

17-01450-FUL

From: Peter Haines [<mailto:Peter.Haines@Dudleys.org.uk>]
Sent: 20 April 2018 16:35
To: Gareth Roberts <Gareth.Roberts2@northyorks.gov.uk>; Alan Hunter <alan.hunter@ryedale.gov.uk>
Cc: Janet O'Neill <j.oneill@oneill-associates.co.uk>; Naomi Heikalo <N.Heikalo@oneill-associates.co.uk>; Paul Nicholas <paul.nicholas@the-pdassociates.co.uk>; richard.dykes@the-pdassociates.co.uk; Kevin Linfoot <Kevin.linfoot@thomascrownassociatesplc.com>
Subject: LLFA comment Kirkbymoorside - 17-01450-FULL

Gareth

Further to your email below of 26/3/18, we have now had the remainder of Manor Vale Lane surveyed down to the junction with Dale end, and a copy of this survey is attached.

You will note that the road falls at a steady gradient past the proposed site, to a low point of 66.930 opposite Little Orchard where the historic flooding has occurred.

It then rises up to the junction with Dale End at a level of 67.420, where the levels start falling away again down Dale End into Kirkbymoorside.

This means that if the gullies at the dip in the road opposite Little Orchard get blocked, water can build up outside Little Orchard to a maximum level of 67.420 (or a depth of 490mm) before it starts to flow away again across Dale End.

This is why the residents in Little Orchard sometimes require rescue and accounts for the photos you have seen of a rubber dingy.

It also explains why the EA maps show surface water flooding spreading sideways at the bottom end of Manor Vale Lane.

However the nearest point of our site is 40m further up Manor Vale Lane at a lowest level around 67.850, which is 470mm above the maximum level the water can reach in Manor Vale Lane.

The EA maps reflect this by showing the flooding limited to the road surface of Manor Vale Lane opposite our site, and not spreading sideways.

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Furthermore, our proposal is to set the floor levels of our houses 450mm above Manor Vale Lane levels (300mm min above surrounding ground), with the lowest FFL = 68.350. See PDA drawing attached.

This means that the lowest house FFL is 930mm above the maximum water level reached in Manor Vale Lane, therefore the houses can never flood due to a blockage in the gullies at Little Orchard. Please review the sketch sheet 13139-SK1 attached.

I trust this evidence is enough to satisfy your concerns about the variance in water level on Manor Vale Lane shown on the EA maps and eliminates the risk of the proposed houses flooding from this source. The high risk areas you refer to are not adjacent the proposed site.

With respect to your comment about means of escape should Manor Vale Lane become blocked by surface water, we advise that this would be managed by waiting for the storm to abate and escaping up the steps above the houses and across the footpath to the end of Castlegate which is unaffected by flooding.

I trust this has now provided sufficient evidence to mitigate the risk of flooding to the proposed houses, and you can now withdraw your objection.

I look forward to hearing from you.

17-01450-FUL

Regards

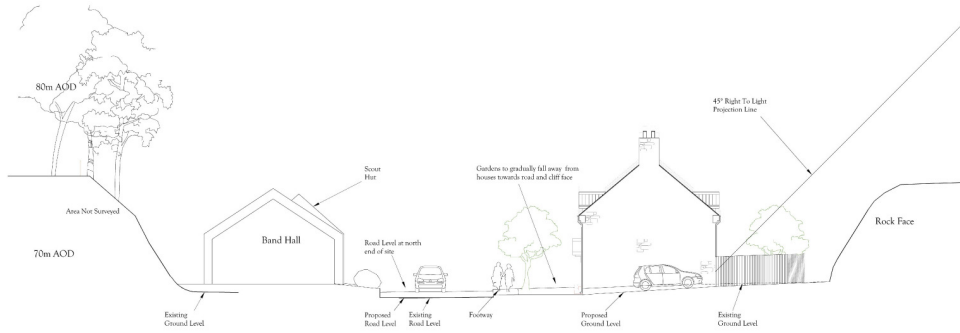
Peter Haines



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SECTION A



SECTION B



SECTION B (Extended)

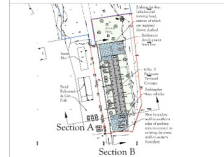
PLANNING
 This set of documents has been prepared for the purpose of a planning application. All drawings for this set of documents have been prepared by the Planning & Design Associates. The drawings are not to be used for any other purpose without the written consent of the Planning & Design Associates.

