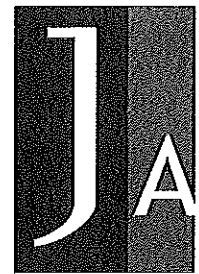


NYM / 2009 / 0729/FL



JENNESON  
ASSOCIATES

Chartered Architect

8 Nicholson Court  
Pocklington  
YORK YO42 2PF

T: [REDACTED]  
F: [REDACTED]

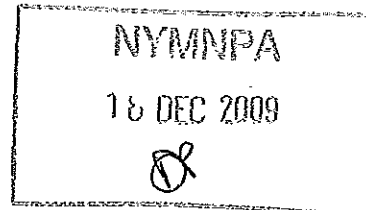
Please note that my address details have recently changed to;  
2 Murray Close, Pocklington, York, YO42 2HD

Miss Wendy Trousdale  
North York Moors National Park Authority  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO62 5BP

Our ref 415/Scalby/SJ

17 December 2009

Dear Miss Trousdale



**Revised Site Entrance and Parking**  
**Low Hall Farm, Hackness Road, Scalby, YO13 0QY**

I refer to your letter dated 2 November 2009 requesting additional information to allow registration of the application. I also refer to my recent discussions with Julie Cavanagh concerning the extent of information required. I comment as follows;

**Flood Risk Assessment**

The application site abounds an area at risk of potential flooding as defined on the Environment Agency Flood Map.

The application site itself is elevated above Hackness Road and lies outside of the area at risk of potential flooding.

The proposed development does not involve the creation of any habitable accommodation.

The proposal is in reality a revised details application relating to the extant approval granted by Decision No NYM/2006/0557/FL. It is noted that any flood risk issues were considered by the authority at the time of granting this approval.

Notwithstanding these comments a Flood Risk Assessment has been prepared to support the proposed development works to improve road safety.

E: [REDACTED]

NYM / 2009 / 0720 / FL

<b>NYMNPA</b> 18 DEC 2009
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Consequently, please find enclosed the following;

- Flood Risk Assessment (4 copies)
- Environment Agency Sequential Test requirements statement (4 copies)

### Tree Survey

The trees proposed for removal are 3No sycamores and 1No conifer.

The removal of the trees is to improve road safety for both vehicular and pedestrian users.

The removal of the trees was recommended by Paul Harris, the authorities' arboriculturalist. I understand that Mr Harris has kindly indicated that he will formally write to you and confirm the agreement reached on site with Mr Adrian Knight, the applicants' representative.

### Family Recreation Area

The applicant has commenced works to create an informal family recreation area immediately to the west and rear of Low Hall Bungalow. This is a minor amendment to the extant permission Decision No NYM/2006/0557/FL.

The development has been discussed on site with planning authority representatives, who are favourable to the proposal. However, the authority considers it sensible to expand the application to include this work.


Consequently, please find enclosed the following;

- Location Plan; dwg no 415/01A; revised to incorporate the proposed family recreation area within the red line boundary (4 copies)
- Design & Access Statement; supplementary information for the family recreation area (4 copies)

I trust that these comments are helpful in giving greater explanation of the proposal and will allow registration of the application.

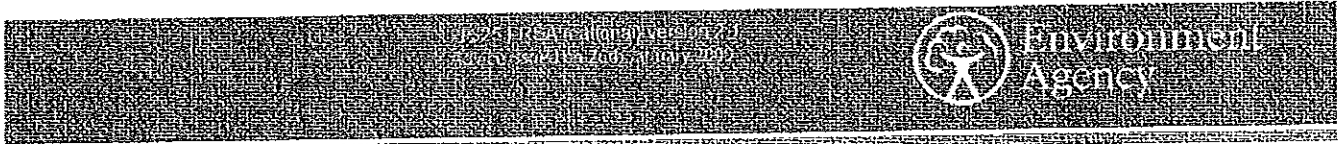
If you require any additional information which will facilitate an early approval by the Authority then please do not hesitate to contact me immediately. My mobile telephone no is 07808 783557, if you require this.

