

**Item Number:** 6  
**Application No:** 21/01443/MFUL  
**Parish:** Claxton Parish Council  
**Appn. Type:** Full Application Major  
**Applicant:** Mr Stuart Bulmer  
**Proposal:** Extension to holiday park to include the siting of 5no. static caravans, 7no. holiday lodges and 6no. glamping pods  
**Location:** Fox Hill Touring Caravan And Camping Site Claxton To Harton Lodge Road Claxton Malton YO60 7RX

**Registration Date:** 26 October 2021  
**8/13 Wk Expiry Date:** 25 January 2022  
**Overall Expiry Date:** 5 January 2022  
**Case Officer:** Niamh Bonner **Ext:** 43325

#### CONSULTATIONS:

<b>Foss Internal Drainage Board</b>	Recommends Conditions
<b>Caravan (Housing)</b>	No response
<b>Environmental Health</b>	No objection
<b>Flood Risk</b>	Awaiting final consultation response following submission of further information.
<b>Sustainable Places Team (Environment-Agency Yorkshire Area)</b>	Awaiting response
<b>Highways North Yorkshire</b>	No objection
<b>Harton Parish Meeting</b>	No response
<b>National Highways</b>	No objection
<b>Yorkshire Water Land Use Planning</b>	Comments
<b>Tree &amp; Landscape Officer</b>	No objection, recommends conditions
<b>Claxton Parish Council</b>	No objection

**Representations:** Mr Gavin Fielding,

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#### SITE:

The application site contains a touring and camping site within the open countryside to the north of Claxton. Planning permission was granted in 2005 for a touring caravan and camping site (for up to 36 no. touring pitches) as a farm diversification scheme. Substantial planting was originally conditioned to mitigate the landscape harm and the site is effectively landscaped, as all four of the boundaries to the site contain established planting. The southern boundary in particular incorporates a dense planting belt.

The planning history is outlined below and includes approval for 35 touring caravan pitches, with the most recent addition to the site being the approval of an additional 19 touring caravan pitches.

The site is accessed on the eastern side via the Claxton to Harton Road, with an amenity building, large area for car parking and Manager's lodge also along the eastern boundary. The wider site where the holiday use is presently undertaken and the area of land associated specifically with this application site is rectangular in shape measuring approximately 300 metres in depth and 135 metres in width, covering an area of approximately 3.7 hectares.

The application site is located outside of the village development limits within the 'Wider Open Countryside' and is located in Flood Zone 1.

## **PROPOSAL:**

The application seeks planning permission for the:

*Extension to holiday park to include the siting of 5no. static caravans, 7no. holiday lodges and 6no. glamping pods.*

This accommodation would be positioned to the south of the existing accommodation on the site. The 6no. glamping pods would be located most westerly, (approximately 12.9m from the existing Warden's accommodation) with the 7 lodges positioned beyond these to the east, accessed via 2no. new semi circle additions to the existing access track. The 5no. proposed additional static caravan pitches would then be located beyond these to the east, making use of the existing approved track and turning circle.

The accommodation would be positioned within the existing dense southern shelter belt, however the majority of this would be retained and the landscaping plan indicates significant new tree planting would also be undertaken.

It is also noted that an existing utility building to the south west would be upgraded to form shower/WC accommodation for the 6no. glamping pods.

This application is before Members of Planning Committee due to the scale of the application site as this is classed as 'major development.'

## **REPRESENTATIONS**

A representation has been received from the occupier of Belle Vue Farm, Bossall and this was categorised as neither objecting nor supporting the planning application. This is available for Members to review in full on the planning file. It made the following points:

*“Consideration needs to be given that the development on this site is now very different to what was originally promised by the previous owners, ie agricultural diversity and use of non permanent structures facilitating return to agriculture if required.*

*The number of caravanners in the area (not just from this site) has increased significantly and they tend to walk, often with dogs and pushchairs towards from Claxton to Bossall which is a single track road with no footpath.*

*Many residents in the area are restricted by Church Commissioner covenants that specifically prohibit caravans and other businesses, so ability to benefit even in a limited way is not spread evenly.*

*The Claxton A64 junction has still not been improved for safety despite Highways England promises to do so years ago after the Scotchman Lane changes. Large caravans turning right pose a particular problem, they are unfamiliar with it and find this hard. This causes the junction to be blocked for those turning left and right, we know it is a dangerous junction and exit needs to be made easier and safer.”*

Both Harton Parish Council and Claxton Parish Council were consulted. Claxton Parish Council responded to note no objection.

