

EDWARDSON ASSOCIATES

Planning & Diversification Consultants

Hilary Saunders
North York Moors National Park Authority
The Old Vicarage
Bondgate
HELMSLEY
North Yorkshire
YO62 5BP



23rd December 2016

Our Ref: WOO.W 2016.02

FLOOD RISK ASSESSMENT

Dear Madam,

Proposed change of use of land to form a camping/glamping site, erection of a reception building, conversion of existing building to a wet weather facility and ancillary car parking at Cloughton Sawmill, Whitby Road, Cloughton, Scarborough, YO13 0AW.

Please regard this letter as comprising a supporting Flood Risk Assessment in connection with the above proposal.

The NPPG advises that for sites of 1 hectare or more, a site-specific flood risk assessment to accompany applications for planning permission is required and that such flood risk assessments should also be appropriate to the scale, nature and location of the development.

The Environment Agency Flood Outline Map identifies the application site to be located within an area designated as Flood Zone 1, Low Probability, with a less than 1 in 1000 annual probability of flooding in any year.

The Environment Agency map showing potential risk of flooding from surface water indicates that the application site is not considered to be at risk from overland surface water run-off.

Table 2 Flood Risk Vulnerability Classification of the NPPF defines sites used for holiday or short let caravans as a more vulnerable use. There is therefore a change in Flood Risk Vulnerability as a result of the proposed development. Although the Vulnerability Classification has increased both 'Less' and 'More' Vulnerable uses are appropriate within Flood Zone 1 as defined by table 3 of the NPPF.

Foul water is proposed to be disposed of via anew bio treatment plant (s) and surface water to ground. Please see drawing number 101 for the location and the manufacturer's specification for details of the Bio treatment plant (s)

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Paddock House

10 Middle Street South

Driffield • East Yorkshire • YO25 6PT

There is no historic record of flooding due to drainage issues in the area of the development. The proposed development is unlikely to be affected by current or future flooding from any source (Rivers, Sea or Surface Water).

Yours sincerely

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NYMNP
23 DEC 2016