

DESIGN AND ACCESS STATEMENT

PROJECT: Attenuation Pond Application
Wilf Noble Building Supplies
Ruswarp
Whitby
YO225HL

16 MAR 2015

APPLICANT: Wilf Noble Building Supplies

DATE: 12th March 2015

OUR REF: 5333



1.0 PREFACE

- 1.1 This report has been commissioned by Wilf Noble Building Supplies to clearly set out and describe the proposals for the surface water attenuation pond.
- 1.2 The proposals which are attached to this statement have been formulated as a result of complying with Yorkshire Water requirements for surface water attenuation. The surface water is generated by the adjacent waste management site that was granted planning permission under Reference NYM/2013/0763/FL.
- 1.3 This Report has been prepared by Mr Louis Stainthorpe. Louis Stainthorpe is a Chartered Building Surveyor. He holds an Honours Degree in Building Surveying and is a professional Member of the Royal Institution of Chartered Surveyors and a Chartered Building Engineer.

2.0 THE PROPOSED DEVELOPMENT

- 2.1 This statement accompanies planning application for the change of use of land to accommodate a 400m³ attenuation pond linked to the drainage of the adjacent waste management site connected to Wilf Noble Building Supplies. A large proportion of the land as per the proposed drawings will be taken up by significant sized areas of planting. The planting will include a native species buffer screen incorporating over 60 native species of trees.
- 2.2 The proposed site at the present time is an agricultural field adjacent to industrial uses on Ruswarp Lane to the north west with open fields to the north east where there is also a Yorkshire Water treatment plant.

3.0 AMOUNT OF DEVELOPMENT

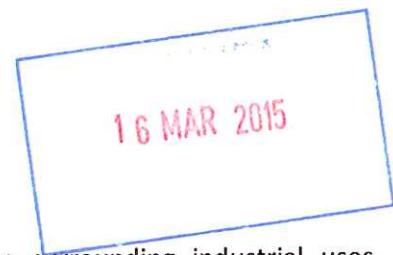
- 3.1 The amount of development equates to 3747m² of the existing grass field. The site shape has been given a curved edge against the existing field to give a more natural appearance around the native species buffer screen.
- 3.2 The area of the site taken up by the attenuation pond equates to 1100m² with a capacity of 400m³.

4.0 USE

- 4.1 The proposed site will be utilised in accordance with the adjacent waste transfer station but only for surface water attenuation purposes.

5.0 LAYOUT

- 5.1 The proposed plans attached herewith clearly set out the configuration of the site against the waste management site and the other industrial uses to the north west.
- 5.2 The site is to have a curved outer edge against the agricultural field to give a more natural appearance in the landscape. This will be further softened by the extensive native species buffer screen proposed incorporating native species trees.
- 5.3 The attenuation pond is to be sited to the rear of the main waste processing shed with access from the waste management yard in terms of maintenance and management. The north west, north and north east boundaries are screened with native species hedges and trees. To the north west there is also an earth bund (as clearly set out in the engineers site sections) to provide some safety catchment against overloading of the system.
- 5.4 The position of the screening is such that it will act as a sound buffer as well as a visual barrier.



6.0 SCALE

- 6.1 The scale of the development is commensurate with the surrounding industrial uses including the recently granted permission for the waste management site. The size of the attenuation pond has been dictated by the comprehensive regulations in place by Yorkshire Water. Such attenuation ponds are now required so that there is a limited flow of water draining into existing mains systems that are at or over their full capacity. The pond therefore holds back water and slowly releases this into the drainage system to limit the risk of the main drain system flooding.
- 6.2 Within the application for the waste management site in the supporting statement, it was proposed that attenuation tank would be constructed beneath the existing concrete yard area. The size of the tanks required can be given on the extent of impermeable surfaces (not only on the buildings but the yards) it was such that this was not feasible.

7.0 LANDSCAPING

- 7.1 The proposed plans include full details of the pond layout, configuration, planting scheme together with engineer's drawings and sections. The existing topography of the land has been utilised with the pond situated at the lower section of the field minimising earth works necessary. A raised bund is to be provided to the north west to help provide a secondary layer of protection against any overflow of the pond at this point that could adversely affect neighbouring buildings.

- 7.2 The proposed site is immediately behind other industrial uses along Ruswarp Lane and against the waste management site at Wilf Noble Building Supplies. The pond is screened from view by the surrounding properties plus by the native species buffer and trees to be planted to the perimeter edges against the field. The site is only visible from the north west but from a considerable distance away. To the north east the ground rises steeply and the site will only be visible from the immediate field area.

8.0 APPEARANCE

- 8.1 The appearance of the attenuation pond in the wide landscape has been softened not only by the planting scheme proposed but also by the topography of the land. In and around the tree planting scheme and pond the land will be planted with grass and meadow mix to encourage wildlife.

9.0 ACCESS

- 9.1 The proposals do not affect access to the waste management site or Wilf Noble Building Supplies. The proposed pond will be accessed directly off the waste management yard to enable it to be maintained correctly and checked.

10.0 CONCLUSION

- 10.1 It is concluded that the proposed application accords with national, regional and local planning policy in respect of managing surface water run-off. The strict rules in place in respect of surface water are managed by Yorkshire Water and must be adhered to. The pond will enable surface water to be managed accordingly and not have an adverse effect on the special characteristics of the National Park landscape.

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