## **POLICIES**

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy - Policy SP8 Tourism

Local Plan Strategy - Policy SP13 Landscapes

Local Plan Strategy - Policy SP14 Biodiversity

Local Plan Strategy - Policy SP16 Design  
Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources  
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development  
Local Plan Strategy - Policy SP20 Generic Development Management Issues  
Local Plan Strategy - Policy SP21 Occupancy Restrictions  
National Planning Policy Framework  
National Planning Practice Guidance

## **HISTORY:**

2019: Planning permission granted for the Revised layout of existing caravan park within the existing park boundaries to include 35no. touring caravan pitches in the northern part of the site and the addition of 19no single unit static holiday caravans with parking spaces to include additional hardcore access tracks and revised landscaping and planting

2018: Planning permission granted for the variation of Condition 02 of approval 05/00411/MFUL dated 02.12.2005 to allow for an extended opening season for the caravan site from 01 March to 31 January in each year and to allow for the storage of a limited number of caravans on site outside these dates on the site amenity area as shown on Drawing Number 235-01 AR10 006 Site Block Plan dated 06.08.2018

2018: Planning permission granted for the erection of store/workshop building for campsite operations (part retrospective)

2016: Planning permission granted for the Retention of a two bedroom wardens log cabin previously approved for a temporary period of five years by application 11/00248/FUL dated 03.06.2011

2015: Application refused for the discharge of planning obligations as specified in The Third Schedule (Negative Obligations) of the Deed made on 02.12.2005 relating to approval 05/00411/MFUL dated 02.12.2005 to allow operation of the Touring Caravan and Camp site as a standalone tourism business not connected to the Agricultural Enterprise.

2011: Planning permission granted for the siting of a wardens log cabin.

2006: Advertisement Consent granted for the display of 2 non-illuminated post-mounted welcome signs.

2006: Planning application withdrawn for the siting of log cabin for use as residential occupation for site warden to Fox Hill touring caravan and camp site

2005: Planning permission granted for the change of use of agricultural land to touring caravan and camp site with erection of amenity building (revised details to refusal 04/00735/MFUL dated 21.10.2004)

2004: Permission refused for the change of use of agricultural land to touring caravan and camp site with erection of amenity building incorporating reception/shop, toilets/showers, laundry/wash areas and disabled facilities and creation of new vehicular access

## **APPRAISAL:**

The main considerations in the assessment of this application are:

- i) Principle of the Development
- ii) Character, Form and Landscape Impact
- iii) Amenity, including Residential Amenity
- iv) Access and Highway Safety
- v) Drainage

## i) Principle of the Development

Policy SP1 (General Location of Development and Settlement Hierarchy) of the Ryedale Plan, Local Plan Strategy identifies that in the Wider Open Countryside, development will be restricted to that which “*is necessary to support a sustainable, vibrant and healthy rural economy or communities.*”

Policy SP8 (Tourism) notes “*This policy supports the provision of a range of tourism accommodation across the District. The Council will support in principal within the Wider Open Countryside “New touring caravan and camping sites and static caravan and chalet self-catering accommodation and extensions to existing facilities that can be accommodated without an unacceptable visual intrusion and impact upon the character of the locality.”*

It is therefore considered that subject to full consideration of the other sections below this proposal for the extension of an existing tourism accommodation site is broadly acceptable in principle and in line with Policy SP8 of the Ryedale Plan, Local Plan Strategy it would not be an inappropriate location for such a development. This would however be subject to the imposition of the time limited occupancy conditions for new holiday accommodation detailed within Policy SP21 (e) Occupancy Restrictions in the Ryedale Plan, Local Plan Strategy. This would mirror the condition attached to the new accommodation approved under the 2019 permission.

The points raised by the occupier of Belle Vue Farm Bossall in terms of the covenants applied to other properties in the area are noted, where they highlight that “*Many residents in the area are restricted by Church Commissioner covenants that specifically prohibit caravans and other businesses, so ability to benefit even in a limited way is not spread evenly.*” This is however not a matter within the control of the Local Planning Authority.

