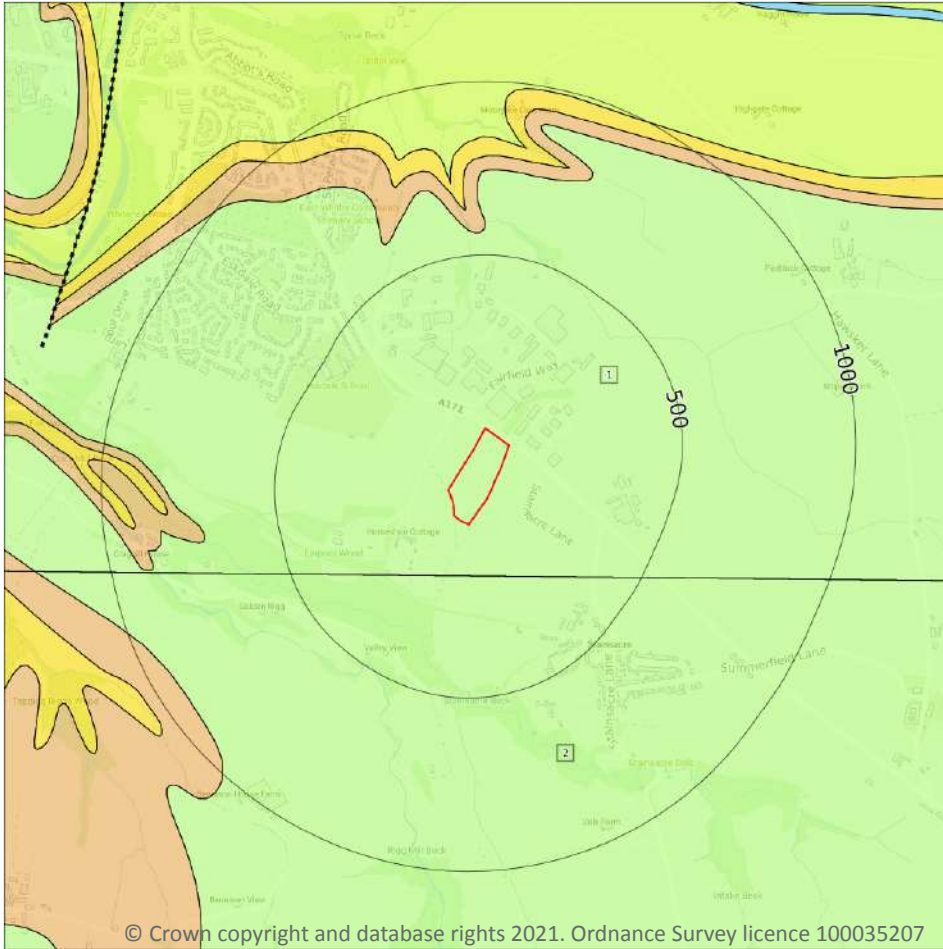
15.7 Landslip permeability (50k)

Records within 50m	0
---------------------------	----------

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (50k)
- Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

2

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 86**

ID	Location	LEX Code	Description	Rock age
1	On site	LNAB-SDSM	LONG NAB MEMBER - SANDSTONE, SILTSTONE AND MUDSTONE	BAJOCIAN
2	148m S	LNAB-SDSM	LONG NAB MEMBER - SANDSTONE, SILTSTONE AND MUDSTONE	BAJOCIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1
---------------------------	----------

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Low

This data is sourced from the British Geological Survey.

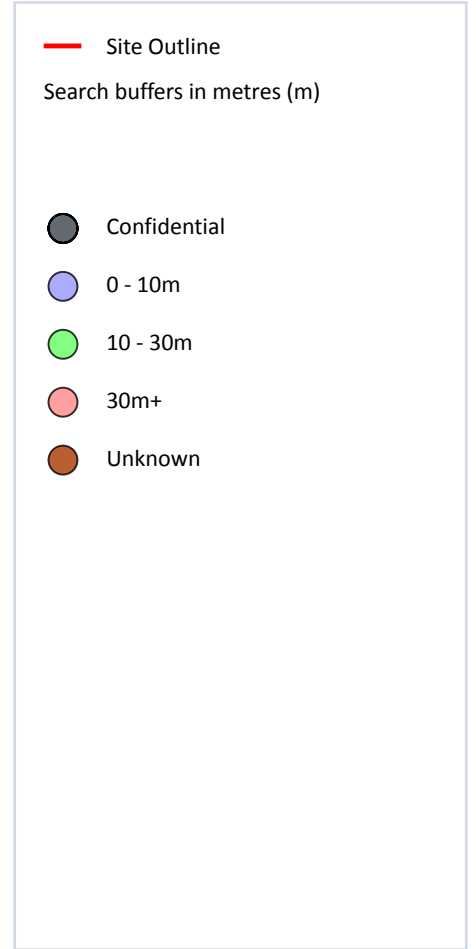
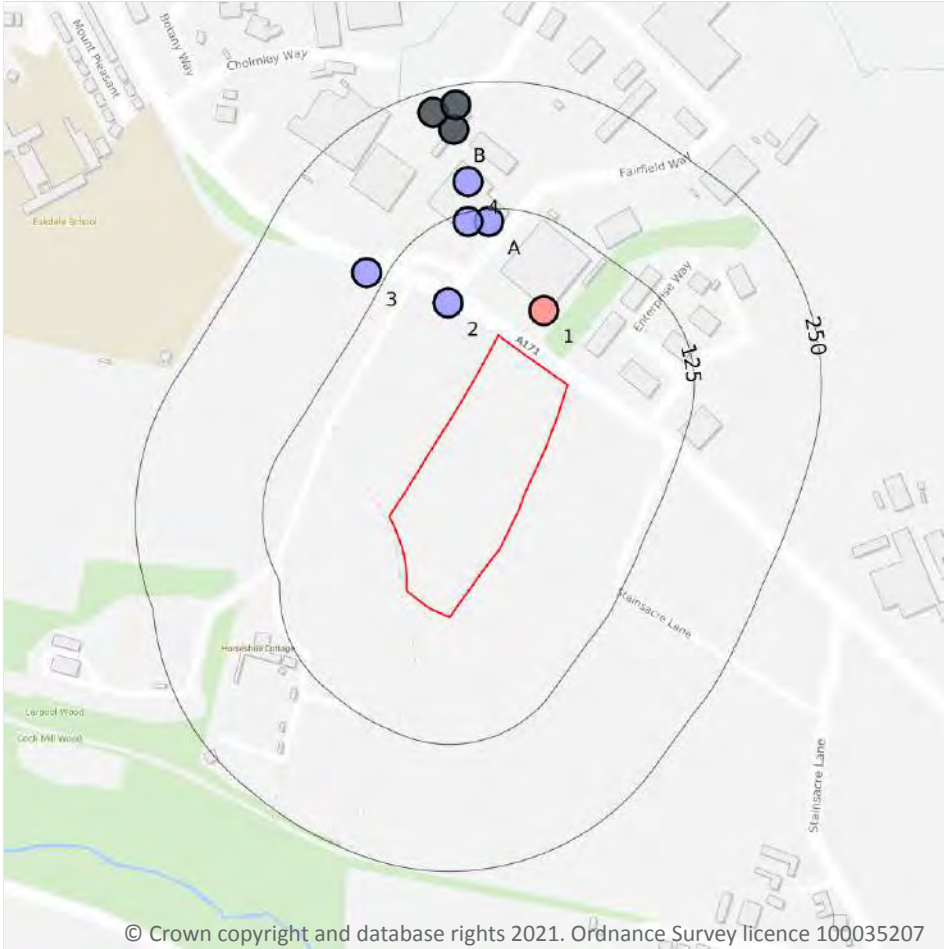
15.10 Bedrock faults and other linear features (50k)

Records within 500m	0
----------------------------	----------

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.

16 Boreholes



16.1 BGS Boreholes

Records within 250m

9

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on **page 88**

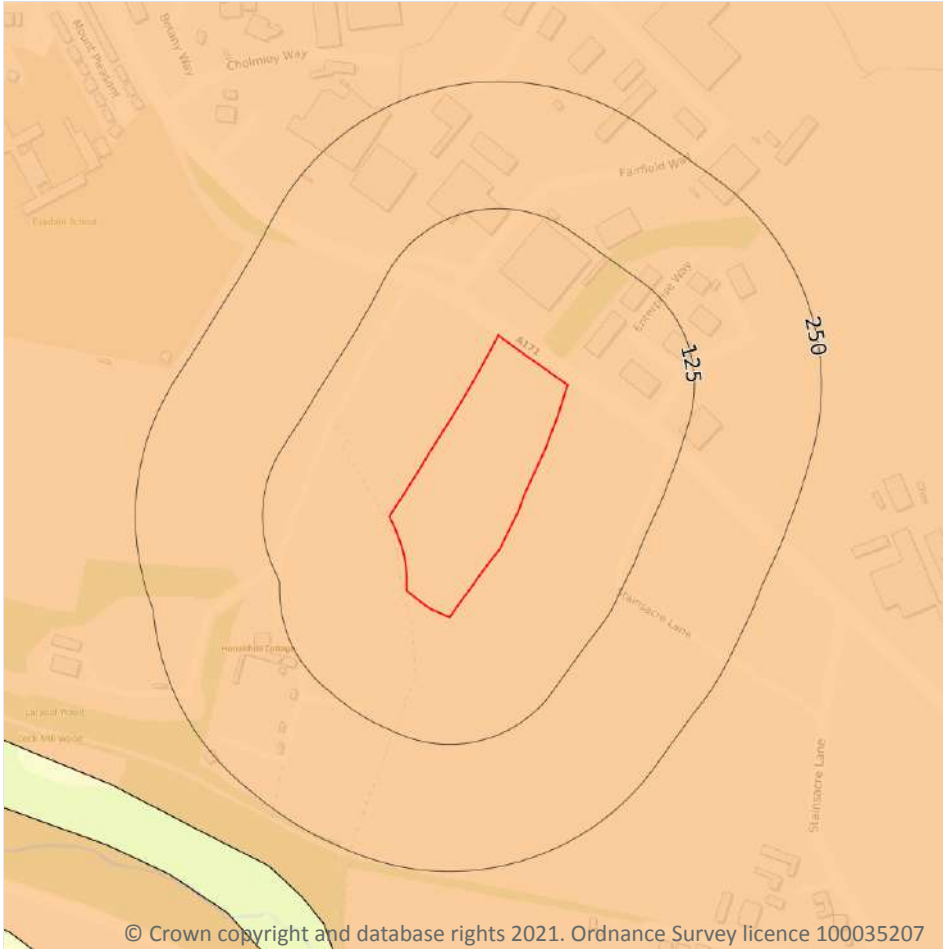
ID	Location	Grid reference	Name	Length	Confidential	Web link
1	46m NE	491024 509153	ZIPPAK STAINACRE LANE WHITBY	120.12	N	20186408
2	59m NW	490930 509160	A171 STAINSACRE LANE WHITBY 3	6.0	N	618176
A	112m N	490970 509240	ACC STAINSACRE WHITBY TP1	1.5	N	618181

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	116m N	490950 509240	ACC STAINSACRE WHITBY TP2	1.0	N	618182
3	143m NW	490850 509190	A171 STAINSACRE LANE WHITBY 2	6.0	N	618175
4	155m N	490950 509280	ACC STAINSACRE WHITBY TP3	2.0	N	618183
B	207m N	490936 509331	TA CENTRE STAINSACRE IND EST WHITBY 1	-	Y	N/A
B	229m N	490915 509348	TA CENTRE STAINSACRE IND EST WHITBY 2	-	Y	N/A
B	231m N	490938 509355	TA CENTRE STAINSACRE IND EST WHITBY 3	-	Y	N/A

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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17.1 Shrink swell clays

Records within 50m

1

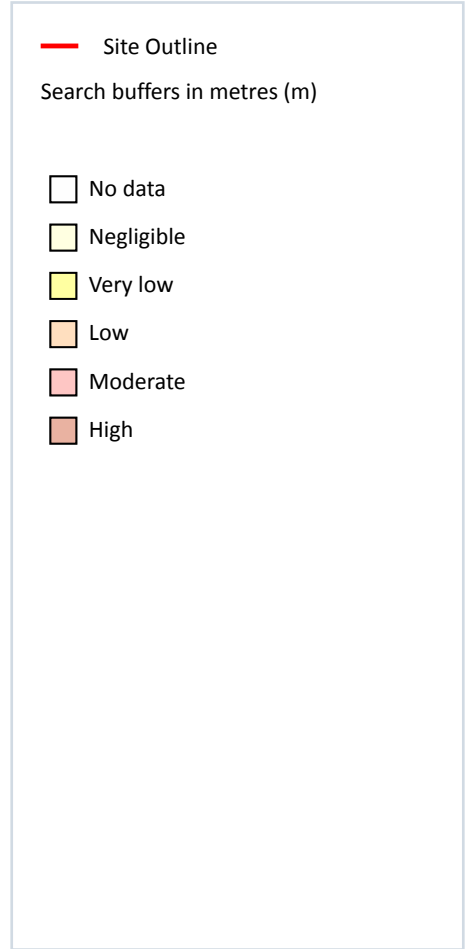
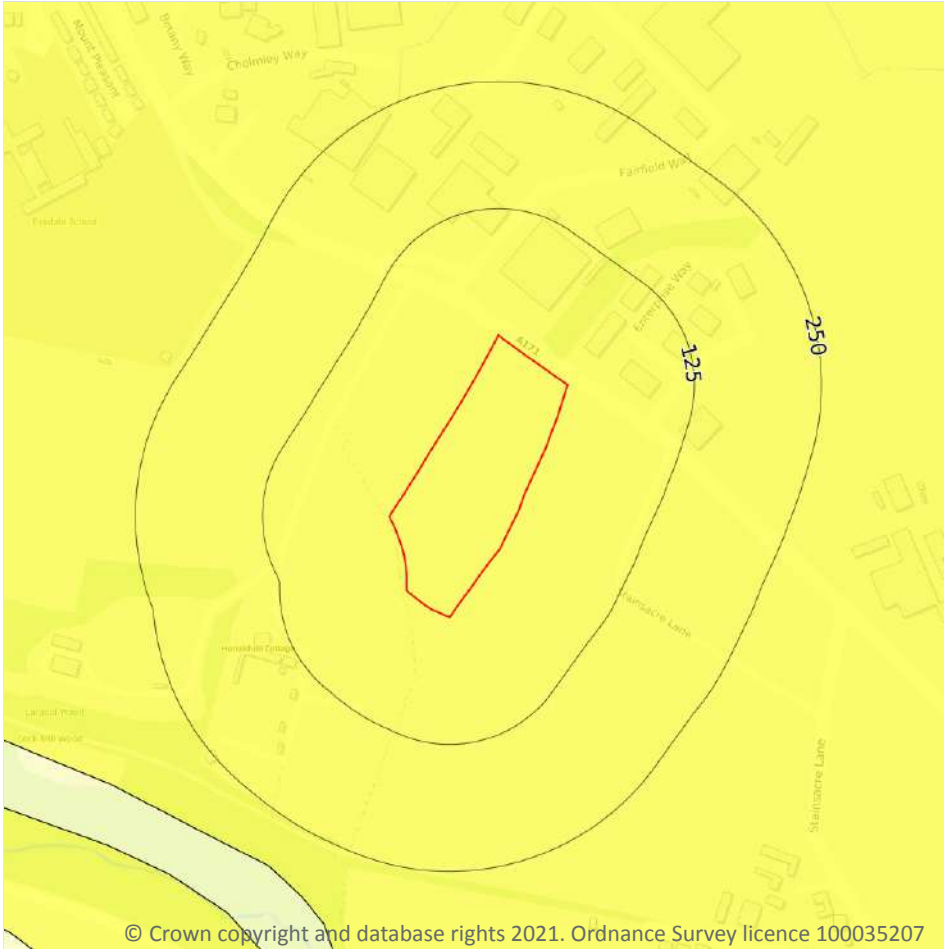
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 90**