Yours sincerely



Steve Jennesson

cc Mr C Kitchen, NUM Yorkshire Area  
Mr A Knight, DMAC Planned Maintenance Ltd



Route to this page -->Step by Step-->up to 1ha-->Flood Zone 2-->More Vuln-->No Landfill/Caravan Site

Restart Print Form

NYMNPA  
18 DEC 2009

**More Vulnerable development up to 1ha in size (excludes Non-residential extension with a footprint of less than 250 sq. meters or a domestic extension) in Flood Zone 2**

The guidance on this sheet concerning flood risk assessment requirements should also be applied to applications for Change of Use within this category. Note the Sequential test does not apply to Change of Use applications. This advice is not applicable to development proposals for landfill/waste facilities & holiday/short let caravans in this Flood Zone.

**Sequential Test requirements**


The Sequential Test is applied by the Local Planning Authority (LPA) to planning applications within this category. This requirement is set out in PPS25 at paragraphs 16-17 and annex D.

**FRA requirements**

Planning applications must be accompanied by a Flood Risk Assessment (FRA). To be acceptable the FRA must meet the requirements set out in the table below. All flood management measures will need to be supported by plans and drawings that form part of the FRA. The requirement for a FRA is set out in PPS25 at paragraphs 10 - 13 and annex E.

We recommend that Table 1.0 is completed by the applicant as part of the FRA submission. The standing advice help pages<sup>1</sup> provide guidance to help the applicant through this process. The LPA should instruct the applicant to consider the issue again in more detail if the requirements set out in the table have not been met. This may result in plans needing to be amended and/or withdrawal of the application.

The following sections are to be completed by the applicant and checked by the Local Planning Authority (LPA):

Site address & development description:	REVISED SITE ENTRANCE & PARKING & FAMILY RECREATION AREA LOW HALL FARM HACKNESS ROAD SEABY YO13 0QY
Print Name:	NATIONAL UNION OF MINeworkERS YORKSHIRE AREA
Signature:	 ON BEHALF OF NUM YORKS AREA
Date:	17 DECEMBER 2009

Continued...

<sup>1</sup>The help pages are available to see on the Environment Agency website [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) on the flood risk standing advice pages.

help pages



Table 1.0

More vulnerable development up to the in size (excludes Non-residential extension with a footprint of less than 250 square metres or a domestic extension) in Flood Zone 2. (Does not apply to sites used for holiday or short-stay caravans and camping, or landfill and waste management sites. For these proposals, please refer to FRA Guidance note 1)

Flood risk to building/occupants.  Information to be provided by the applicant as part of the Flood Risk Assessment	Applicant to provide level information in the boxes below	Criteria to be used by LPA in assessing the Flood Risk Assessment
Flood level for the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) in any year (including an allowance for climate change) in relation to Ordnance Datum <sup>1</sup> , (Newlyn)	N/A UNALTERED FLOOD EXISTING	The Environment Agency objects to planning applications in this category that fail to meet the floor level standards set out below.  Ground floor levels to be set at a minimum of whichever is the higher of: <ul style="list-style-type: none"> <li>• 300mm above the general ground level of the site OR</li> <li>• 600mm above the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) in any year (including an allowance for climate change).</li> <li>• Basement rooms to have unimpeded access internally to an upper level.</li> </ul>
Average ground level of the site in relation to Ordnance Datum (Newlyn)	N/A UNALTERED FLOOD EXISTING	
Finished floor level of lowest habitable room in relation to Ordnance Datum (Newlyn)	N/A UNALTERED FLOOD EXISTING	LPAs role: Ensure that the level information has been provided and the standards set out above have been met. Raise an objection on behalf of the Environment Agency if standards have not been met.
1 in 1000 annual probability (0.1%) in any year flood level including an allowance for climate change where this information is available.	N/A UNALTERED FLOOD EXISTING	The Environment Agency objects to planning applications for <b>single storey</b> buildings in this category that fail to meet the standards for safe refuge set out below. <ul style="list-style-type: none"> <li>• For single storey buildings or ground floor subdivisions with no access to higher floors, additional refuge has been provided above the 1 in 1000 annual probability (0.1%) in any year flood level including an allowance for climate change.</li> </ul> <p>LPAs role: Ensure that the provision of a safe refuge for <b>single storey</b> buildings complies with the above information. Raise an objection on behalf of the Environment Agency if standards have not been met. To achieve these standards floor levels should be raised. Note: For buildings with more than one storey in this category upper floors can be considered safe refuge</p>