WARNING TO USER OF DRAWINGS
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THE DRAWING SET
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- Rev H 16/04/2018 - Extended Section B-B added
- Rev G 12/03/2018 - Revised to suit increase in Finished Floor Levels and Right to Light detail added
- Rev F 12/10/2017 - Gap between terraces omitted to form one terrace
- Rev E 19/12/2016 - Finished floor levels of dwellings raised to be minimum of 300mm above adjacent road level. Window and roof heights adjusted to suit.
- Rev D 28/09/2016 - Revised in accordance with recommendations in Flood Risk Assessment
- Rev C 25/08/2016 - Elevations revised to suit new layout
- Rev B 08/08/2016 - Elevations revised to suit new layout
- Rev A 28/07/2016 - Elevations revised to suit new layout

The Planning & Design Associates
 PLANNING, ARCHITECTURAL, INTERIOR LANDSCAPE
 The Chokory Barn Studio,
 The Old Bricksyards, Moor Lane, Stamford Bridge,
 York, The East Riding of Yorkshire, YO1 1HU.
 Telephone: 01759 373656
 E-mail: info@pdassociates.co.uk
 website: www.thepdassociates.co.uk

Client:	
Project:	Planning Application for Housing Development at Marier Vale Lane, Kyoymarside
Drawing:	Street Elevations and Sections
Date:	December 2015
Scale:	1:100/200 @ A1
Drawn:	PAN
Checked:	H
Drawn by:	P/ANNING
Drawn No:	KYL/093/03/14



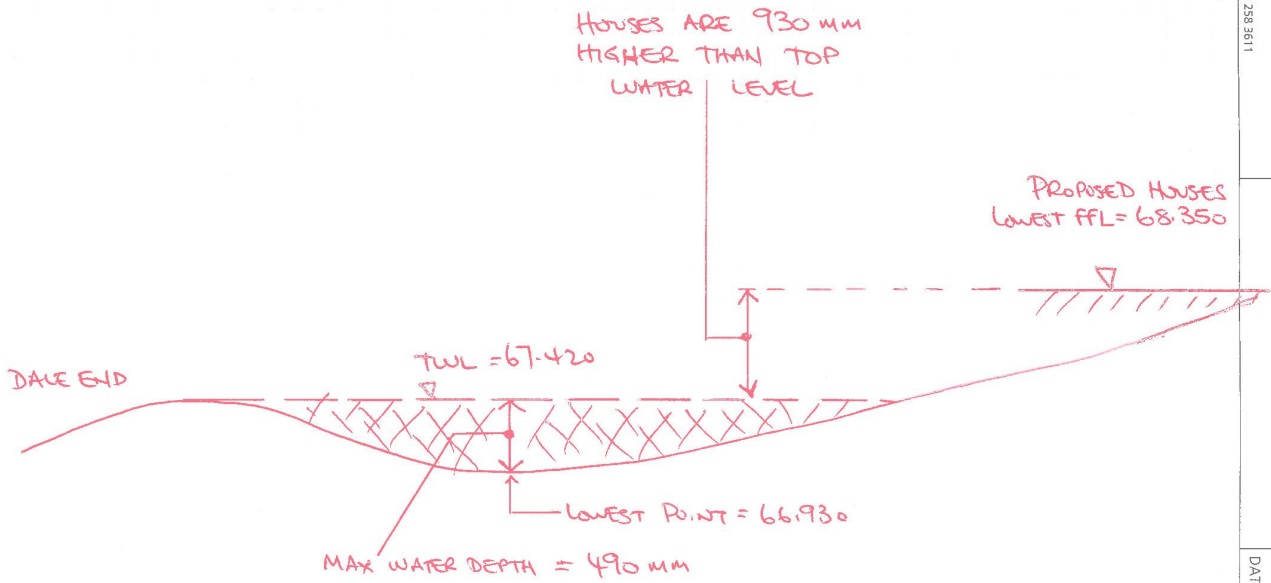
NOTES	
LEVEL DATUM.....OS ORTHOMETRIC HTS	
GRID ORIENTATION.....OSGR36	
KEY	
	----- FIRE HYDRANT
	----- BRITISH TELECOM MANHOLE
	----- ELECTRICITY INSPECTION COVER
	----- CABLE TV
	----- WATER STOP VALVE
	----- GAS VALVE
	----- ELECTRICITY POST/PYLON
	----- LIGHT
	----- TRAFFIC LIGHT
	----- ROAD SIGN
	----- TELEGRAPH POLE
	----- STAY WIRE
	----- ROAD GULLEY
	----- KERB GULLEY
	----- DRAINAGE MANHOLE
	----- WASHOUT
	----- DRAIN/DIKE WATER LEVEL
	----- DRAIN/DIKE INVERT LEVEL
	----- TOP OF BANK
	----- BOTTOM OF BANK
	----- WALL
	----- CONCRETE
	----- TRACK
	----- BUILDING
	----- ROAD CHANNEL
	----- HEDGEROW
	----- TREE CANOPY
	----- FENCE

All critical dimensions to be checked on site prior to fabrications. Please report any discrepancies. If in doubt, ask.

REVISIONS	
Date	Details
APRIL 2018	SURVEY EXTENSION TO MANOR VALE ROAD

Landmark Surveys (UK) Ltd
 148 ROYSTON ROAD
 EUDWORTH
 BARNLEY
 S72 8BB
 TEL: 01526 780070
 FAX: 01526 780070
 MOBILE TEL: 07801 697470
 E-MAIL: mark.landmark@btinternet.com

Client	PDP	
Site	SITE ON MANOR VALE LANE KIBBYMOORSIDE	
Scale	1 : 200	Date
Drawn by	M.R.GILMORE	Surveyed by
Checked by		Plan Ref.
		PDP0688SP/2



SECTION ALONG MANDOR VALE LANE
KIRKBY MORSIDE