Location	Hazard rating	Details
On site	Low	Ground conditions predominantly medium plasticity.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

1

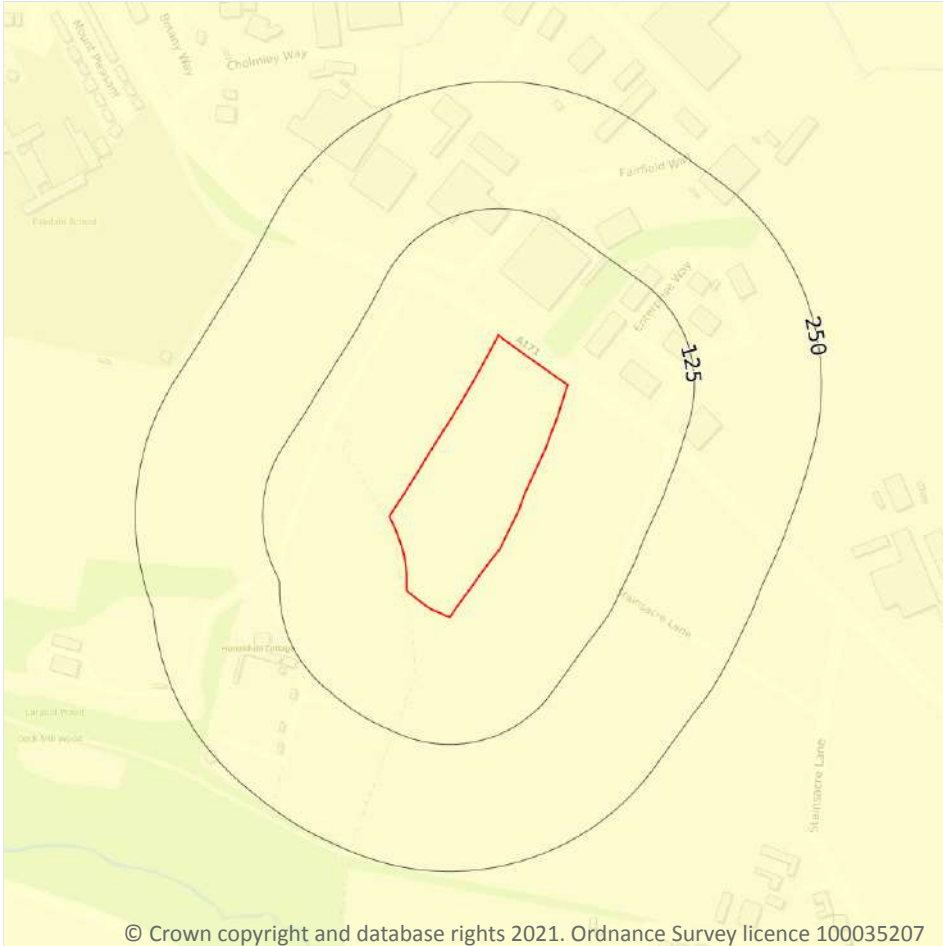
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 91**

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

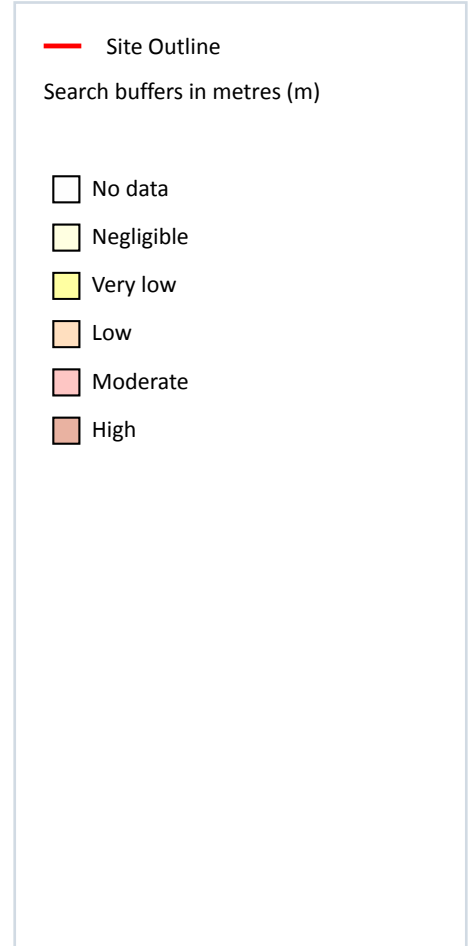
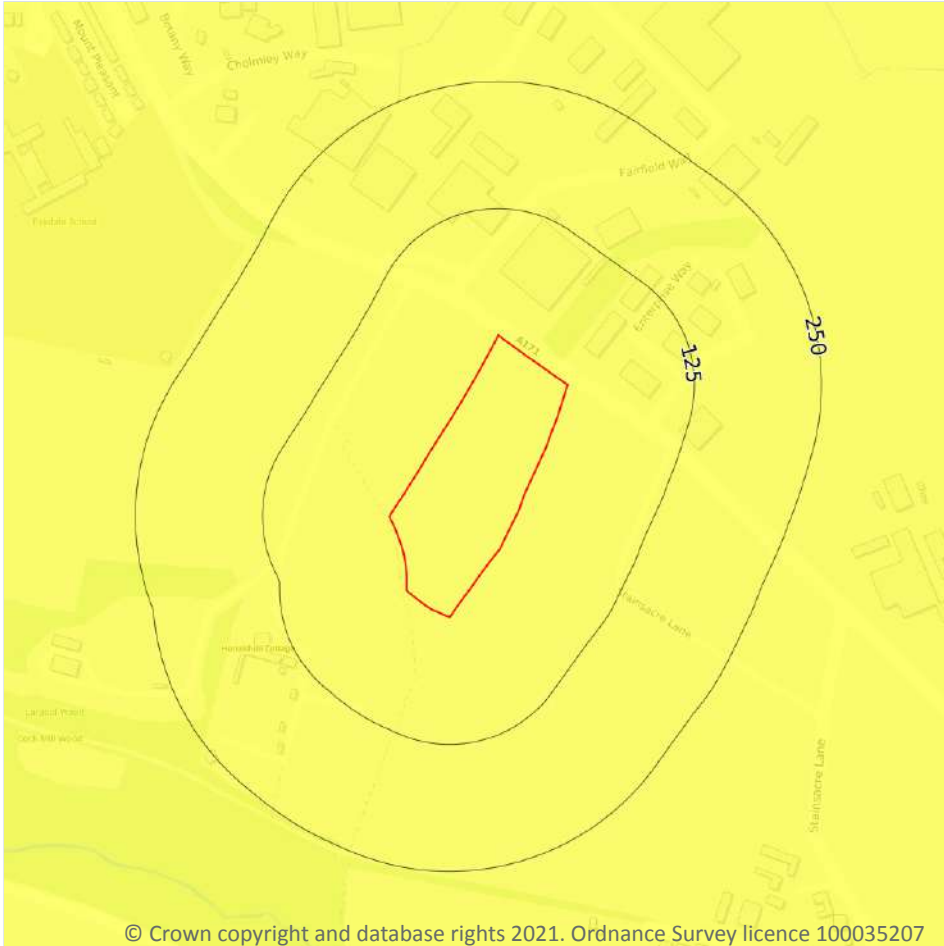
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 92**

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m

1

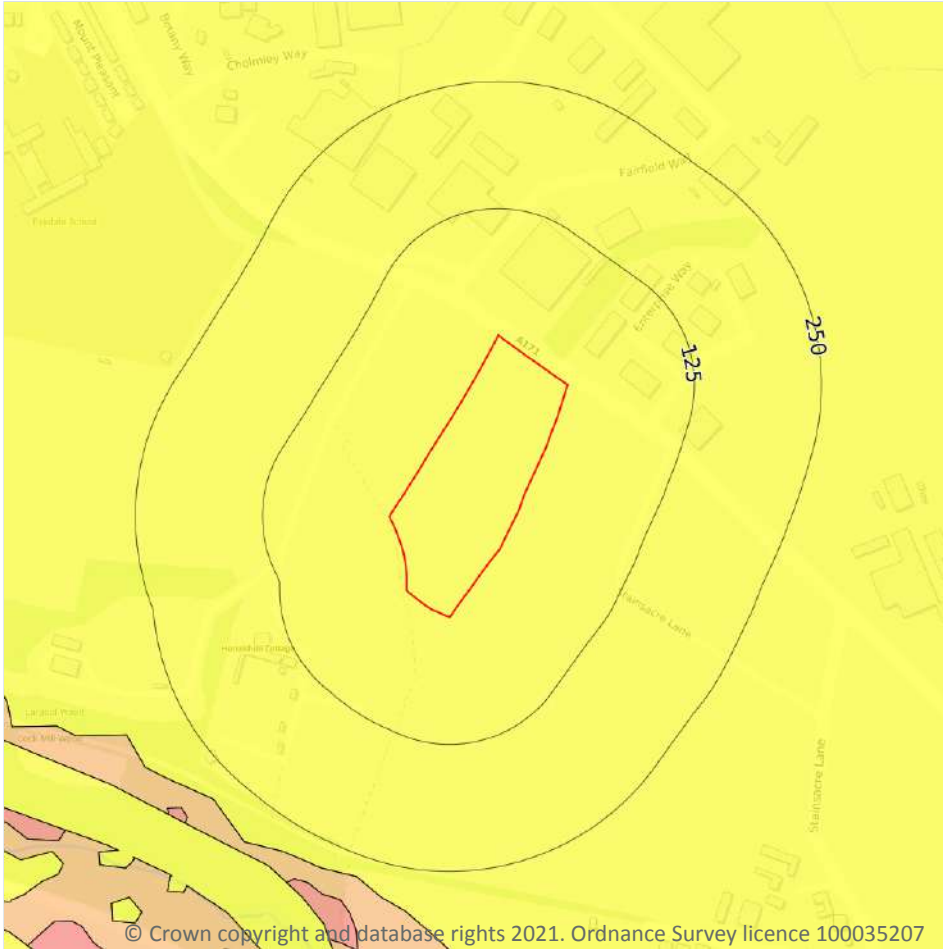
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 93**

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



— Site Outline
Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

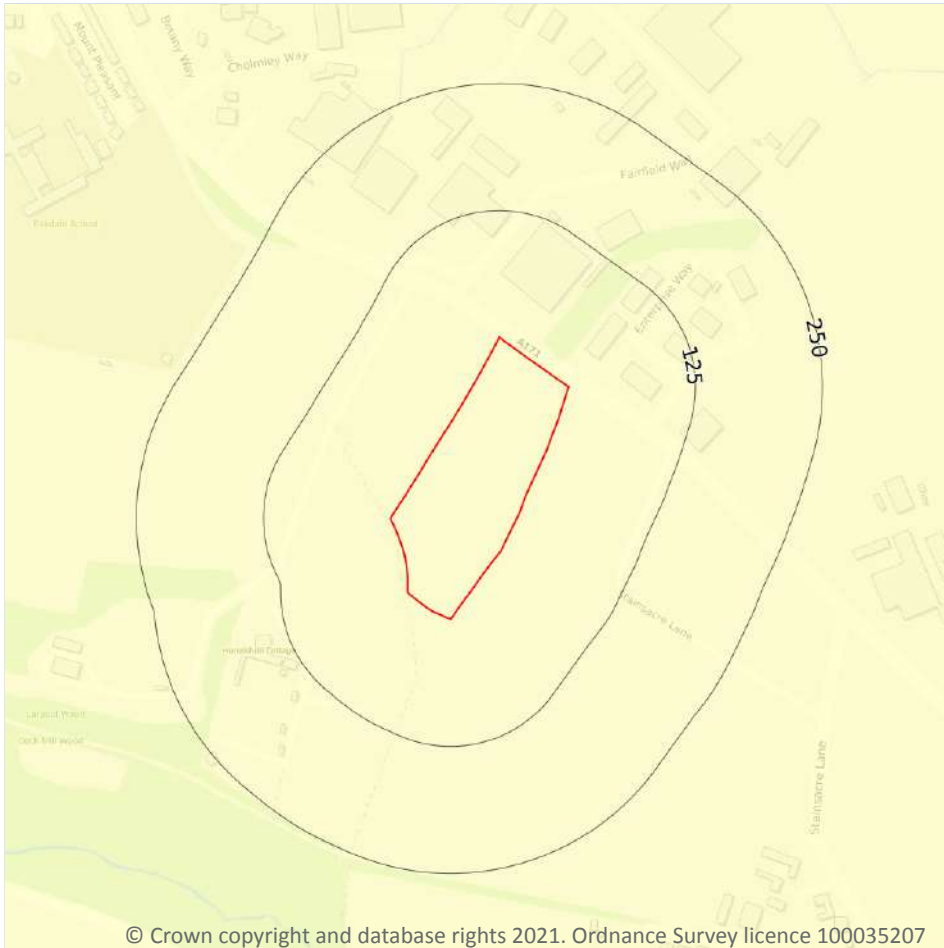
Features are displayed on the Natural ground subsidence - Landslides map on **page 94**

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

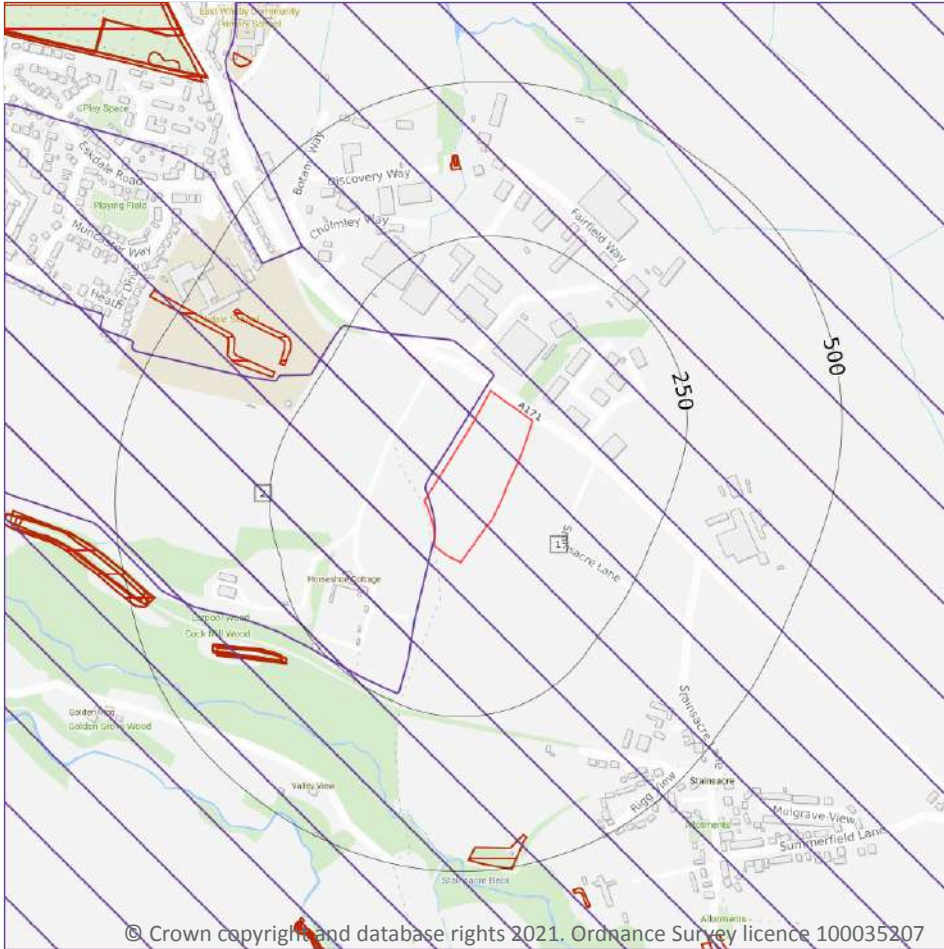
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 95**

Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

This data is sourced from the British Geological Survey.