Continued...

<sup>1</sup> Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment.



Table 1.0 (Continued)

Applicant is to provide confirmation that the requirements below have been met	Applicant to indicate compliance in the box below. Enter 'yes' or 'no'	LPA should satisfy themselves with regard to the comments below.
<p><b>Management of surface water</b> Applicant is to indicate that surface water will be managed in accordance with the following standards:</p> <ul style="list-style-type: none"> <li>• Specific requirements for managing surface water set out in an adopted Strategic Flood Risk Assessment and/or Surface Water Management Plan produced by the Local Planning Authority.</li> <li>• Surface water run-off will be controlled to ensure no flooding of property and no increase in surface water run-off from the site to a watercourse or receiving water body compared to the existing pre-application run-off rate in a 1 in 100 year storm event (1% chance in any one year) plus an appropriate allowance for climate change (PPS25 Practice Guide paragraphs 5.47 and 5.50)</li> <li>• Meets the requirements of Approved Document Part H of Building Regulations 2000.</li> </ul>	<p>UNABLED FROM EXISTING  YES.</p>	<p><b>LPA's role:</b> Look for assurance from the applicant that surface water will be managed in accordance with the requirements opposite. Seek assurance if not already provided. Cross check the planning application with the Local Development Framework (LDF). Consultation with the local authority Building Control department is recommended. Paragraph 8 of PPS25 states that LPAs should in determining planning applications give priority to the use of SUDS.</p> <p><b>Note:</b> Strategic options for surface water management should be used wherever available. Options such as this would be identified as part of the SFRA for inclusion within in the LDF. Building regulation requirements alone are not appropriate for areas with critical drainage problems.</p> <div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>NYMNPA 18 DEC 2009</p> </div>
<p><b>Flood resilience and resistance</b> Applicant is to indicate that flood resilience/resistance and emergency escape measures/procedures have been incorporated where possible. This applies to any part of the building (e.g. basements), that are situated below the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) level in any year (including an allowance for climate change).</p>	<p>UNABLED FROM EXISTING</p>	<p><b>LPA's role:</b> Look for assurance from the applicant that resilience/resistance and evacuation procedures have been addressed in accordance with the requirements opposite. Seek assurance if not already provided. Cross check the planning application with the LDF. Consultation with the local authority Building Control (flood resilience/resistance) and Emergency Planning (evacuation) department is recommended.</p>
<p><b>Other sources of flooding (not rivers or the sea)</b> Applicant is to indicate that the SFRA has been referred to and that the recommendations regarding other sources of flooding have been incorporated into the application.</p> <p>If no SFRA is available and flood risk from other sources is present, guidance should be sought from the organisations listed in the help pages under the heading 'other sources of flooding'.</p>	<p>UNABLED FROM EXISTING</p>	<p><b>LPAs role:</b> Look for assurance from the applicant that the SFRA has been referred to (where available) and that mitigation for flooding from other sources has been provided where necessary.</p>

**Note on flood level information:** Flood Level Information should be obtained first by the applicant from the SFRA, or if not available, from the Environment Agency. Where the applicant is unable to obtain the information from either of these sources the LPA should consult the Environment Agency for an individual consultation response from an Environment Agency Planning Liaison Officer.

