

SUMMARY OF STATUTORY CONSULTEE RESPONSES

Yorkshire Water

Recommend Conditions - to cover, in summary:

- The submission and approval of a site -wide phasing plan with development details and to include timing information for strategic foul water drainage features including sewerage, pumping stations and any necessary infrastructure; pumped discharge of foul water into the public sewer to not exceed 10 litres per second for the whole development; surface water drainage features necessary as part of a surface storm water management plan;
- No development to commence until the phasing plan is approved and all waste water infrastructure to be carried out in accordance with the approved timing in the phasing plan;
- The provision of separate systems of drainage for foul and surface water on and off site and no additional surface water to discharge into the public sewer network;
- The prevention of piped discharge prior to the completion of approved surface water drainage works or occupation of buildings prior to the completion of approved foul drainage works;
- Use of interceptor for surface water from vehicle parking and hard standings;
- The appropriate protection and/ or diversion of the public water supply; and
- Informatives relating to waste water and the protection of public water supply

Environment Agency

Recommend Conditions - to cover, in summary:

- Submission and approval of surface water drainage strategy to include : surface water run-off discharge at greenfield rate; provide sufficient attenuation and long term storage at least to accommodate a 1 in 30 year storm and designed to ensure that storm water from a 1 in 100 year event, plus 30% and surcharging the drainage system can be stored on site without risk to people and property and without overflowing into the watercourse; details of maintenance and management of the scheme after completion;
- Use, retention and maintenance of trapped gullies; and
- All rain water down-pipes to be sealed at ground level

Highways Agency

No objection

English Heritage

No comment - the application raises no significant heritage issues

Natural England

Object - Natural England has identified a likely significant impact on the purposes of the designation of the Howardian Hills AONB

Howardian Hills Area of Outstanding Natural Beauty Manager

Object - The various iterations of the photomontages indicate that built development of the nature that continues to be proposed cannot be adequately mitigated, even by substantial tree planting, to the extent that either it or the tree planting itself wouldn't have a major adverse visual impact on the AONB and its setting.

Vale of Pickering Internal Drainage Board

No comments

NYCC Public Rights of Way

Recommend Informative to protect the adjacent Public Right of Way

NYCC Historic Environment Team

Support the recommendation in the trail trenching report that no further archaeological work is required

NYCC Children and Young People's Services

Unable to support without adequate provision for additional school places. Financial contributions sought for Primary and Secondary education. In principle the land proposed for additional primary school provision would be an acceptable school site

NYCC Highways and Transportation

Recommend Conditions - to cover (in summary)

- Approval of site access details
- Detailed Plans of Road and footway Layout
- Construction of roads and footways prior to occupation of dwellings
- Discharge of surface water
- permanent site construction access
- visibility splays
- Approval of details for works in the highway
- Completion of works in the highway
- Parking for dwellings
- Restriction of garage conversion to habitable rooms
- Position of Doors and Windows opening over the highway
- Construction Traffic Management Plan
- Approval of a Travel Plan

Recommends a range of financial contributions to be secured by means of a Section 106 agreement (to which the Local Highway Authority would wish to be party)

North Yorkshire Police Designing Out Crime Officer

Comments and observations on the development concept and advice on designing out crime

Malton Town Council

Recommend approval subject to and contingent upon:

- The provision of a permanent access road to connect Castle Howard Road with York Road
- The release/provision of land by the applicant to provide for increased demand for education and health service
- Securing an adequate contribution to open space/play in the immediate vicinity of the development
- Full attention given to the recommendations from Highways and water/sewerage bodies

RDC Countryside Officer

Comments regarding the need for mitigation for bats and swallows

RDC Building Conservation Officer

No objection

RDC Environmental Health Officer (Ground Conditions)

Recommend conditions to ensure that the area around the vet surgery is inspected and any unforeseen contamination is investigated and remediated if necessary

Environmental Health Officer (Noise)

Concerned over the extent to which noise standards can be achieved

Environmental Protection Officer (Air Quality)

Recommend conditions relating to a Site Specific dust mitigation plan; Travel Plan and the provision of Electric Vehicle Charging points.

RDC Housing Services

Strongly object to the level of affordable housing proposed. Comments relating to design, size, type, mix of housing and affordable housing transfer values

RDC Tree and Landscape Officer

Analysis of tree survey and identification of implications. Strongly object to the proposed removal of the lime tree (T8). Recommends re-design of the layout to avoid adverse effect on trees/ future occupiers