18 Mining, ground workings and natural cavities



18.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m

0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

0

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

0

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

2

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

Features are displayed on the Mining, ground workings and natural cavities map on **page 96**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
1	On site	Yorkshire potash	Potash	Working is wholly underground	Valid	13/5/70
2	On site	Whitby potash	Potash	Working is wholly underground	Valid	9/2/66,20/12/67

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site

0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site

0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.



18.11 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.

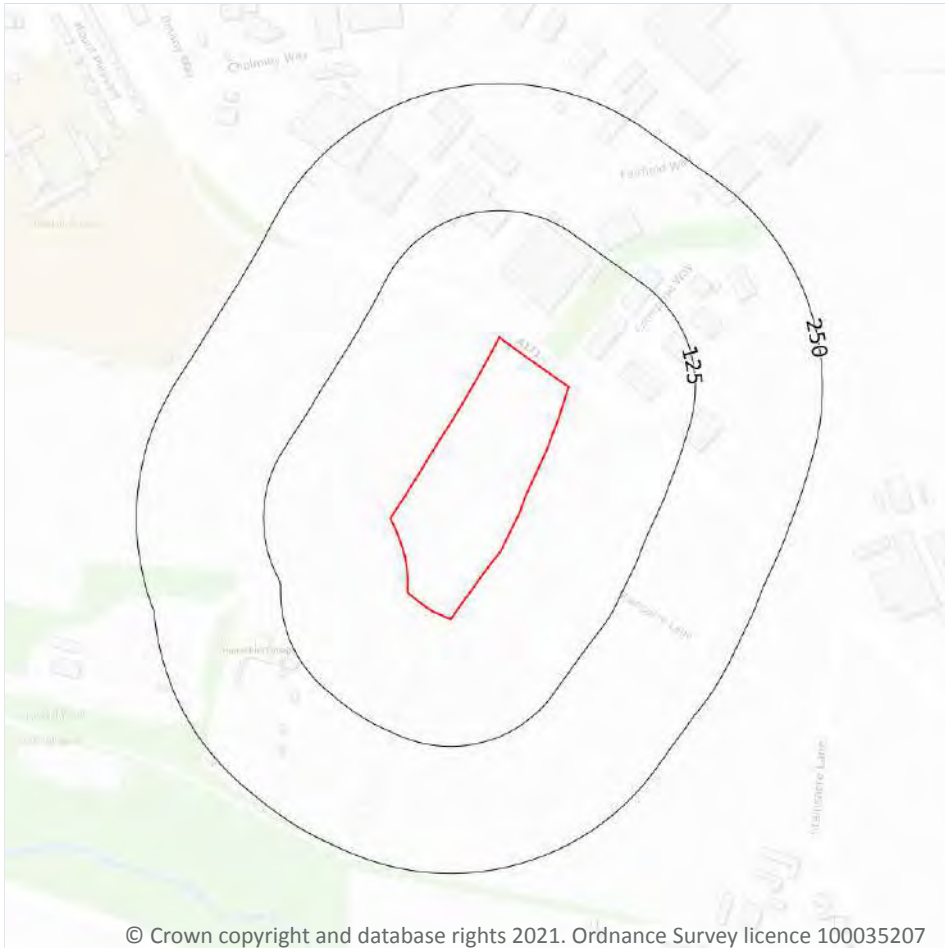
18.13 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Radon



— Site Outline
Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

19.1 Radon

Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 100**

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None**

This data is sourced from the British Geological Survey and Public Health England.



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

6

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.



20.3 BGS Measured Urban Soil Chemistry

Records within 50m

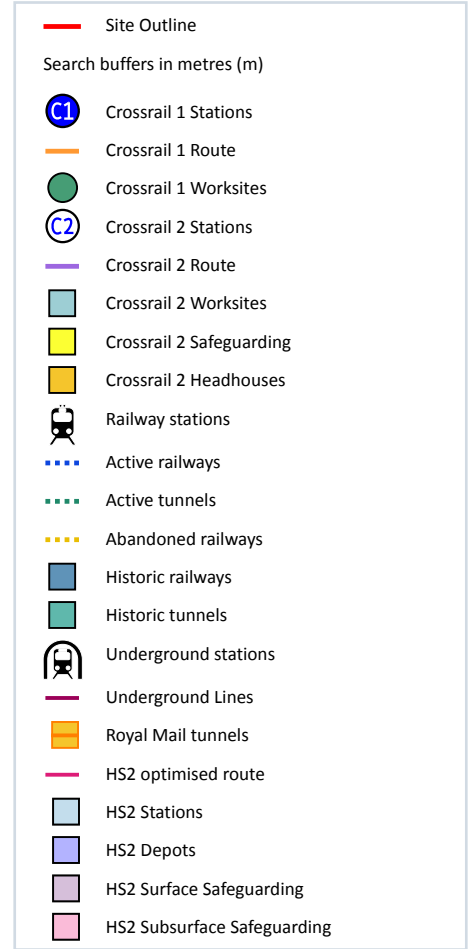
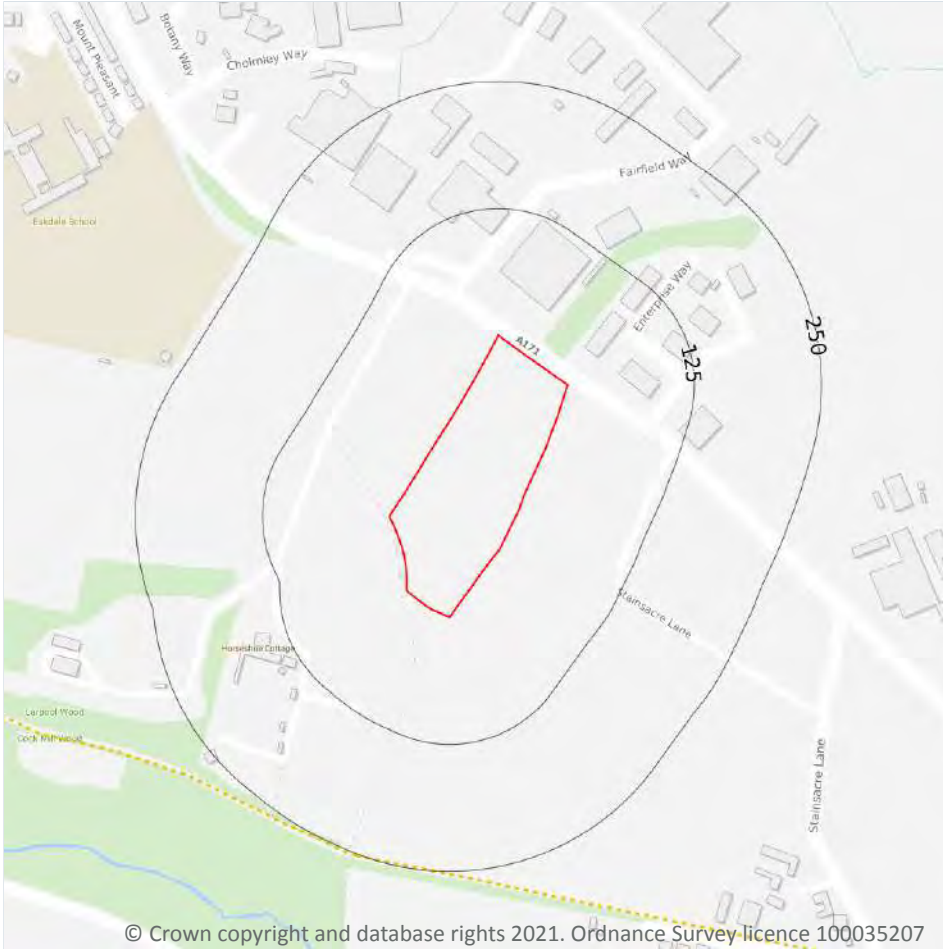
0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects



21.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.



This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m **0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m **0**

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m **0**

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m **1**

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

Features are displayed on the Railway infrastructure and projects map on **page 103**

Location	Description
248m S	Abandoned

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: <https://www.groundsure.com/terms-and-conditions-jan-2020/>.



Site Details:

BROOMFIELD FARM,
STAINSACRE LANE, WHITBY,
YO22 4NW

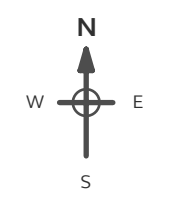
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Report Ref: HMD-7943436
Grid Ref: 490960, 508989

Map Name: County Series

Map date: 1894

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1894
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A

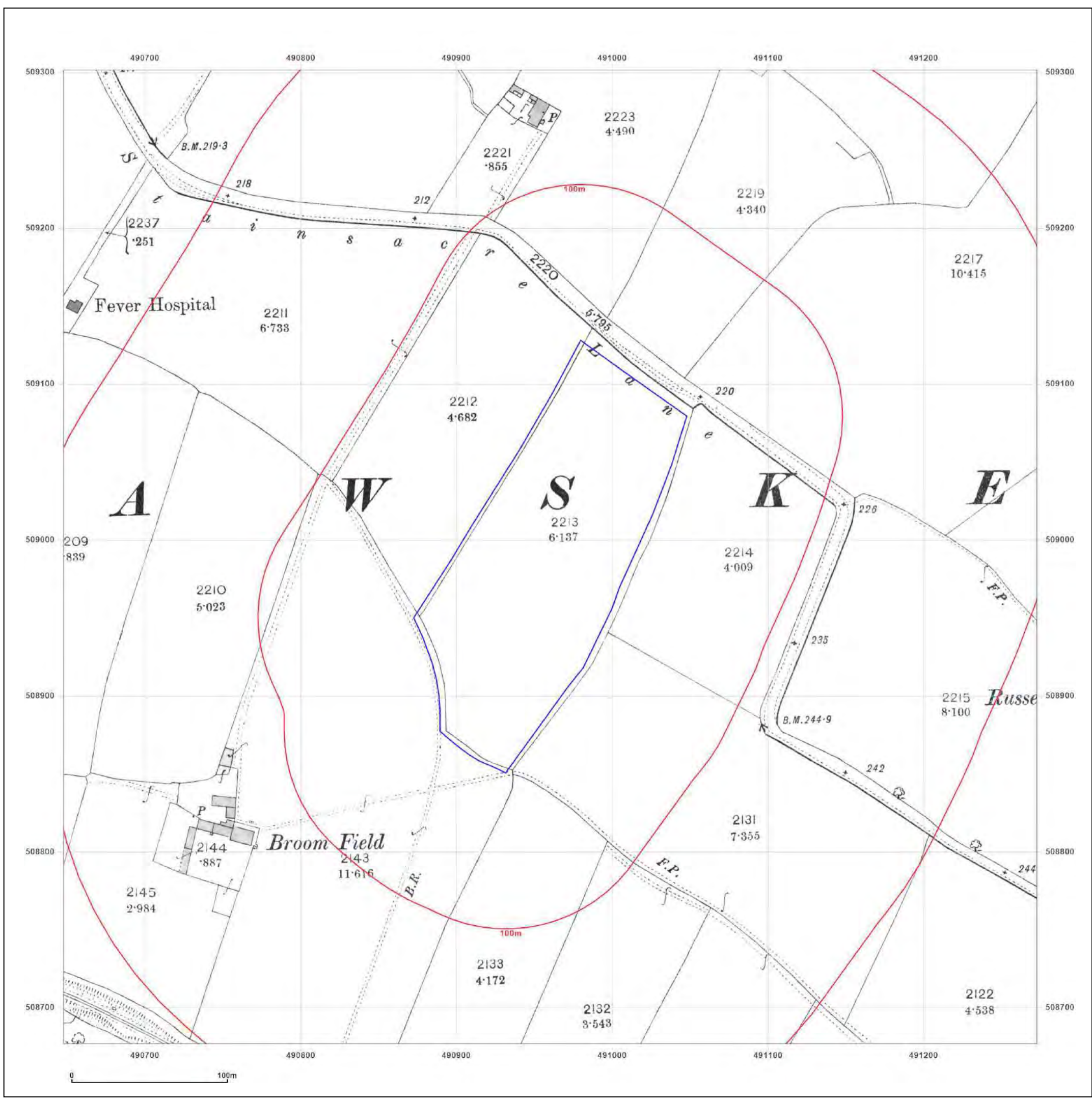


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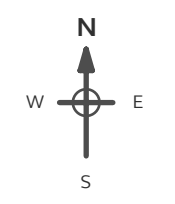
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Report Ref: HMD-7943436
Grid Ref: 490960, 508989

Map Name: National Grid

Map date: 1967-1968

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1967
Revised 1967
Edition N/A
Copyright 1968
Levelled 1960