This response also notes “*Consideration needs to be given that the development on this site is now very different to what was originally promised by the previous owners, ie agricultural diversity and use of non permanent structures facilitating return to agriculture if required.*”

This proposal as noted above (subject to the relevant conditions) would relate to development which in principle accords with the requirements of the Ryedale Local Plan, Local Plan Strategy. This however would also be subject to full consideration of the other material planning considerations which will be undertaken in the following sections.

## ii) Character, Form and Impact upon an Area of High Landscape Value

Policy SP13 Landscapes of the Ryedale Plan, Local Plan Strategy notes “*Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including:*

- *The distribution and form of settlements and buildings in their landscape setting*
- *The character of individual settlements, including building styles and materials*
- *The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses)*
- *Visually sensitive skylines, hill and valley sides*
- *The ambience of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure*

SP16 Design of the Ryedale Plan, Local Plan Strategy notes: *Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which “Reinforce local distinctiveness and... Protect amenity and promote well-being.”*

*To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:*

- *Appropriate materials and traditional construction methods and techniques are used.*
- *Topography and landforms*

Policy SP20: Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy notes:

- *New development will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses*
- *Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses*

The site is located within the open countryside, and within the Vale of York landscape character area. As noted above, Policy SP13 requires a careful assessment of development proposals to protect the landscape character. Policy SP20 also requires new development to respect the character and context of immediate locality and the wider landscape/townscape character, and to ensure the proposed uses are compatible with the ambience of the surrounding locality.

A Landscape and Visual Impact Assessment, originally created for the 2019 application was resubmitted and it was noted in the Planning Statement that this was re-visited to identify any relevant changes since 2019 and to further act in support of the proposed new developments.

Whilst this proposal would relate to encroachment into the existing southern planting belt, given the significant size and depth of this, together with the proposed additional planting and the scale and form of the developments proposed, it is considered on balance that these proposals could be undertaken without material harm to the character and form of the site. It is also not considered that this would prejudice the landscaping to the existing development on the site further northwards within the site.

*The Council's Tree and Landscape Officer has noted in a response dated 23rd November 2021 "No objections. If you are minded to approve I would be satisfied if the landscaping was in accordance with the proposed landscaping as detailed on Drawing no. 235-01-03 AR10 002 (subject to more details on species, sizes, etc.) Also, details of fencing/ground protection for the trees to be retained in the southern shelterbelt (prior to commencement)." These aspects will be controlled via condition.*

There are no elevations of the proposed static caravans submitted at this point, however a submitted plan (Proposed Static Single Unit Typical Details) indicates a variety of models of possible units. It is noted in the Planning Statement that *"The proposed new pitches will accommodate the 40 x 13 foot preferred standard design. They will be arranged around the access track turning head - continuing the overall design layout principles. The design of the static units (materials and finishes) will be as per details provided in the 2019 approvals."*

In relation to the holiday lodges, again 'typical details' have been submitted. It is noted in the Planning Statement that "they will conform to the provisions of the caravan acts and be generally 40 x 20 foot (12 x 6 metres) twin units.

The proposed holiday lodges are also indicated with 'typical details' at this stage.

Whilst these points are noted and the scale of all three types of new accommodation appears generally acceptable in this well landscaped location, it is considered appropriate to include a condition to control the final external appearance of the proposed units in terms of maximum scale, colour finish and proposed materials, and also to ensure they are a single storey scale only. An appropriate condition will be recommended. This is considered to be a pragmatic approach and the indicative or 'typical' details submitted thus far would be considered acceptable.

The Planning Statement notes *"To support the pods, an existing utility building will be adapted to provide toilet and shower facilities. NB - this building provides water pumping and other services to*

*support the infrastructure of the site. The water pumping and associated large capacity water tank were installed to address a lack of water pressure for the entire site and its operations.” This adapted utility building is illustrated on the proposed block plan.*

The Planning Statement continues *“Rather than create dedicated parking for the pods, the existing access track will have some small extensions to allow visitors to drop off their luggage etc. turn around and then park in the main car parking areas.”* This is considered appropriate as there is a large central parking area available and this will prevent further works to the existing woodland to create adjacent parking facilities. As the remainder of the accommodation on site has adjacent parking facilities, it is considered that there will be sufficient room to accommodate this available.

An additional condition will be recommended to prevent additional new lighting without the submission of details to the Local Planning Authority will be recommended to prevent inappropriate impacts in this rural location.

Therefore, subject to the relevant conditions, it is considered that this proposal would not result in material harm to the character or appearance of the site.