End of comment

# Revised Site Entrance and Parking Low Hall Farm, Hackness Road, Scalby, YO13 0QY

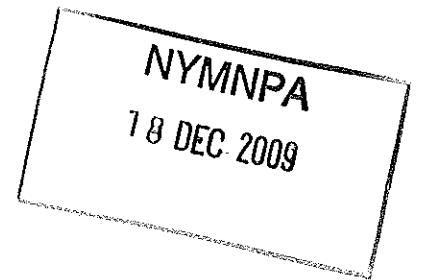
## Flood Risk Assessment

To support the planning application by

**National Union of Mineworkers Yorkshire Area**



Site Entrance



Church Beck

## **CONTENTS**

### **1.0 INTRODUCTION**

### **2.0 WALKOVER SURVEY**

### **3.0 PPS25 – MATERIAL CONSIDERATIONS**

Climatic Change

Surface Water Discharge

Flooding

Emergency Egress During Times of Flood

### **4.0 SUMMARY**

#### **APPENDIX A**

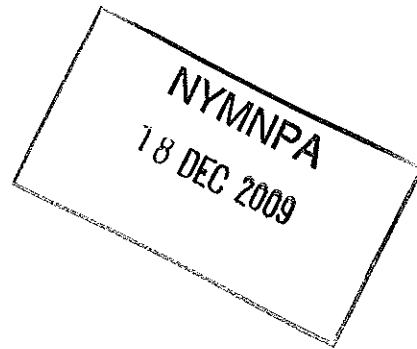
Site location plan.

#### **APPENDIX B**

Environment Agency Flood Map – extract of the website map print-off

#### **APPENDIX C**

Letter dated 4 December 2009 from Mr C J R Kitchen, Secretary to National Union of Mineworkers Yorkshire Area.



## 1.0 INTRODUCTION

The National Union of Mineworkers own the existing holiday cottages known as Low Hall Cottages and Low Hall Bungalow, Hackness Road, Scalby

The properties are located to the western side of Hackness Road and are accessed directly off it. Hackness Road is also the National Park boundary.

Low Hall Cottages and Low Hall Bungalow are served by the site entrance included within the application site.

The holiday cottages have recently been renovated in accordance with Decision No NYM/2006/0557/FL. Any flood risk issues, real or perceived, were considered by the authority at the time of granting this approval.

The NUM is seeking to alter the site entrance arrangement to improve road safety for both vehicular and pedestrian users.

The proposal is in reality a revised details application relating to the extant planning permission.

The proposed development does not involve the creation of any habitable accommodation

In order to supplement the Planning Application, a Flood Risk Assessment Report was considered necessary.

PPS25 Development and Flood Risk define the requirements for Planning Authorities to ensure the appropriateness of Flood Risk Assessments. This report seeks to address these requirements.



## 2.0 WALKOVER SURVEY

Walkover surveys were undertaken on 15 October 2009 and 10 December 2009.

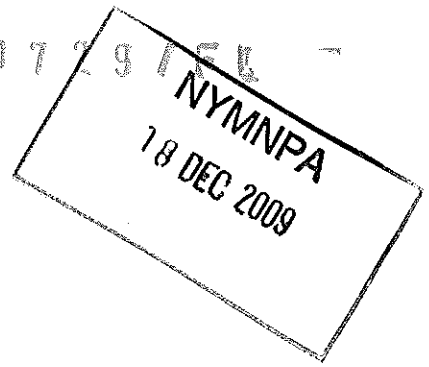
The site is situated on the western side of Hackness Road adjacent to Low Hall Cottages and Low Hall Bungalow.

The application site area comprises; highways grass verge, site access, vehicle manoeuvring space and external play area.

The site access rises up approximately 600mm from Hackness Road into the site. The vehicle manoeuvring space and external play area lie at the elevated level.