Surveyed 1968
Revised 1968
Edition N/A
Copyright 1969
Levelled 1954

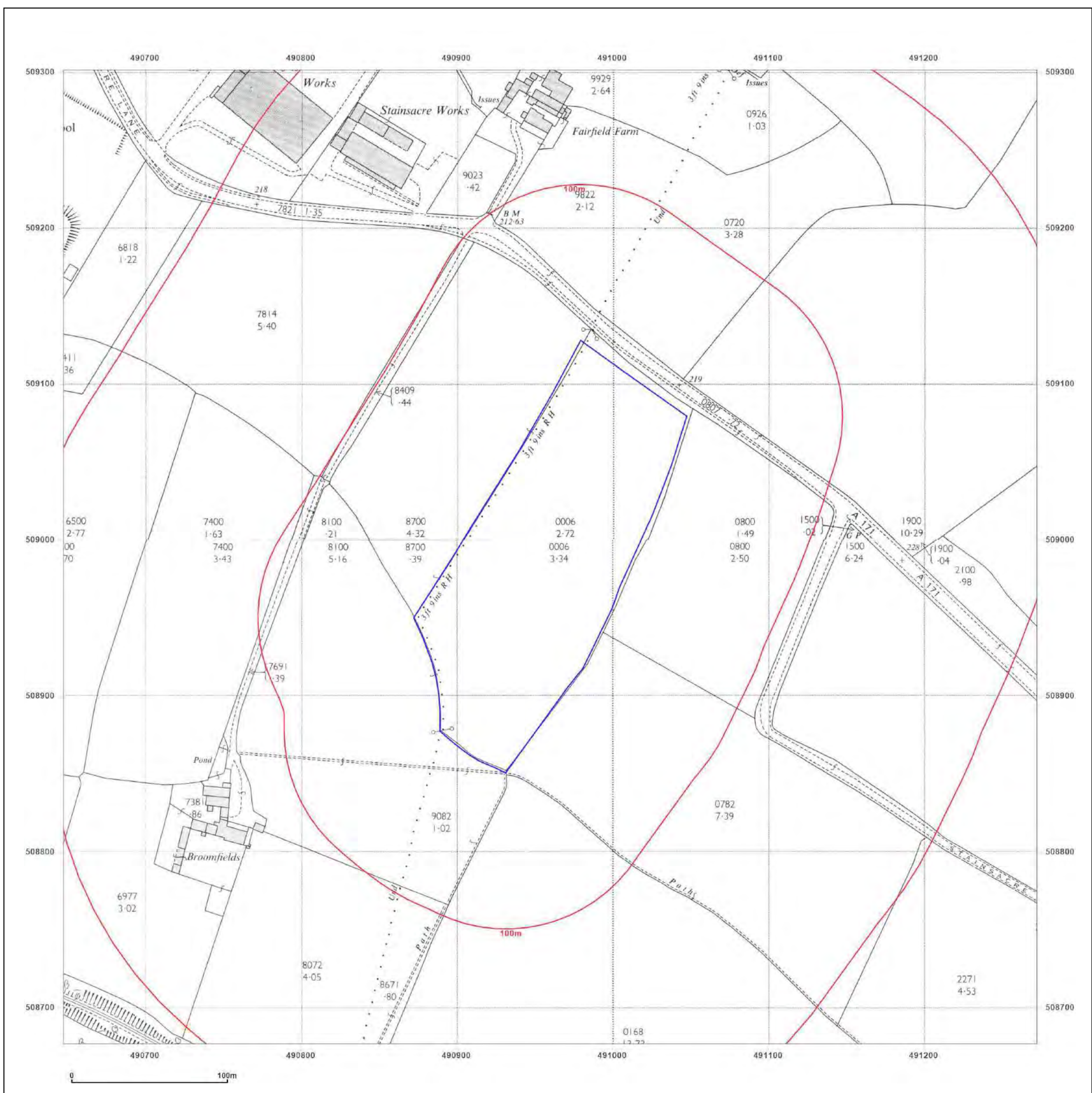


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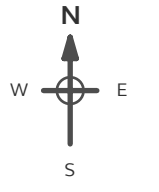
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Site Details:
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 STAINSACRE LANE, WHITBY,
 YO22 4NW

Client Ref: Broomfield_Farm_Zone_2_EBLO629
Report Ref: HMD-7943436
Grid Ref: 490960, 508989

Map Name: National Grid
Map date: 1983-1985
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1967
 Revised 1983
 Edition N/A
 Copyright 1984
 Levelled 1980

Surveyed 1954
 Revised 1985
 Edition N/A
 Copyright 1985
 Levelled 1954

Surveyed 1954
 Revised 1985
 Edition N/A
 Copyright 1985
 Levelled 1954

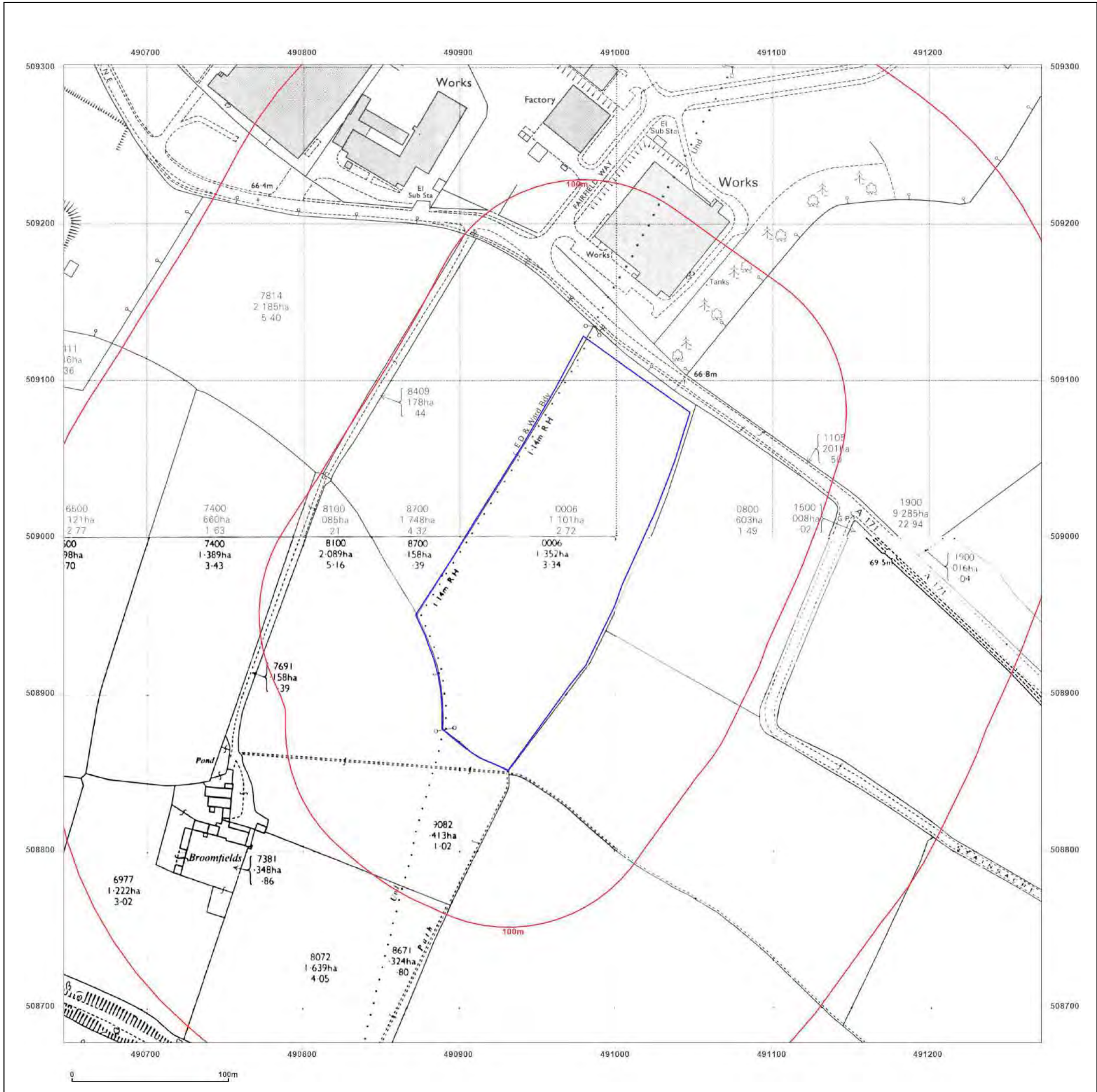
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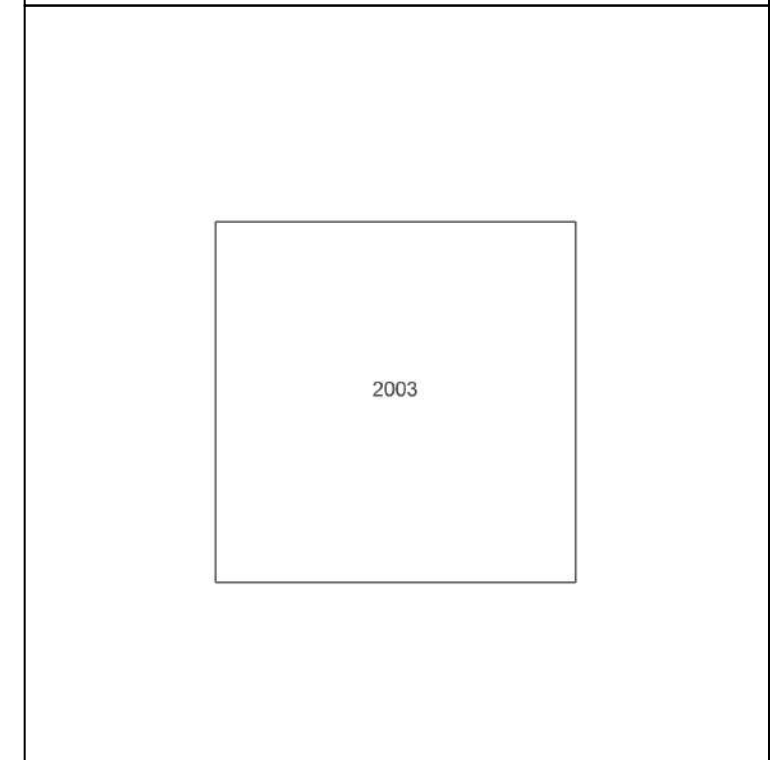
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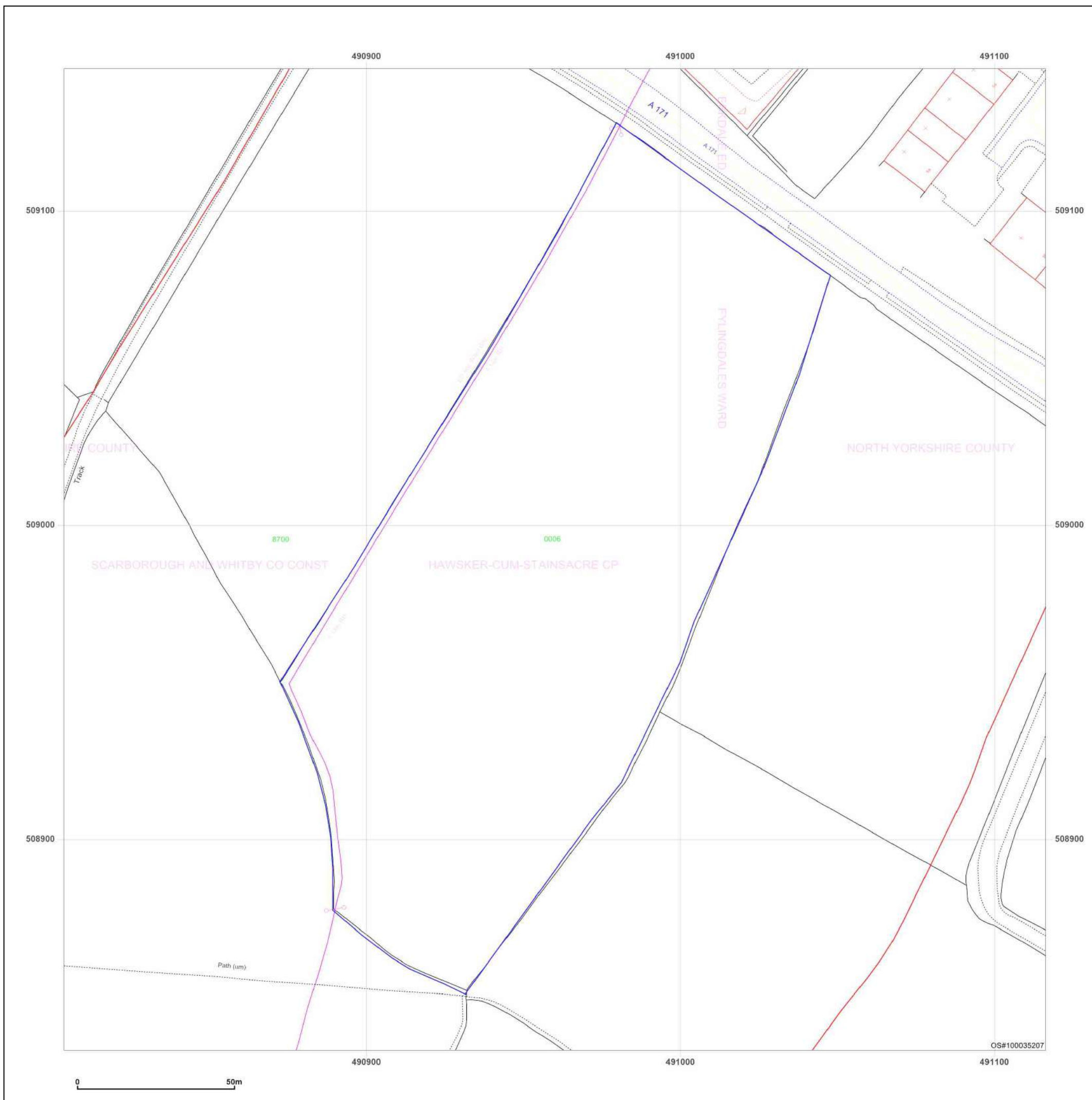


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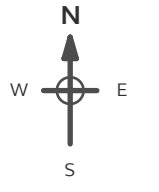
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Map Name: County Series

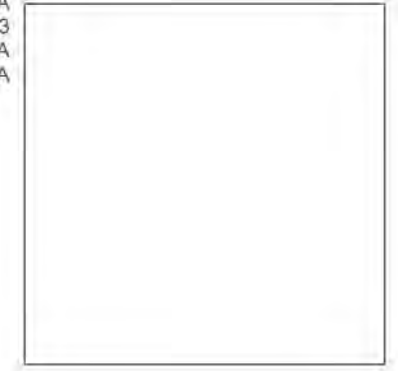
Map date: 1853

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1849
Revised N/A
Edition 1853
Copyright N/A
Levelled N/A

