

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

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| Application No: | FL/ZE23/01660/MFUL | | |
| Proposed Development: | Change of use of agricultural and equestrian land to allow the siting of 32no. holiday lodges, 1no. wardens lodge and 1no. reception/shop with associated access, parking, infrastructure and landscaping (revised detail to planning approval 20/00701/MFUL dated 15.11.2021) | | |
| Location: | Land Off Daskett Hill Sheriff Hutton | | |
| Applicant: | Mr John Wilson | | |
| District/Borough: | North Yorkshire Council [Ryedale] | | |
| FRM Engineer: | Mark Henderson | LPA Case Officer: | Niamh Bonner |

Note to the Planning Officer:

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


The following documents are noted:

- Flood Risk Assessment, Dart Engineers LTD, 23210-FRA-001, July 2023
- Drainage Calculations, 23210 Daskett Hill, 05/08/23
- Impermeable Area Plan, DART Engineers LTD, Author/Company, 23210-DR-C0101, P2
- Drainage Design , DART Engineers LTD, Author/Company, 23210-DR-C0100, P6

In assessing the submitted proposals and reaching its recommendation the Authority would like to make the following comments:

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| Date: | 16/05/2024 | Approved by: | Emily Mellalieu Flood Risk Management Team Leader |
| FAO: | Niamh Bonner | | |
| Issued by: | Mark Henderson | | |

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| LEAD LOCAL FLOOD AUTHORITY CONSIDERATIONS and RECOMMENDATION | |  |
| Continuation sheet: | Page 2 of 2 | |
| Application No: | FL/ZE23/01660/MFUL | |

The submitted documents demonstrate a reasonable approach to the management of surface water on the site. I recommend that the following condition is attached to any permissions granted:

Condition

Built in accordance with submitted design (for when detail design has been approved)

The Development shall be built in accordance with the following submitted designs;

- Flood Risk Assessment, Dart Engineers LTD, 23210-FRA-001, July 2023
- Drainage Calculations, 23210 Daskett Hill, 05/08/23
- Impermeable Area Plan, DART Engineers LTD, Author/Company, 23210-DR-C0101, P2
- Drainage Design , DART Engineers LTD, Author/Company, 23210-DR-C0100, P6

The flowrate from the site shall be restricted to a maximum flowrate of 2.7 litres per second. A 45% allowance shall be included for climate change. Storage shall be provided to accommodate the minimum 1 in 100 year plus climate change plus urban creep critical storm event. The scheme shall include a detailed maintenance and management regime for the storage facility. Principles of sustainable urban drainage shall be employed wherever possible.

Reason: To ensure that the development is built to the submitted drainage design; to prevent the increased risk of flooding; to ensure the provision of adequate and sustainable means of drainage in the interests of amenity.