Church Beck lies immediately adjacent to Hackness Road on its eastern side. The Beck flows into the Sea Cut which lies some distance to the south and generally runs in an east/west direction.

A site location plan is included in **Appendix A**.



### **3.0 PPS25 – MATERIAL CONSIDERATIONS**

#### **Climatic Change**

The site neighbours onto residential properties and a public highway which will all have a positive drainage system. The proposed development will have no impact upon these systems.

Renovation works associated with Low Hall Cottage and Low Hall Bungalow retained external areas in their original forms. The renovation works have not altered their potential for water run-off. The impact on the application site of rain falling in these areas will be unchanged.

Hackness Road lies at a lower level to the application site. The impact on the application site of rain falling onto the highway will be unchanged.

The existing ground surfaces within the application site are predominately grassed highways verge. This situation remains unchanged by the proposed works.

#### **Surface Water Discharge**

It is a requirement to ensure that surface water run-off from any proposed development has a negligible consequence on downstream areas either in sewer capacity or discharge to watercourse.

The majority of the application site area is pervious surface which facilitates natural surface water drainage.

The proposed development does not involve the discharge of additional surface water into a sewer or watercourse.

## **Flooding**

The application site abounds an area at risk of potential flooding as defined on the Environment Agency Flood Map. A copy of the website map print-off is enclosed as **Appendix B**.

The application site itself is elevated above Hackness Road and lies outside of the area at risk of potential flooding.

The proposed development does not involve the creation of any habitable accommodation. Notwithstanding this fact, the properties served by the access are approximately 600mm above the level of Hackness Road.

The properties have been owned by the mineworkers union since 1926. Their records indicate that flooding has been restricted to only a small amount of very shallow localised flooding on Hackness Road. This has occurred twice since 1999 and in neither instance was Hackness Road closed to vehicular or pedestrian traffic. Please refer to **Appendix C** for a copy of letter from the National Union of Mineworkers Yorkshire Area which gives more detailed information.

## **Emergency Egress During Times of Flood**

It is a requirement under PPG25 that occupants should be able to egress any building during times of flood, without being trapped by flood conditions.

The site provides access to holiday accommodation. The application site and the properties themselves lie outside of the flood risk area.

There, special requirements in respect of emergency egress during times of flood are not applicable.

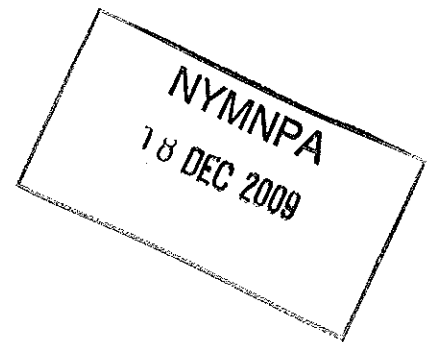
## 4.0 SUMMARY

The application site is elevated above Hackness Road and lies outside of the area at risk of potential flooding.

The proposed development does not involve the creation of any habitable accommodation.

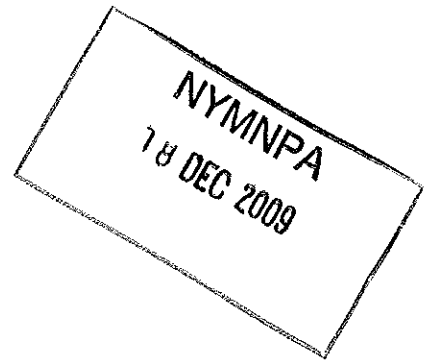
The proposed development does not involve the discharge of additional surface water into a sewer or watercourse.

It is advocated that the proposal is an acceptable form of development.



## APPENDIX A

Site location plan.



Rev A - appl boundary revised to include play area - 11/12/09

Issue Status

# Planning

Drawing No.