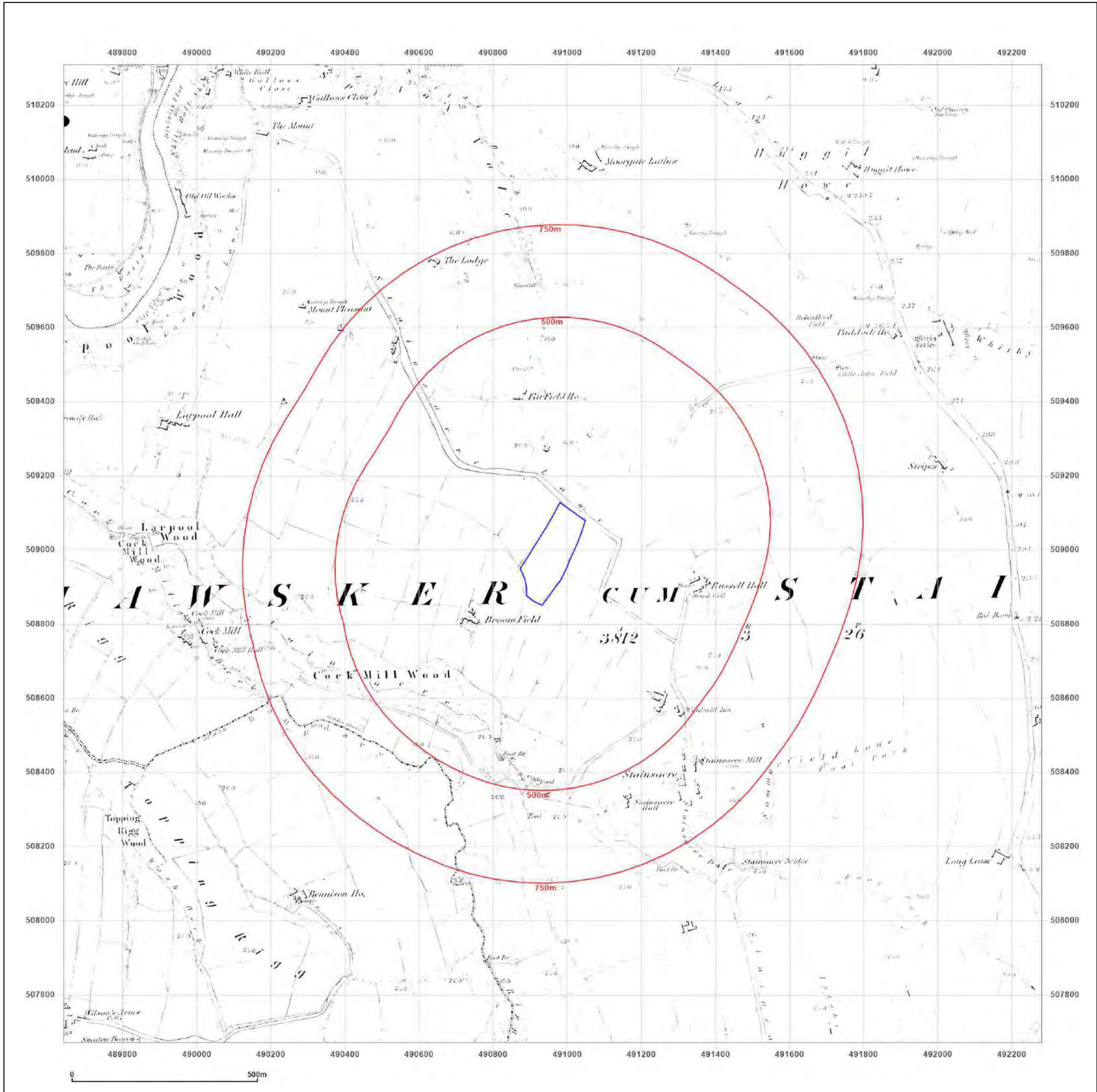


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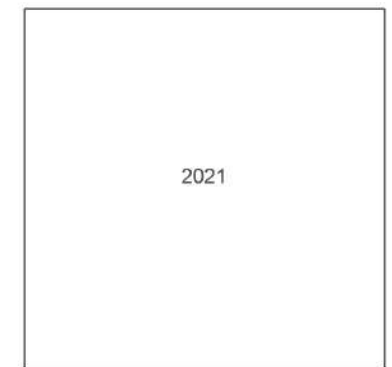
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Grid Ref: 490960, 508989

Map Name: National Grid

Map date: 2021

Scale: 1:10,000

Printed at: 1:10,000

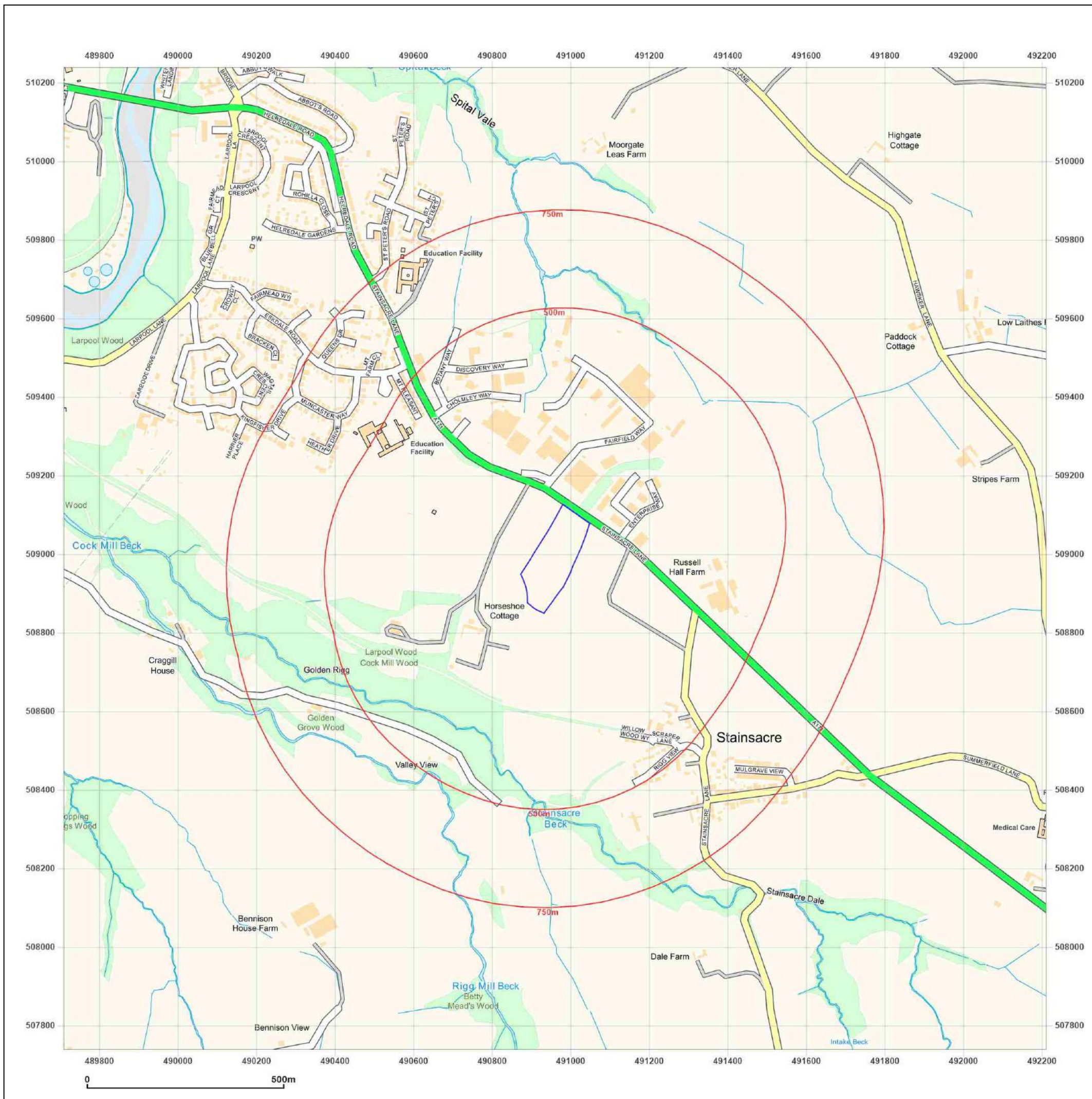


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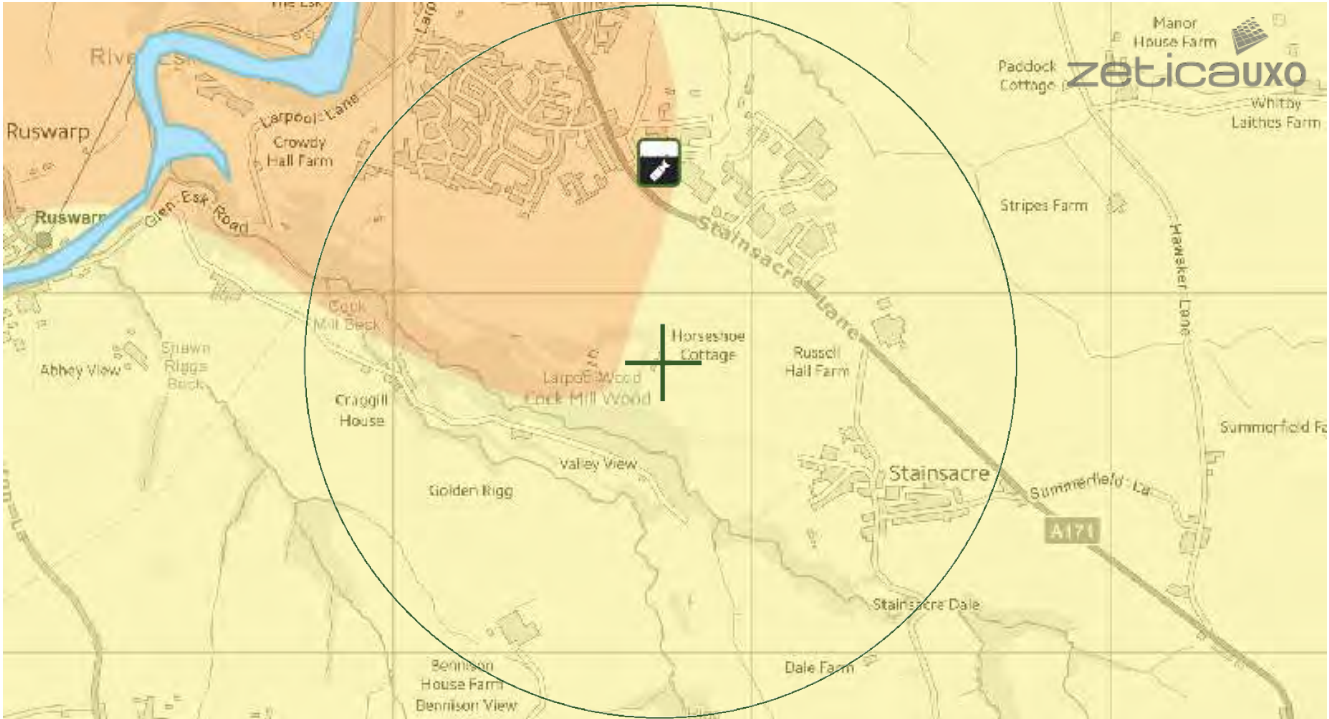


UNEXPLODED BOMB RISK MAP



SITE LOCATION

Location: YO22 4NW,
Map Centre: 490757,508811



LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.

- military
- industry
- UXO find
- transport
- dock
- Luftwaffe targets
- utilities
- Bombing decoy
- other

How to use your Unexploded Bomb (UXB) risk map?

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment* is necessary.

What do I do if my site is in a moderate or high risk area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites in a moderate or high UXB risk area.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirms that there is a low potential for UXO to be present on your site then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

If I have any questions, who do I contact?

tel: **+44 (0) 1993 886682**

email: **uxo@zetica.com**

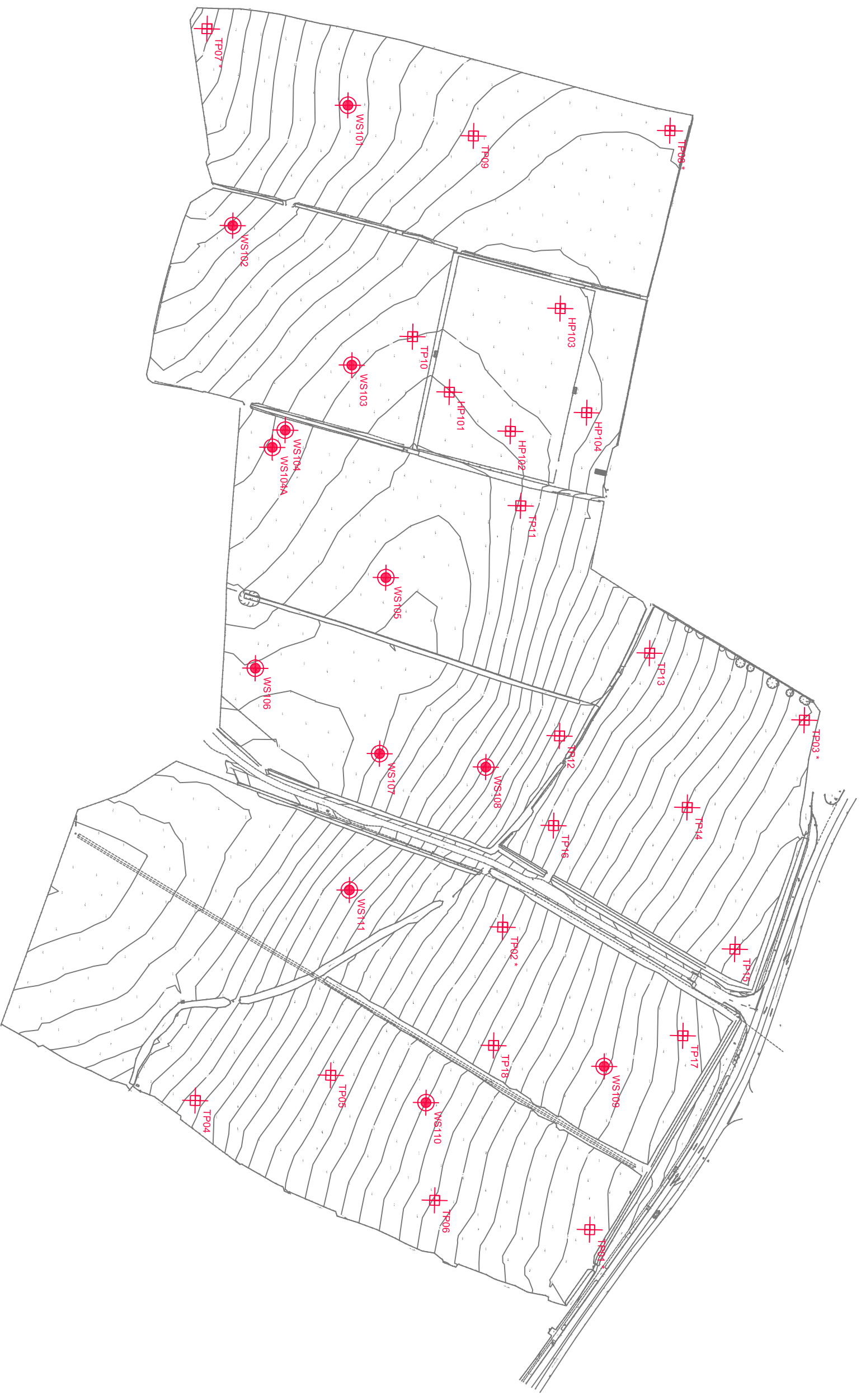
web: **www.zeticauxo.com**

The information in this UXB risk map is derived from a number of sources and should be used in conjunction with the accompanying notes on our website: (<https://zeticauxo.com/downloads-and-resources/risk-maps/>)




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*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.



