

From: [Hilary Saunders](#)
To: [Planning](#)
Subject: FW: NYM 2017 0859 FL 11168
Date: 05 March 2018 15:03:41

From: Paul Tweed
Sent: 05 March 2018 14:10
To: Hilary Saunders
Subject: RE: NYM 2017 0859 FL 11168

NYMNP

05/03/2018

Good afternoon Hilary,

To be clear, I haven't raised an objection to the proposal. I made my comments on the basis that there was virtually no information relating to drainage that I could see in the application. I was concerned that the applicant hadn't given sufficient thought to managing surface water and flood risk from the site, and this is a location that would appear to be vulnerable to flooding from the evidence we have. There are properties downstream from this proposal whose flood risk will be exacerbated if surface water is not managed properly. I'm not looking for a detailed drainage design at this stage but I do want the applicant to spell out how they will manage surface water.

It does appear in this instance that the applicant has a couple of options. There is a watercourse marked on the map which could receive drainage if the ground were found not to be suitable – and adequate space to put in the necessary attenuation. But I need the applicant to demonstrate that they have a viable drainage option, and not just infer that for myself from information that has not been presented with the application.

If the applicant can demonstrate that they can drain the development without increasing flood risk, then I would be happy to suggest conditions. But I need to see some information about what they are going to do and how they can achieve that. If they are proposing to utilise existing drains, then I need to know where those drains are, where they go to and what condition they are in. If they are proposing to discharge to watercourse then I want to know where the watercourse is, what it is like and how the applicant will get there – do they own the land they need to cross or will an agreement be needed? If they want to use a soakaway then I want to know where that soakaway is, what condition it is in and what the ground conditions are.

I would normally expect the infiltration tests to be done at this stage to confirm suitability of the ground to receive surface water. However in this instance I would be happy to see the infiltration tests conducted further on in the process, prior to confirmation of drainage design, if the applicant can supply a drainage statement and preliminary drainage plan which could give me confidence they have taken all necessary matters in to account.

I hope this is useful, please do not hesitate to get in touch if you need any further information or clarification.

All the best for now,

Paul

Paul Tweed

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