## 415/01A

Scale @ A4

1:1250

Drawn

sj

Date

October 2009

Checked

Drawing Title

# Location Plan

Client

## NUM Yorkshire Area

Project

### Revised Site Entrance & Parking Low Hall Cottages & Bungalow Hackness Road Scalby

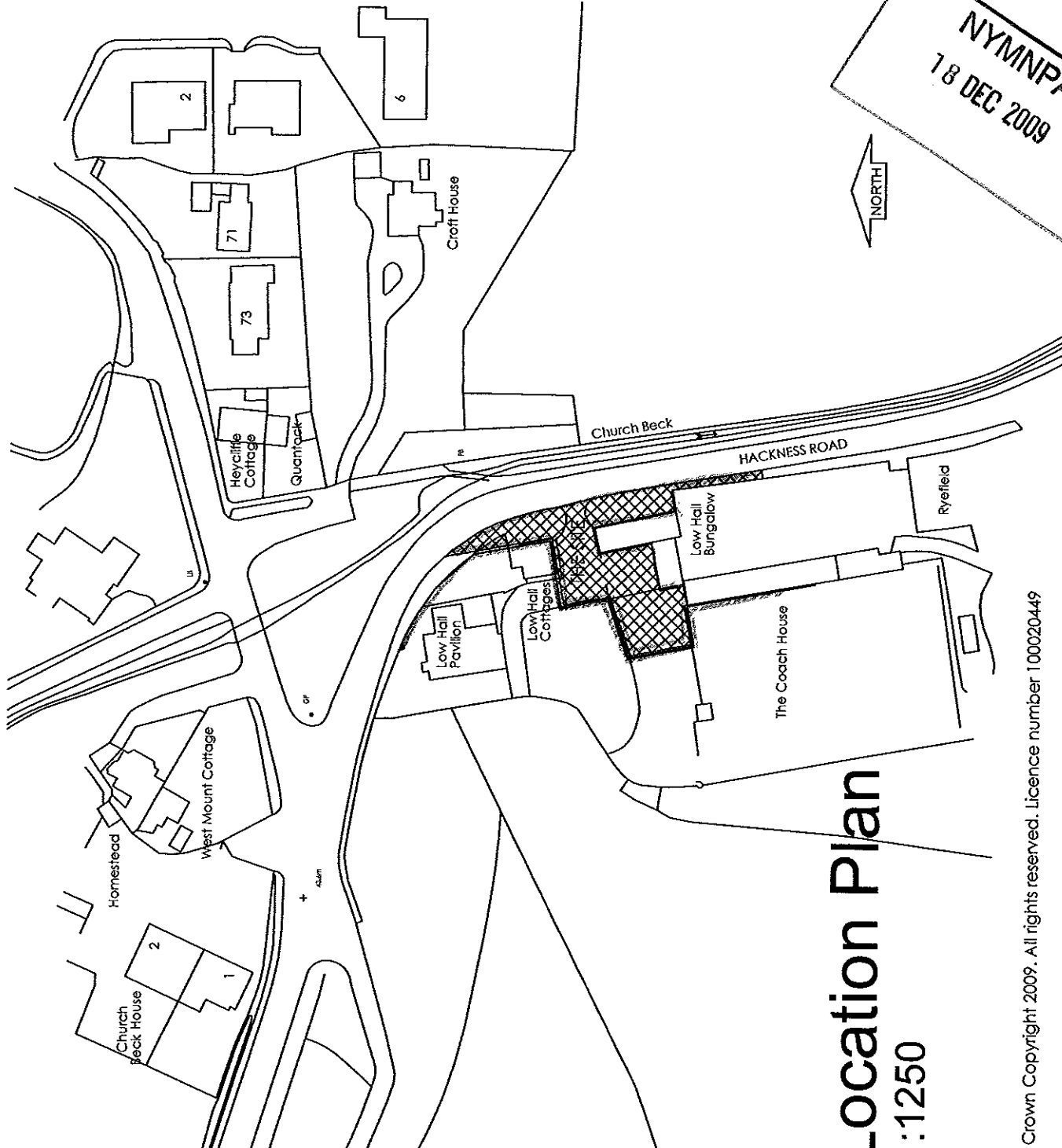


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Chartered Architect  
2 Murray Close  
Pocklington  
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www.jennessonassociates.co.uk  
e-mail : [REDACTED]