Curtins (2020)

-  Machine excavated trial pit
 -  Hand excavated trial pit
 -  Window Sample Borehole
- * Soakaway test locations

GENERAL NOTES:

Rev.	Description:	Date:	By:
01	ISSUED	27/06/18	RGB



Curtins

Civil & Structural • Transport Planning • Environmental • Infrastructure • Geotechnical • Conservation & Heritage • Principal Designer
 Birmingham • Bristol • Cambridge • Cardiff • Douglas • Dublin • Edinburgh • Glasgow • Leeds • Liverpool • London • Manchester • Nottingham

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 0113 274 8509
 leeds@curtins.com
 www.curtins.com

Project: Broomfield Farm		Status:	
Dwg Title: Exploratory Hole Location Plan		Information	
Project No:	Originator:	Zone:	Level:
Type:	Discipline:	Category / Number:	Rev:
Drawn By: RGB	Checked By: RGB		
Designed By: LD	Date: 12/06/2020		
Scale: NTS			
035660 - CUR - 00 - XX - DR - GE - 00001 - 01			



Trial Pit Log

Trialpit No
TP01
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
31/05/2018


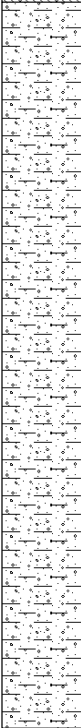
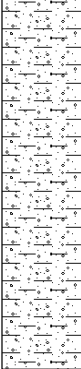
Location: Whitby

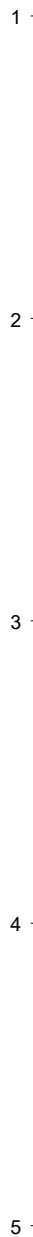
Dimensions (m):
Depth
2.70



Scale
1:25
Logged

Client: Keyland Developments

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.20	ES		0.30			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
	1.20	D					
					<i>HV - 100kPa</i>		
					<i>HV - 100kPa</i>		
	2.10	D		2.70			<i>HV - 110kPa</i>
							End of pit at 2.70 m



Remarks:

Stability:





Trial Pit Log

Trialpit No

TP02

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660Co-ords: -
Level:Date
31/05/2018

Location: Whitby

Dimensions (m):

Scale
1:25

Client: Keyland Developments

Depth
2.10

Logged

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
				0.35			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
	0.70	D					Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, siltstone, sandstone with occasional coal and chalk. (GLACIAL TILL)
							HV - 140kPa
							HV - 140kPa
	1.70	D					HV - 130kPa
	2.00	B		2.10			
							End of pit at 2.10 m

1

2

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4

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Remarks:

Stability:





Trial Pit Log

Trialpit No
TP03
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
31/05/2018

Location: Whitby

Dimensions (m):


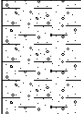
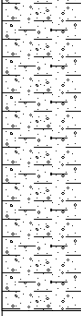
Scale

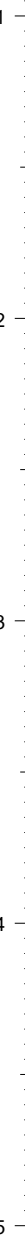
1:25

Logged

Client: Keyland Developments

Depth
1.70

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.15	ES		0.30			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
	0.50	D					Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal and chalk. (GLACIAL TILL) <i>HV - 90kPa</i>
	1.50	D					<i>HV - 110kPa</i> <i>HV - 130kPa</i>
				1.70			End of pit at 1.70 m



Remarks:

Stability:





Trial Pit Log

Trialpit No
TP04
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
31/05/2018


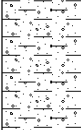



Location: Whitby

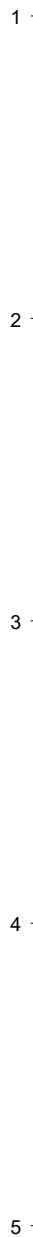
Dimensions (m):

Scale
1:25
Logged

Client: Keyland Developments

Depth
3.00

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
				0.25			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
							Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal and chalk. (GLACIAL TILL) <i>HV - 50kPa</i>
							<i>HV - 70kPa</i>
							<i>HV - 76kPa</i>
							<i>HV - 90kPa</i>
				3.00			End of pit at 3.00 m



Remarks:

Stability:





Trial Pit Log

Trialpit No
TP05
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
31/05/2018

Location: Whitby

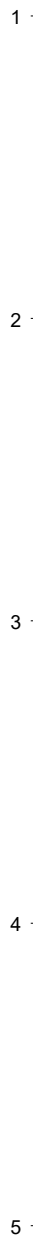
Dimensions (m):
Depth
3.00



Scale
1:25
Logged

Client: Keyland Developments

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.15	ES		0.20			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
	1.20	D					Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal and chalk. (GLACIAL TILL) <i>HV - 90kPa</i>
							<i>HV - 110kPa</i>
							<i>HV - 106kPa</i>
							<i>HV - 110kPa</i>
	2.70	D		3.00			<i>HV - 130kPa</i>
							End of pit at 3.00 m



Remarks:

Stability:





Trial Pit Log

Trialpit No

TP06

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No. 035660

Co-ords: -
Level:Date
31/05/2018

Location: Whitby


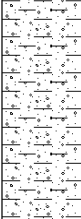
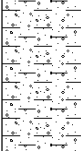
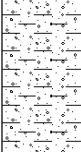
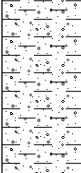
Dimensions (m):

Scale
1:25

Client: Keyland Developments

Depth
2.65

Logged

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
				0.25			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
	0.80	D					Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, siltstone, sandstone with occasional coal and chalk. (GLACIAL TILL) <i>HV - 94kPa</i>
							<i>HV - 80kPa</i>
	1.70	D					<i>HV - 114kPa</i>
							<i>HV - 115kPa</i>
				2.65			End of pit at 2.65 m

1

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Remarks:

Stability:





Trial Pit Log

Trialpit No
TP07
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
31/05/2018

Location: Whitby

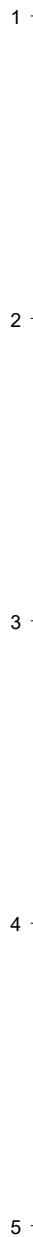
Dimensions (m):
Depth
1.90



Scale
1:25
Logged

Client: Keyland Developments

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.15	ES		0.25			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
				0.40			Stiff light brown to yellow gravelly very sandy CLAY. Gravel is fine to medium subangular to subrounded siltstone and mudstone. (SUBSOIL). <i>HV - 84kPa</i>
	1.00	D					Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, siltstone, sandstone with occasional coal and chalk. (GLACIAL TILL) <i>HV - 100kPa</i> <i>HV - 130kPa</i>
							<i>HV - >140kPa</i>
	1.90	B		1.90			End of pit at 1.90 m



Remarks:

Stability:





Trial Pit Log

Trialpit No
TP08
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
31/05/2018

Location: Whitby

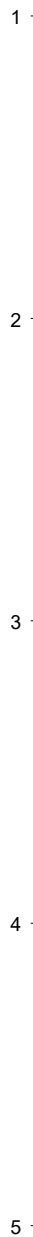
Dimensions (m):
Depth
2.90



Scale
1:25
Logged

Client: Keyland Developments

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
				0.30			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
	1.00	D					Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal and chalk. (GLACIAL TILL)
							HV - 90kPa
							HV - 100kPa
	2.00	D					
							HV - 109kPa
	2.90	D		2.90			End of pit at 2.90 m



Remarks:

Stability:





Trial Pit Log

Trialpit No

TP09

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No. 035660

Co-ords: -
Level:Date
31/05/2018

Location: Whitby


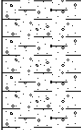
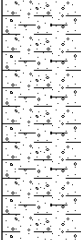
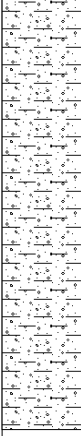
Dimensions (m):

Scale
1:25

Client: Keyland Developments

Depth
2.90

Logged

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.20	ES		0.25			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
	1.00	D					Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal and chalk. (GLACIAL TILL) <hr/> HV - 75kPa
	1.50	D					<hr/> HV - 75kPa
				2.90			<hr/> HV - 120kPa
							End of pit at 2.90 m

1

2

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4

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Remarks:

Stability:





Trial Pit Log

Trialpit No
TP10
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
31/05/2018


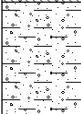
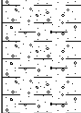
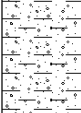
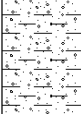
Location: Whitby

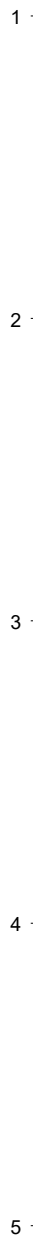
Dimensions (m):
Depth
2.50



Scale
1:25
Logged

Client: Keyland Developments

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
				0.30			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
	1.20	D					Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal and chalk. (GLACIAL TILL) <i>HV - 80kPa</i>
							<i>HV - 106kPa</i>
							<i>HV - 75kPa</i>
							<i>HV - >140kPa</i>
	2.50	D		2.50			End of pit at 2.50 m



Remarks:

Stability:





Trial Pit Log

Trialpit No
TP11
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
01/06/2018

Location: Whitby

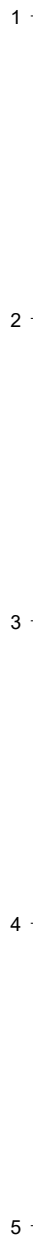
Dimensions (m):
Depth
2.70



Scale
1:25
Logged

Client: Keyland Developments

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.20	ES		0.30			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
	1.00	D					Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal and chalk. (GLACIAL TILL)
	2.00	D		2.70			HV - 70kPa
							HV - 68kPa
							HV - 90kPa
						End of pit at 2.70 m	



Remarks:

Stability:





Trial Pit Log

Trialpit No
TP12
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
01/06/2018

Location: Whitby

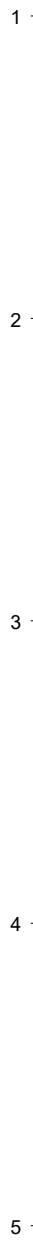
Dimensions (m):
Depth
2.70



Scale
1:25
Logged

Client: Keyland Developments

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
				0.40			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
	0.80	D					Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal and chalk. (GLACIAL TILL) <i>HV - 90kPa</i>
							<i>HV - 90kPa</i>
	1.80	D					<i>HV - 92kPa</i>
				2.70			End of pit at 2.70 m



Remarks:

Stability:





Trial Pit Log

Trialpit No
TP13
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
01/06/2018

Location: Whitby

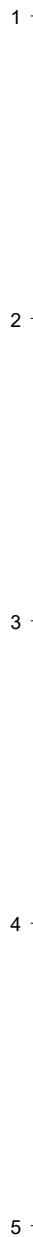
Dimensions (m):
Depth
2.50



Scale
1:25
Logged

Client: Keyland Developments

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.20	ES		0.25			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
	1.00	D					Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal and chalk. (GLACIAL TILL) <i>HV - 80kPa</i>
							<i>HV - 110kPa</i>
							<i>HV - 120kPa</i>
	2.50	D		2.50			End of pit at 2.50 m



Remarks:

Stability:





Trial Pit Log

Trialpit No
TP14
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
01/06/2018

Location: Whitby

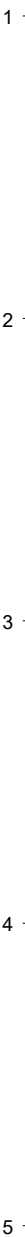
Dimensions (m):
Depth
2.30



Scale
1:25
Logged

Client: Keyland Developments

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
				0.25			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
	0.90	D					Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal and chalk. (GLACIAL TILL)
							<i>HV - 90kPa</i>
							<i>HV - 120kPa</i>
	2.00	D					<i>HV - 140kPa</i>
				2.30			End of pit at 2.30 m



Remarks:

Stability:





Trial Pit Log

Trialpit No
TP15
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
01/06/2018


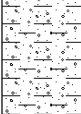



Location: Whitby

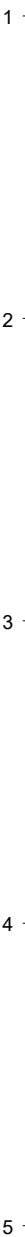
Dimensions (m):
Depth 2.30



Scale
1:25
Logged

Client: Keyland Developments

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.25	ES		0.30			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
							Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal and chalk. (GLACIAL TILL)
							HV - 110kPa
							HV - 130kPa
							HV - 140kPa
				2.30			End of pit at 2.30 m



Remarks:

Stability:





Trial Pit Log

Trialpit No
TP16
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
01/06/2018


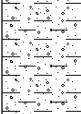
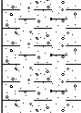
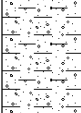
Location: Whitby

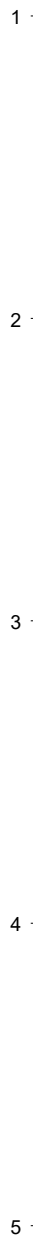
Dimensions (m):
Depth
2.40



Scale
1:25
Logged

Client: Keyland Developments

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
				0.30			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
	0.80	D					Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal and chalk. (GLACIAL TILL) <i>HV - 84kPa</i>
							<i>HV - 90kPa</i>
	1.60	D					<i>HV - 130kPa</i>
				2.40			End of pit at 2.40 m



Remarks:

Stability:





Trial Pit Log

Trialpit No
TP17
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
01/06/2018

Location: Whitby

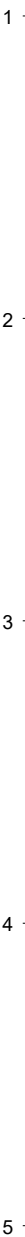
Dimensions (m):
Depth
2.50



Scale
1:25
Logged

Client: Keyland Developments

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.10	ES		0.30			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
							Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal and chalk. (GLACIAL TILL) <i>HV - 80kPa</i>
	1.50	D		2.60			<i>HV - 100kPa</i>
							<i>HV - 130kPa</i>
	2.50	D				----- End of pit at 2.50 m	



Remarks:

Stability:





Trial Pit Log

Trialpit No

TP18

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No. 035660

Co-ords: -
Level:Date
01/06/2018

Location: Whitby

Dimensions (m):


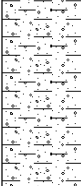
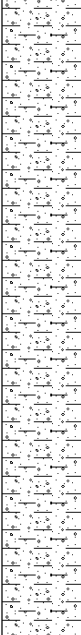
Scale

1:25

Logged

Client: Keyland Developments

Depth
3.00

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
				0.25			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
	1.00	D					Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, siltstone, sandstone with occasional coal and chalk. (GLACIAL TILL)
							<hr/> <i>HV - 100kPa</i> <hr/>
							<hr/> <i>HV - 110kPa</i> <hr/>
	2.00	D					
							<hr/> <i>HV - 110kPa</i> <hr/>
				3.00			End of pit at 3.00 m

1

2

3

4

5

Remarks:

Stability:





Trial Pit Log

Trialpit No
HP101
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
02/06/2020

Location: Whitby

Dimensions (m):

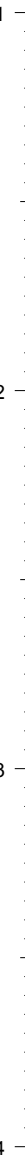


Scale
1:20
Logged

Client: Keyland Developments

Depth
0.60

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
				0.25			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
				0.60			Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal and flint. (GLACIAL TILL) <i>HV - >140kPa</i>
							----- End of pit at 0.60 m



Remarks:

Stability:





Trial Pit Log

Trialpit No
HP102
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
02/06/2020

Location: Whitby

Dimensions (m):



Scale

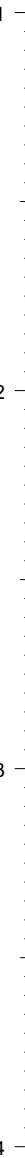
1:20

Logged

Client: Keyland Developments

Depth
0.60

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
				0.30			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
				0.60			Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, siltstone, sandstone with occasional coal and flint. (GLACIAL TILL) <i>HV - >140kPa</i>
							End of pit at 0.60 m



Remarks:

Stability:





Trial Pit Log

Trialpit No

HP103

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660Co-ords: -
Level:Date
02/06/2020


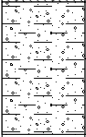
Location: Whitby

Dimensions (m):

Scale
1:20
Logged

Client: Keyland Developments

Depth
0.60

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
				0.25			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
				0.60			Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, siltstone, sandstone with occasional coal and flint. (GLACIAL TILL) <i>HV - >140kPa</i>
							----- End of pit at 0.60 m



Remarks:

Stability:





Trial Pit Log

Trialpit No
HP104
Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -
Level:

Date
02/06/2020


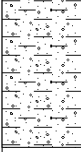
Location: Whitby

Dimensions (m):

Scale
1:20
Logged

Client: Keyland Developments

Depth
0.60

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
				0.20			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
				0.60			Stiff to very stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, siltstone, sandstone with occasional coal and flint. (GLACIAL TILL) <i>HV - >140kPa</i>
							----- End of pit at 0.60 m



Remarks:

Stability:





Borehole Log

Borehole No.

