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FERA Science Ltd  
C/O Capita Property & Infrastructure (Janette Findley)  
Emerson House  
Albert Street  
Eccles  
Salford  
M30 0TE

18 October 2016

**APPLICATION NO: 16/01435/PREAPP**

**DESCRIPTION: Installation of an 'Edge of Field Waterbody Safety Assessment Facility' (E-FLOWS)**

**LOCATION: The Food And Environment Research Agency Sand Hutton Malton YO41 1LZ**

Dear Ms Findley

I refer to the abovementioned request for pre application advice which was validated on 22nd September 2016. You will also recall that we discussed the principle of the proposal during our site visit on 12 August 2016.

The submitted pre application request is accompanied by a letter dated 31st August 2016 which sets out the background to the proposal and in particular identifies the key issues for consideration of the proposal.

As you are aware the start point for consideration of any planning application is the adopted development plan - in this case the key document is the Ryedale Plan - Local Plan Strategy adopted September 2013.

In this case the policies of particular relevance are:

SP1 General location of Development and Settlement Hierarchy  
SP6 Delivery and Distribution of Employment land and Premises  
SP13 Landscapes  
SP14 Biodiversity  
SP16 Design  
SP20 Generic Development Management Issues

Section 5 Para.5.4 of the plan makes specific reference to the importance of FERA to the links that already exist between the District and York. FERA is identified as a nationally important site for bioscience and is an essential research facility. In principle the development proposal is considered to enhance this role.

The detail of Policy SP6 goes on to support expansion land for existing businesses and Table 1 of the policy names the FERA site as one of several in the District that are acknowledged as ' Significant Industrial Processes' in the open countryside that the policy seeks to support. Subject to conformity with other policies listed above there are considered to be no objections in principle to the development proposed in the pre application scheme.

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You have indentified some specific issues relating to access/traffic issues, ecology and landscape impacts upon which I would make the following additional comments.

Lorry/vehicle movements associated with site clearance/tree felling. Responses to the proposal on highway grounds will formally be obtained from officers at Highways England because the adjacent highway is a trunk road. I have informally discussed your proposals with Mr Simon Jones at Highways England indicating that the nature of the likely lorry vehicle movement would be as set out in your further email of 16th September 2016. If the lorries are intending to utilise an existing forest track(s) onto the A64 it is unlikely that there would any issue with this subject to there being no adverse impact of the free flow of traffic on the trunk road itself. Mr Jones has however indicated that he would be willing to discuss this matter directly with you. He can be contacted by email at [Simon.Jones@highwaysengland.co.uk](mailto:Simon.Jones@highwaysengland.co.uk) or by phone on 0300 4702472. Subject to satisfying Highways England's requirements the proposal would be considered to satisfy Policy SP 20 of the adopted plan.

I have received the following comments from the Council's Tree and Landscape Officer and the Countryside Officer in respect of landscape and ecology issues. Both officers visited the site yesterday and make the following comments:

Landscape issues: No objection to the application in landscape terms as the remaining woodland will still offer strong screening from public locations. No comments on the proposed internal planting.

Future woodland management:

We would support a slight thinning of the remaining woodland to introduce diversity of species with the addition of understory planting of native shrubs and broad-leafed trees to ensure long-term screening of the development.

In the light of the above comments the requirements of Policies SP13, SP14 and SP16 of the plan are considered to be satisfied subject to the imposition of appropriate planning conditions.

I have attached copies of the relevant planning policies mentioned above for ease of reference and to assist in the submission of a formal application in due course.

I trust that the abovementioned comments are of assistance. You will of course appreciate that these views are my officer level opinion and do not prejudice any final decision made by the Local Planning Authority if a formal application is made.

Yours sincerely



Gary Housden  
Head of Planning and Housing  
Ryedale District Council