# Location Plan

## 1:1250

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**APPENDIX B**

Environment Agency Flood Map – extract of the website map print-off

NYMNP  
18 DEC 2009

NYM / 2009 / 0729 / FL

Environment Agency - What's in your backyard? - Windows Internet Explorer provided by Provided by Yara International ASA

http://maps.environment-agency.gov.uk/wyby/wyby/Centerlon=501500.0&lat=49000.0&topic=floodmap&rep=map&scale=4&location=Scalby,%20North%20Yk

Environment Agency

### Flooding

Map of Scalby, North Yorkshire at scale 1:20,000

© Crown copyright. All rights reserved. Environment Agency, 100026380, 2008

Other topics for this area:

- Flood Risk
- Flood Warning
- Rivers
- Drinking Water Quality
- Groundwater Sources
- Waste
- Pollution
- Air Pollution
- Environment Agency Offices
- Great River Basin

See also:

- Understanding the flood map
- A more detailed explanation to help you understand the flood map shown above
- Current flood warnings
- We provide flood warnings online 24 hours a day. Find out the current flood

Done

Internet | Protected Mode: Off | 100%

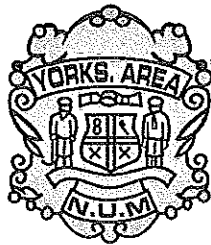
NYMNP  
18 DEC 2009



**APPENDIX C**

Letter dated 4 December 2009 from Mr C J R Kitchen, Secretary to National Union of Mineworkers Yorkshire Area.

NYMNP  
18 DEC 2009



NYM / 2009 / 0729 / FL

## NATIONAL UNION OF MINeworkERS YORKSHIRE AREA

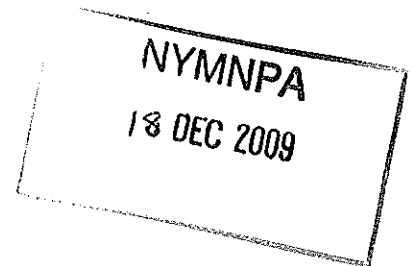
Miners' Offices · 2 Huddersfield Road · Barnsley S70 2LS · Tel: 01226 215555 · Fax: 01226 215561 · Website: www.num.org.uk

Chairman: C SKIDMORE Vice Chairman: K HARTSHORNE Secretary: CJR KITCHEN

CJRK/JLT

4 December 2009

The Development Control Manager  
North York Moors National Park  
The Old Vicarage  
Bondgate  
Helmsley  
York YO62 5BP



Dear Sir

**Revised Site Entrance and Parking**  
**Low Hall Farm, Hackness Road, Scalby YO13 0QY**

I write in connection with the above to give you the following information:

Scalby Hall was donated to The South Yorkshire Mineworkers Association in 1926 by the Rowntree Family of York.

The premises were used as a convalescent home until 1999, at which time the ownership transferred to the Yorkshire Area NUM. Since this date the properties have been used as holiday accommodation for current and retired mineworkers.

I am unaware from investigation of our records of any notable incidents of localised flooding in the vicinity of the Hackness Road site entrance. I have also undertaken anecdotal research with the site manager, who has been resident at the Scalby site since 1999. He advised that the beck has overflowed to a very shallow amount on just two occasions in this ten-year period. Precise water depths were not measured at the time but in both instances the water was only a very shallow depth. In neither instance was Hackness Road closed to vehicular or pedestrian traffic.

I hope this information is of assistance.

Yours sincerely

C J R Kitchen  
**Secretary**