

JB

Mrs J Bastow
North York Moors National Park
Development Control
The Old Vicarage Bondgate
Helmsley
York YO62 5BP

Our ref: RA/2017/137155/01-L01
Your ref: NYM/2017/0433/FL
Date: 17 July 2017

NYM/NPA
17 JUL 2017
KW

Dear Mrs Bastow

APPLICATION IN RESPECT OF ERECTION OF SINGLE STOREY SIDE EXTENSION,
ERECTION OF SINGLE STOREY REAR EXTENSION TOGETHER WITH REPLACEMENT
CASEMENT WINDOWS AND RE-ROOFING

MIDSTREAM COTTAGE, PRIESTMANS LANE, THORNTON-LE-DALE

Thank you for consulting us on the above application which we received on 17 July 2017.

FLOOD RISK

This proposal falls within the scope of the Environment Agency's Flood Risk Standing Advice (Minor/Householder Development).

Minor Extensions FRSA <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice#minor-extensions-standing-advice>

ENVIRONMENTAL PERMITTING

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 for any proposed works or structures, in, under, over or within eight metres of the top of the bank of Thornton Beck which is designated as a 'main river'. This was formerly called a flood defence consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available at <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Informative: Surface Water Drainage now the responsibility of the LLFA.
Changes to the [Planning Practice Guidance \(Flood Risk\)](#) and the [new DMPO](#) which took effect on 15 April 2015. These support the use of SuDS solutions for surface water management from new development, and explain that the expert advice on surface water proposals should come from the LLFA.

Should you require any further information or clarification, please contact me on the details below.

Yours sincerely

Mr Michael Walsh
Sustainable Places, Yorkshire - Planning Assistant