

FREETHS

RECORDED DELIVERY

For the attention of Gary Housden
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Our Ref: 2069778/3/163/LXG

Dear Mr Housden,

OLD MALTON: LAND AT EDENHOUSE ROAD (PLANNING PERMISSION REFERENCE 14/00426/MOUTE)
PHASE 1 – SUBMISSION OF RESERVED MATTERS

I refer to the above outline planning permission and ongoing discussions in relation to the submission of reserved matters.

This application represents the submission of 'phase 1' of the reserved matters and relates to the following work:

- The construction of the retention pond at Eden Camp;
- The construction of the pumping station at Eden Camp;
- Access to the pumping station; and
- Landscaping around the retention pond.

For clarity the Smeeden Foreman drawing (no. LL02) entitled 'Landscape Strategy Proposals' shows the boundary for land to which the phase 1 reserved matters application relates, and is detailed with a red dashed line. The overall red line boundary for the outline application is detailed with a solid red line. The wider red line plan showing the extent of the site which benefits from outline planning permission is also attached (drawing no. 052).

Below are the details which are submitted with this application, pursuant to each relevant reserved matter:

Access

JPG drawing (no. 4646-D3) entitled 'Foul Pump Station Compound General Arrangement' identifies the access that will be provided to the foul pumping station for Yorkshire Water. The access will be constructed of Tarmac and will have a dropped kerb to Edenhouse Road and one lockable demountable bollard.

JPG drawing (no. 4656-D1) entitled 'Infrastructure Drainage Layout' also details a 4 m wide vehicle access which is also provided to the retention pond for Yorkshire Water. The access will have a lockable gate, be constructed of tarmac and feature a dropped kerb.

Both accesses will provide vehicular access in perpetuity for Yorkshire Water.

Scale

The majority of the work proposed in relation to this reserved matters application is to be below ground.

JPG drawing 'Foul Pump Station Compound General Arrangement' (no. 4656-D3) details the palisade fence which will be provided around the perimeter of the pumping station compound. Smeeden Foreman drawing (no. LL02) 'Landscape Strategy Proposal' provides details of the post and 3 rail fence around the retention pond.

Asides from these there will be no other built form above the surface of the site.

Appearance

As detailed above, with the exception of the palisade fence around the pumping station, there will be no built development on the site for which it is necessary to secure the appearance of through this reserved matters approval.

Smeeden Foreman drawing (no. LL02) 'Landscape Strategy Proposal' provides a section through the pond and details the planting which will take place around the site.

JPG drawing (no. 4665-D5) 'Attenuation Pond Layout and Miscellaneous Drainage Details' details the drainage infrastructure which will be underground.

Layout

JPG drawing (no. 4656-D1) entitled 'Infrastructure Drainage Layout' identifies the layout of the site, including the size, shape and location of the retention pond.

JPG drawing (no. 4646-D3) entitled 'Foul Pump Station Compound General Arrangement' details the layout of the foul pumping station.

Landscaping

Pursuant to this reserved matter, Smeeden Foreman drawing (no. LL02) details the Landscape Strategy Proposal for the site.

In order to demonstrate compliance with condition 5 of the outline approval, which states that *"full details of habitat creation and mitigation measure shall be submitted prior to the commencement of development on site. The measures shall draw on the suggestions contained in the Ecological Appraisal submitted by FCPR in March 2014 and the approved measures shall be fully*

implemented on site in accordance with an agreed timescale", Smeeden Foreman have designed the following elements, which have been incorporated into the design of the retention pond, to enhance the biodiversity of the site, and contribute to local and national biodiversity objectives.

1. The proposed retention pond has been designed with a naturalistic shape to provide habitat niches and adjacent to hedgerows to ensure associated and potentially connective areas of habitat.
2. Two over-deepened areas (approx 450mm) to the base of the retention pond have been created to provide some standing water or permanent dampness within the pond.
3. The base of the pond should be sown with a suitable damp tolerant/wet grassland mix and margins sown with herb-rich grassland.
4. Beyond the pond a hay meadow and hedgerow mix is specified to provide a rich species diversity and re-create some of the natural habitat and enhance the biodiversity of the site

Summary

This application represents the submission of reserved matters in relation to Phase 1 of the work at Eden Camp. This application provides information pursuant to the construction of the retention pond and associated infrastructure and should be acceptable to the Local Planning Authority.

I therefore look forward to receiving confirmation of the registration of this application. If you have any further queries please do not hesitate to contact me.

Yours sincerely

THIS DOCUMENT IS FORWARDED ELECTRONICALLY AND SO IS UNSIGNED

Liz Garvey
Senior Planning Executive
Planning and Environment Group.

Please respond by e-mail where possible

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