WS101

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -

Hole Type
WS

Location: Whitby

Level:

Scale
1:25

Client: Keyland Developments

Dates: 29/04/2020 - 29/04/2020

Logged By

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.20	ES		0.25		Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).	
		0.90	D					Firm becoming stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal. (GLACIAL TILL)
		1.10		N=10 (1,1/2,2,3,3)				
		2.00		N=15 (1,2/3,4,4,4)				
		3.00		N=17 (3,2/3,4,5,5)				
		4.00		N=49 (13,12/9,11,12,17)	3.55		Grey brown clayey gravelley fine to medium SAND. Gravel fraction is suba ngular medium to coarse sandstone	
4.85		50 (18,7/50 for 10mm)	4.85	Sandstone (suspected bedrock)				
				5.00			End of borehole at 5.00 m	

Remarks





Borehole Log

Borehole No.

WS102

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -

Hole Type
WS

Location: Whitby

Level:

Scale
1:25

Client: Keyland Developments

Dates: 29/04/2020 - 29/04/2020

Logged By

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.65	D	N=10 (1,2/1,3,3,3)	0.30	3.00		Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).	
					0.55			Firm brown sandy silty CLAY. Sand fraction is fine.	
					1.20 1.30 - 1.40			D	Firm becoming stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, siltstone, sandstone with occasional coal. (GLACIAL TILL)
					2.00			N=25 (2,2/4,5,8,8)	
					3.00			N=13 (2,2/3,2,4,4)	Grey brown very clayey gravelly fine to medium SAND. Gravel fraction is sub angular medium to coarse sandstone
4.00	50 (25 for 95mm/50 for 0mm)	3.90	Sandstone (suspected bedrock)						
				4.10			End of borehole at 4.10 m		

Remarks





Borehole Log

Borehole No.

WS103

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby	Project No. 035660	Co-ords: -	Hole Type WS
Location: Whitby	Level:		Scale 1:25
Client: Keyland Developments	Dates: 29/04/2020 - 29/04/2020		Logged By

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
Well					0.25			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).	
					0.45			Firm brown sandy silty CLAY. Sand fraction is fine.	
		0.80	D					Soft becoming stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal. (GLACIAL TILL)	1
		1.10		N=8 (1,2/8 for 150mm)					
		2.00		N=11 (2,2/11 for 150mm)					2
		3.00		50 (2,2/50 for 185mm)	2.95 3.10			Sandstone (suspected cobble/boulder)	3
								End of borehole at 3.10 m	
									4
									5

Remarks





Borehole Log

Borehole No.

WS104

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -

Hole Type
WS

Location: Whitby

Level:

Scale
1:25

Client: Keyland Developments

Dates: 29/04/2020 - 29/04/2020

Logged By

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.15 - 0.20	ES		0.25		Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).	
					0.55		Soft brown sandy silty CLAY. Sand fraction is fine.	
		0.90 - 1.00	D				Soft to firm becoming firm to stiff at 1.6m light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, siltstone, sandstone with occasional coal. (GLACIAL TILL)	
		1.10		N=5 (1,1/1,1,1,2)				
		2.00		N=47 (2,3/2,5,4,36)				
					2.45 2.50		Sandstone (suspected cobble/boulder) End of borehole at 2.50 m	

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Remarks





Borehole Log

Borehole No.

WS104A

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -

Hole Type
WS

Location: Whitby

Level:

Scale
1:25

Client: Keyland Developments

Dates: 29/04/2020 - 29/04/2020

Logged By

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		2.00		N=76 (2,3/76 for 225mm)	0.25			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
					0.55			Soft brown sandy silty CLAY. Sand fraction is fine.
								Soft to firm becoming firm to stiff at 1.6m light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, siltstone, sandstone with occasional coal. (GLACIAL TILL)
					2.45 2.50			Sandstone (suspected cobble/boulder) End of borehole at 2.50 m

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4
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Remarks





Borehole Log

Borehole No.

WS105

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -

Hole Type
WS

Location: Whitby

Level:

Scale
1:25

Client: Keyland Developments

Dates: 29/04/2020 - 29/04/2020

Logged By

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.80 - 1.00	D	N=8 (2,2/2,2,2,2)	0.30		Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).	
		1.00			0.60		Firm brown sandy silty CLAY. Sand fraction is fine.	
		1.70 - 1.80	D	N=24 (3,3/5,5,7,7)	2.90			Firm becoming stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, siltstone, sandstone with occasional coal. (GLACIAL TILL)
		2.00						
		3.00		50 (25 for 50mm/50 for 0mm)				

Remarks





Borehole Log

Borehole No.

WS106

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -

Hole Type
WS

Location: Whitby

Level:

Scale
1:25

Client: Keyland Developments

Dates: 29/04/2020 - 29/04/2020

Logged By

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.80 - 0.90	D		0.20		Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).	
		1.00		N=8 (2,1/2,2,2,2)	0.50		Soft to firm brown sandy silty CLAY. Sand fraction is fine.	
		1.70		50 (25 for 0mm/50 for 0mm)	1.70		Firm light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal. (GLACIAL TILL)	
					1.80		Sandstone (suspected cobble/boulder)	
End of borehole at 1.80 m								

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4
5

Remarks





Borehole Log

Borehole No.

WS107

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -

Hole Type
WS

Location: Whitby

Level:

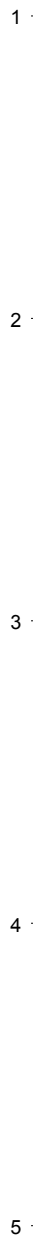
Scale
1:25

Client: Keyland Developments

Dates: 29/04/2020 - 29/04/2020

Logged By

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
1.00				N=63 (1,2/63 for 225mm)	0.12			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).
					0.30			Soft to firm brown sandy silty CLAY. Sand fraction is fine.
					1.40			Firm becoming stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal. (GLACIAL TILL)
					1.70			Sandstone (suspected cobble/boulder) End of borehole at 1.40 m



Remarks





Borehole Log

Borehole No.

WS108

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -

Hole Type
WS

Location: Whitby

Level:

Scale
1:25

Client: Keyland Developments

Dates: 29/04/2020 - 29/04/2020

Logged By

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.20		Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).	
		0.70 - 0.90	D				Firm becoming stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal. (GLACIAL TILL)	
		1.00		N=10 (1,2/2,2,3,3)				
		1.70 - 1.80	D					
		2.00		N=18 (3,3/3,4,5,6)				
		3.00		N=25 (4,5/6,5,7,7)				
					3.50		End of borehole at 3.50 m	

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Remarks





Borehole Log

Borehole No.

WS109

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -

Hole Type
WS

Location: Whitby

Level:

Scale
1:25

Client: Keyland Developments

Dates: 30/04/2020 - 30/04/2020

Logged By

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.27		Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).	
					0.70		Firm brown very sandy silty CLAY. Sand fraction is fine.	
		0.80 - 0.90	D	N=13 (2,1/3,3,3,4)			Stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal. (GLACIAL TILL)	
		1.00						
		1.60 - 1.70	D					
		1.80		N=67 (2,5/67 for 250mm)				
					2.30		End of borehole at 2.30 m	

1

2

3

4

5

Remarks





Borehole Log

Borehole No.

WS110

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby	Project No. 035660	Co-ords: -	Hole Type WS
Location: Whitby		Level:	Scale 1:25
Client: Keyland Developments		Dates: 30/04/2020 - 30/04/2020	Logged By

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.70 - 0.90	D	N=14 (3,2/3,2,4,5)	0.20			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).	1
					0.25			Soft dark brown slightly gravelly sandy CLAY with rootlets. (TOPSOIL).	
					0.50			Brown very clayey fine to medium SAND	
					0.60			Firm brown sandy silty CLAY. Sand fraction is fine.	
								Stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal. (GLACIAL TILL)	
		1.60 - 1.70	D						2
		2.00		N=28 (4,4/6,7,7,8)					
					2.40				
					2.45			Firm becoming stiff light brown to red mottled grey slightly gravelly sandy CLAY. Gravel is fine to medium subangular to subrounded mudstone, silstone, sandstone with occasional coal. (GLACIAL TILL)	
								End of borehole at 2.45 m	
Remarks									3
									4
									5



Borehole Log

Borehole No.

WS111

Sheet 1 of 1

Project Name: Broomfield Farm, Whitby

Project No.
035660

Co-ords: -

Hole Type
WS

Location: Whitby

Level:

Scale
1:25

Client: Keyland Developments

Dates: 30/04/2020 - 30/04/2020

Logged By

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.90 - 1.00 1.00	D	N=10 (2,2/2,3,2,3)					1
		1.70 1.70 - 1.80	D	N=18 (1,2/4,4,5,5)					2
		2.20		N=23 (2,3/4,5,6,8)					3
									4
									5

Remarks



Appendix C Risk Assessment Rationale

The site-specific qualitative risk assessment of environmental harm, as detailed in Section 5.0 of this reporting, is summarised in the table presented hereafter; the principle being to establish connecting links between a hazardous source to a potential receptor via an exposure pathway.

The assessment corresponds with the total site area.

Risk assessment is the process of collating known information on a hazard or set of hazards in order to estimate actual or potential risk to receptors. The receptor may be humans, a water resource, a sensitive local ecosystem or future construction materials. Receptors can be connected to the hazardous source by one or several exposure pathways such as direct contact for example. Risks are generally managed by isolating the receptor or intercepting the exposure pathway or by isolating or removing the hazard.

Without the three essential components of a source, pathway and receptor there can be no risk. Therefore the presence of hazard on a site does not necessarily mean there is a risk.

By considering where a viable pathway exists which connects a source with a receptor the risk assessment in Section 3.0 and the table presented hereafter identifies where pollutant linkage exists. If there is no pollutant linkage there is no risk and only where a pollutant linkage is established does the risk assessment consider the level of risk.

The risk assessment considers the likelihood of a particular event taking place (accounting for the presence of the hazard and receptor and the integrity of the exposure pathway) in conjunction with the severity of the potential consequence (accounting for the potential severity of the hazard and the sensitivity of the receptor).

In the risk assessment the consequence of the hazard has been classified as severe or medium or mild or minor and the probability (likelihood) of the circumstances actually occurring classified as high likelihood or likely or low likelihood or unlikely.

The consequences and probabilities are subsequently cross-correlated to give a qualitative estimation of the risk using Department of the Environment risk classifications as detailed in the table below and as referenced in CIRIA C552.

		Consequence			
		Severe	Medium	Mild	Minor
Probability (Likelihood)	High Likelihood	Very High Risk	High Risk	Moderate Risk	Negligible Risk
	Likely	High Risk	Moderate Risk	Moderate/Low Risk	Negligible Risk
	Low Likelihood	Moderate Risk	Moderate/Low Risk	Low Risk	Negligible Risk
	Unlikely	Moderate/Low Risk	Low Risk	Negligible Risk	Negligible Risk

In accordance with DoE guidance, the following categorisation of **consequence** has been developed.

Classification	Definition	Examples
Severe	Short-term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem or organisation forming part of such ecosystem.	<p>High concentrations of cyanide on the surface of an informal recreation area.</p> <p>Major spillage of contaminants from site into controlled water.</p> <p>Explosion, causing building collapse (can also equate to a short-term human health risk if buildings are occupied).</p>
Medium	Chronic damage to Human Health. Pollution of sensitive water resources. A significant change in a particular ecosystem or organism forming part of such ecosystem.	<p>Concentration of a contaminant from site exceeds the generic or site-specific assessment criteria.</p> <p>Leaching of contaminants from a site to a Principal or Secondary A aquifer.</p> <p>Death of a species within a designated nature reserve.</p> <p>Lesser toxic and asphyxiate effects</p>
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services. Damage to sensitive buildings/structures/services or the environment.	<p>Pollution of non-classified groundwater (inc. Secondary B aquifers).</p> <p>Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).</p>
Minor	Harm, although not necessarily significant harm, which may result in a financial loss or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc). Easily repairable effects of damage to buildings, structures and services.	<p>The presence of contaminants at such concentrations that protective equipment is required during site works.</p> <p>The loss of plants in a landscaping scheme.</p> <p>Discoloration of concrete.</p>

In accordance with DoE guidance, the following categorisation of **probability** has been developed.

Classification	Definition
High Likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

In accordance with DoE guidance, the following categorisation of **risk** has been developed.

Classification	Definition
Very High Risk	There is a <i>high probability</i> that <i>severe harm</i> could arise to a designated receptor from an identified hazard at the site without appropriate further action.
High Risk	<i>Harm is likely to arise</i> to a designated receptor from an identified hazard at the site without appropriate further action.
Moderate Risk	<i>It is possible</i> that without appropriate further action <i>harm could arise</i> to a designated receptor. It is relatively <i>unlikely</i> that any such harm would be <i>severe</i> , and if any harm were to occur it is <i>more likely</i> that such harm would be <i>relatively mild</i> .
Low Risk	<i>It is possible</i> that <i>harm could arise</i> to a designated receptor from an identified hazard. It is <i>likely</i> that, at worst, if any harm was realised any effects would be <i>mild</i> .
Negligible Risk	The presence of an identified hazard does not give rise to the potential to cause harm to a designated receptor.

The term 'risk' in this instance refers to the risk that the source, pathway, receptor linkage for a given source of contamination is complete. It does not refer to immediate risk to individuals or features present on the site from potential contaminants and is intended to be used as a tool to assess the necessity of further investigation.

Appendix D Strategy for Dealing with Unexpected Contamination

Whilst considered unlikely the potential for unforeseen contamination to be encountered during development works cannot be ruled out. Potential unforeseen sources may include pockets of ash in the near surface soils or localised fuel spillages.

In the unlikely event that unforeseen contamination is revealed during the development works the outline strategy detailed below is recommended.

Outline Strategy

In the unlikely event that material is revealed on the site of a nature that does not accord with the anticipated ground conditions (as detailed in Section 5.0) the following procedure is to be complied with.

- a) Cease and make safe all excavations in this location and report observations to the Site Manager.
- b) The Site Manager is to notify the Engineer.
- c) Under guidance of the Engineer take representative samples of the suspect materials and forward to a suitably accredited laboratory for analysis.
- d) Await Engineers instructions with respect to re-commencement of the works and or removal from of suspect material to a suitably licensed disposal facility.
- e) Contact the local authority and if relevant the Environment Agency are to be kept fully informed of any site such occurrences.

