

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



Application No:	NYM/2017/0859/FL		
Proposed Development:	Demolition of building and construction of a range of new letting rooms.		
Location:	Hare & Hounds Inn, Low Hawsker to Oakham Beck, High Hawsker		
Applicant:	Mr Paul Goodenough		
District/Borough:	North York Moors National Park		
FRM Engineer:	Paul Tweed	LPA Case Officer:	Mrs H Saunders

Note to the Planning Officer:

Thank you for consulting the Lead Local Flood Authority on the planning application referenced above.

The applicant has not provided sufficient information for us to recommend a suitable condition for the management of surface water.

It is not clear from the application what if any increase in impermeable area will result from the development, and therefore what any increase in water coming from the site is likely to be.

It is not clear what the drainage arrangements for this development will be. The application form states that surface water will drain to a soakaway, whilst the "additional background information" document on the portal from BHD Partnership says only that "we believe" drains go to soakaway.

The presence, condition and capacity of the existing soakaway should be confirmed. Infiltration testing to BRE 365 standard should be conducted to confirm the suitability of the ground to receive water.

The soakaway must have sufficient capacity to accommodate events up to and including the 1 in 30 year rainfall event (with a 30% allowance for climate change).

Date:	27/02/2018	Approved by:	Emily Mellalieu Flood Risk Management Team Leader
FAO:	Mrs H Saunders		
Issued by:	Paul Tweed		

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Rainfall in excess of the 1 in 30 up to the 1 in 100 year rainfall (plus 30% climate change) must not cause flooding to any building or utility plant, and must be managed on site in a safe area.

Rainfall from extreme events in excess of the 1 in 100 year event must be managed so that it leaves site on a route that avoids risk to people and property, on and off site.

Comment from Yorkshire Water indicate that the development site is in a Source Protection Zone. If this is the case, only roofwater should be permitted to discharge to ground.

Surface water other than from the roof should go to watercourse or public sewer if the site is in a source protection zone.

As the site is a redevelopment, it is classified as brownfield development and should demonstrate a minimum 30% reduction in flows leaving the site although greenfield rates must be achieved wherever possible.

As a minimum, the applicant should provide:

- A drainage plan
- Runoff calculations
- Soakaway calculations, with an appropriate factor of safety and the results of infiltration tests to demonstrate that the soakaway will function.

Please see NYCC SuDS guidance for further information, available at:

https://www.northyorks.gov.uk/sites/default/files/.../SuDS_design_guidance.pdf

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