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NYMNP

21/05/2024

PROPOSED RESIDENTIAL
DEVELOPMENT
BROOMFIELD FARM, WHITBY
ZONE 2

TRANSPORT STATEMENT

MARCH 2024

PROPOSED RESIDENTIAL
DEVELOPMENT
BROOMFIELD FARM, WHITBY – ZONE 2
TRANSPORT ASSESSMENT
Keyland Developments Limited

Planning Issue

Project no: 21105-001

Date: March 2024

Andrew Moseley Associates

15 St Paul's Street

Second Floor

Leeds, LS1 2JG

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Q U A L I T Y M A N A G E M E N T

ISSUE/REVISION	FIRST ISSUE	REVISION 1	REVISION 2	REVISION 3
Remarks	Planning Issue			
Date	21.03.24			
Prepared by	RW			
Checked by	AMM			
Authorised by	AMM			

P R O D U C T I O N T E A M

AMA

Associate Director

Alex McGarrell

Transport Planner

Rosie Ward

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FIGURES

Figure 1 – Site Location Plan

APPENDICES

Appendix A Indicative Site Layout

Appendix B Proposed Site Access Design

1 INTRODUCTION

1.1 OVERVIEW

- 1.1.1 Andrew Moseley Associates (AMA) has been commissioned by Keyland Developments Limited, herein referred to as Keyland, to prepare a Transport Statement (TS) in support of the renewal of the full permission (Ref: NYM21/0592/FL) for a new access from the A171 Stainsacre Lane to serve Zone 2 of the Broomfield Farm development which already has planning consent.
- 1.1.2 The approved hybrid planning application (Ref: SBC/20/00249/FUL) for Broomfield Farm was submitted to Scarborough Council sought outline planning permission for up to 290 dwellings with all matters reserved for future approval apart from access and full permission for vehicle access, the main spine road through the site, drainage infrastructure and public open space.
- 1.1.3 The approved Broomfield Farm development is to access via a new roundabout on the A171 Stainsacre Lane to the north-west of Fairfield Way. Zone 2 of the approved Broomfield Farm development comprised up to 60 dwellings and was originally to be access internally off the main spine road.
- 1.1.4 It is now proposed that Zone 2 of Broomfield Farm is accessed directly from the A171 Stainsacre Lane via a ghost island right-turn priority T-junction located to the south-east of Fairfield Way.
- 1.1.5 The Local Planning Authority (LPA) and Local Highway Authority (LHA) is North Yorkshire Council (NYC). A copy of the Broomfield Farm Zone 2 site layout is contained in Appendix A.
- 1.1.6 It is important to note that the development proposals will not result any additional trip generation beyond that consented as part of the original hybrid planning approval for the 290 dwelling Broomfield Farm scheme.

1.2 REPORT STRUCTURE

- 1.2.1 The structure of the report is set out as follows;
- ▶ Section 2 provides a description of the highway network surrounding the site, details of the existing traffic flows, a review of the personal injury accident records and the results of the baseline junction assessments;
 - ▶ Section 3 examines the accessibility of the site by sustainable modes of travel and also considers the accessibility of a range of key services and facilities;
 - ▶ Section 4 describes the development proposals;
 - ▶ Section 5 summarises the assessment parameters and trips rates that have been adopted within this TA;
 - ▶ Section 6 examines the impact of development traffic on the local highway network (none anticipated other than the new site access);
 - ▶ Section 7 provides a summary of the TA.

2 EXISTING CONDITIONS

2.1 SITE LOCATION

- 2.1.1 The site is currently arable land and is situated approximately 2.5km south east of Whitby town centre. The site is bound to the north-east by the A171 Stainsacre Land; to the south-east by arable land; to the south-west by Whitby Wildlife Sanctuary; and to the north-west by the access road for Broomfiueld Farm, Whitby Wildlife Sanctuary and Whitby water treatment facility. The location of the site is illustrated in Figure 1.

2.2 LOCAL HIGHWAY NETWORK

- 2.2.1 The A171 Stainsacre Lane, from which the site would be accessed to the north-east, is a single carriageway two-way road which is subject to a 30mph speed restriction passing the proposed site frontage. The A171 currently forms a right-turn ghost island which provides access to Whitby's water treatment facility. Fronting the site, the A171 has footways to both sides of the carriageway and is street lit.
- 2.2.2 On this site frontage, the A171 Stainsacre Lane forms a ghost island right-turn priority T-junction with Fairfield Way which provides access to an industrial estate / retail development. Fairfield Way is subject to a 30mph speed restriction, is street lit and has footways present along both sides of the road.
- 2.2.3 To the east of the proposed site the A171 continues for approximately 2.3km before providing access to Hawsker village centre. The A171 then forms a priority T-junction with the B1447 which provides access to Robin Hood's Bay to the south east, and the A171 continues southbound providing the main route to Scarborough.
- 2.2.4 Approximately 220m to the west of the site access road, the A171 forms a signalised T-junction with the Sainsbury's Supermarket access. Pedestrian crossing facilities are provided on the northern and eastern arms of the junction, with dropped kerbs and tactile paving. To the north of the signalised T-junction, footways are present along both sides of the A171 carriageway.
- 2.2.5 To the north west of the proposed site, the A171 provides access to Whitby's town centre.

3 EXISTING SUSTAINABLE TRANSPORT PROVISION

- 3.1.1 The accessibility of the site has already been described within the Transport Assessment (TA) that supported the approved 290 dwelling Broomfield Farm development.
- 3.1.2 The approved TA established that the wider site was accessible by sustainable transport modes.

4 DEVELOPMENT PROPOSALS

4.1 THE PROPOSED SITE ACCESS

- 4.1.1 The proposals comprise a new access on the A171 Stainsacre lane to serve Zone 2 of the Broomfield Farm development. It is proposed that Zone 2 will be Broomfield Farm Carbon Neutral Village.
- 4.1.2 The access will be positioned within the north-western extend of the neighbouring National Park before turning through 45 degrees into Broomfield Farm Zone 2.
- 4.1.3 A copy of the proposed illustrative masterplan is attached in Appendix A.
- 4.1.4 The proposed ghost island right-turn priority T-junction with the A171 Stainsacre Lane has been designed in accordance with DMRB. The access will have a 5.5m carriageway width and 2m footways to both sides.
- 4.1.5 The site access will achieve visibility splays of 2.4m x 70m. The proposed site access is shown on Drawing No. AMA/21105/SK003 at Appendix B.
- 4.1.6 In order to provide the ghost island right-turn facility, the existing uncontrolled pedestrian crossing point with refuge island on Stainsacre Lane will be relocated further to the north-west.
- 4.1.7 The junction that has been designed to serve Zone 2 of the approved Broomfield Farm development only requires a simple priority T-junction on Stainsacre Lane in capacity terms, however, in order to ensure that any potential impact up the mainline is minimised, a ghost island right-turn facility is proposed which will enable drivers to wait without delaying southbound traffic on Stainsacre Lane.
- 4.1.8 The proposed site access for Zone 2 is also appropriately spaced from Fairfield Way to the north-west and Enterprise Way to the south-east on Stainsacre Lane.
- 4.1.9 As is the case with the wider Broomfield Farm scheme, outline permission has been granted for 290 dwellings on the individual development parcels. This includes Zone 2 which will accommodate 60 of the 290 dwellings already approved. The approval of the site access to serve Zone 2 directly from Stainsacre Lane is no different than the approval of the roundabout and spine road as consent under the hybrid planning application (ref: SBC/20/00249/FUL).
- 4.1.10 The detailed layout of Zone 2 can be agreed at a later date either through reserved matters or a full planning application. This is same principle as the hybrid planning application (ref: SBC/20/00249/FUL) which include outline permission for the individual development plots.
- 4.1.11 To summaries, the approved roundabout that will serve the wider Broomfield Farm development is required even without serving the 60 dwellings within Zone 2. Furthermore, the proposed priority T-junction with ghost island right-turn facility will ensure that there is minimal impact upon the free flow of traffic on Stainsacre Lane and has been design in accordance with the latest guidance.
- 4.1.12 The reasons for the alternative access strategy are set out within the Spawforth document that accompanied the pre-application submission.

5 FUTURE DEVELOPMENT IMPACTS

- 5.1.1 Given that the 60 dwellings within Zone 2 are already approved as part of the original hybrid planning permission, no capacity analysis has been carried out within this TS.
- 5.1.2 A ghost island right-turn priority T-junction will provide more than enough capacity for up to 60 dwellings without the need to undertake detailed junction analysis.

6 SUMMARY AND CONCLUSIONS

- 6.1.1 Andrew Moseley Associates (AMA) has been commissioned by Keyland Developments Limited, herein referred to as Keyland, to prepare a Transport Statement (TS) in support of the renewal of the full permission (Ref: NYM21/0592/FL) for a new access from the A171 Stainsacre Lane to serve Zone 2 of the Broomfield Farm development which already has planning consent.
- 6.1.2 The approved hybrid planning application (Ref: SBC/20/00249/FUL) for Broomfield Farm was submitted to Scarborough Council sought outline planning permission for up to 290 dwellings with all matters reserved for future approval apart from access and full permission for vehicle access, the main spine road through the site, drainage infrastructure and public open space.
- 6.1.3 The approved Broomfield Farm development is to be accessed via a new roundabout on the A171 Stainsacre Lane to the north-west of Fairfield Way. Zone 2 of the approved Broomfield Farm development comprised up to 60 dwellings and was originally to be access internally off the main spine road.
- 6.1.4 It is now proposed that Zone 2 of Broomfield Farm is accessed directly from the A171 Stainsacre Lane via a ghost island right-turn priority T-junction located to the south-east of Fairfield Way.
- 6.1.5 The Local Planning Authority (LPA) and Local Highway Authority (LHA) is North Yorkshire Council (NYC).
- 6.1.6 The proposed ghost island right-turn priority T-junction with the A171 Stainsacre Lane has been designed in accordance with DMRB. The access will have a 5.5m carriageway width and 2m footways to both sides. The site access will achieve visibility splays of 2.4m x 70m.
- 6.1.7 In order to provide the ghost island right-turn facility, the existing uncontrolled pedestrian crossing point with refuge island on Stainsacre Lane will be relocated further to the north-west.
- 6.1.8 It is considered that proposed access arrangements have been designed in accordance with DMRB and are appropriate to serve Broomfield Farm Zone 2.

FIGURES

Figure 1 – Site Location Plan



Title:
Site Location Plan
Broomfield Farm, Whitby

Figure No:
Figure 1

APPENDICES

[Appendix A](#) Indicative Site Layout

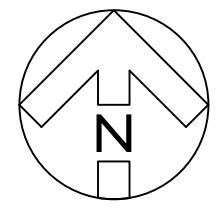
[Appendix B](#) Proposed Site Access Design

Appendix A

INDICATIVE SITE LAYOUT



Revisions



This drawing has been prepared with information provided by others. This information has been scaled from pdf documents and as such Spawforths carry no responsibility for the accuracy of the information shown here.

Revision | E Drawn | SZJ Reviewed | SC Date | July 21
 The client has been made aware we cannot carry any responsibility for inaccuracies on this drawing as they have been prepared to the best of our ability using third party information.

planners | urbanists | architects



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Issued

Client Name
 Keyland Developments Ltd

Project No P4176	Project Title Broomfields Farm
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Drawn By EH	Reviewed By SC	Scale 1:1000@A1	Discipline MP	Date FEB 2021
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Drawing No. 00-019	Drawing Title Zone 2 Access Red Line Plan	Revision E
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File Path P4176-SPA-XX-ZZ-MP-00-19A

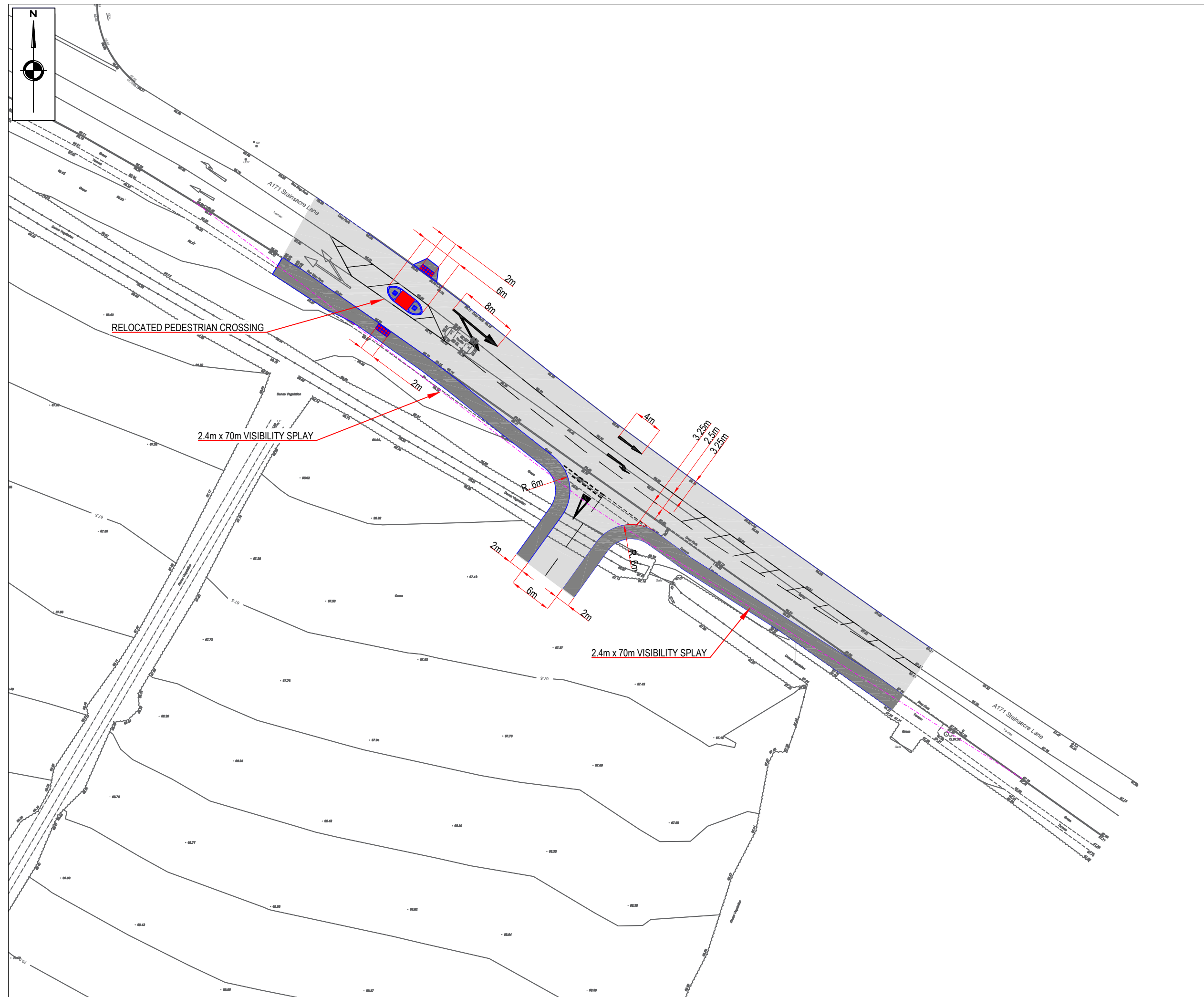
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Appendix B

PROPOSED SITE ACCESS DESIGN



NOTES

REVISIONS

REV	DESCRIPTION	DATE	BY
-	-	-	-



Project:
**BROOM FIELD FARM,
WHITBY**

Client:
KEYLAND

Drawing:
RIGHT TURN GHOST ISLAND

Drawn By: **GDM** Date: **23/03/19**

Checked: **ATM** Scale: **1:500 @ A3**

Drawing No. **AMA/21105/SK003** Rev. **-**



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