### iii) Amenity, including Residential Amenity

Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy notes:

- *New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence*
- *Developers will be expected to apply the highest standards outlined in the World Health Organisation, British Standards and wider international and national standards relating to noise*

The site is located at a significant distance from neighbouring properties. The nearest neighbouring property at Vicarage Farm is located approximately 310 metres to the south east and the nearest property in the village is located approximately 460 metres to the south.

The Council’s Environmental Health Team have been consulted in relation to this proposal for the new holiday accommodation. The EHO confirmed verbally no objection to this proposal.

It is therefore considered that the proposed development would not result in a harmful material impact upon neighbouring amenity.

### iv) Access and Highway Safety

Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy notes:

Access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists.

The North Yorkshire Highways Officer confirmed in a consultation response dated 7th January 2022 *“The local Highway Authority does not offer objection to the proposed extension to Fox Hill Touring caravan and camping site. The site is located a short distance from the A64 which is the most likely route of access for a majority of visitors to the site, the responsibility of maintenance and improvements of this trunk road are held by Highways England. The site access is more than adequate to facilitate safe access and egress. The proposals are to introduce static holiday accommodation with resultant*

*car/ vehicular activity associated with the 18 no. units is deemed acceptable in terms of number and frequency of vehicular activity, and also unlikely to create a significant number of vehicular trips through the village of Claxton.”*

Highways England who have responsibility for the A64 have also confirmed no objection noting *“National Highways consider that the modest increase in the units within the curtilage of an approved site will not result in a significant increase in traffic on the A64 during the peak hours.”*

Therefore whilst the response from the occupier of Belle Vue Farm, Bossall is noted, both Highway Authorities have confirmed that the proposed development would not result in material harm in terms of access or Highway Safety.

#### v) Drainage

Additional information provided by the Agent notes *“During the establishment of the site, following the change of use application, a large capacity packaged sewage treatment system was installed in the central amenity area at the north east section of the site. It was originally sized to meet the initial requirements of the operation with sufficient 'headroom' for future site expansion.*

*All non-mains drainage foul water services on site uses underground grade 110mm pipework with suitable connectors and laid to the recommended minimum depths, correctly bedded and fully surrounded with pea gravel.*

*The output from the treatment system is taken to an adjacent drainage ditch which is part of an extensive network of drainage around the perimeter of the site and the adjoining agricultural land. The system, including the output, is regularly inspected as part of the sites management procedures and is fully emptied at least three times each year by a licenced waste management contractor. Full records are kept for this.*

*A separate septic tank was installed for the use of the on-site wardens cabin accommodation. The output from this is taken directly to the main packaged treatment system in the central amenity area.*

*The system is well established and has been in use without problems or incidents for many years and will be suitable for the proposed further use of the site.”*

Yorkshire Water were consulted on this proposal and confirmed *“This proposal is in an area not served by the public sewerage network. In this instance, the application should be referred to the Environment Agency and the Local Authority's Environmental Health Section for comment on private treatment facilities.”*

The Environment Agency have been consulted and a response is being awaited. This will be provided to members in advance of the meeting. The EHO Officer confirmed that they have no objections in principle to the use of a Package Treatment Plant and it is also noted that this will be installed to the relevant building control standard.

The Foss Internal Drainage Board have responded to the proposal to confirm *“The Board notes that the Applicant is proposing to use a package treatment plant for the disposal of foul sewage. If infiltration methods are feasible, then the Board would ask that the applicant first considers a drainage field for the disposal of the treated effluent.*

*If infiltration methods are not feasible, and the applicant wishes to discharge the treated effluent into a watercourse, then the Board's view is that it does not wish to see flow rates increase in its land drainage systems which can arise from cumulative small flows from multiple small discharges. In addition, the disposal of treated sewage effluent is not the intended function of the land drainage network. The Board does not therefore generally consent the discharge of treated effluent into watercourses within its district as a stand alone flow. Where infiltration methods are not feasible, then the Board may be prepared to accept the treated foul flow but only if this is combined with any surface water discharge*

*and provided it does not exceed the calculable rate for the surface water flow (in line with the requirements and calculations shown above). So, for example, if the total agreed discharge rate for surface water is calculated as 1 litres per second, we would only allow the treated effluent to be discharged into the watercourse as well if the two discharges were combined together so that, collectively, they went through any flow control device and did not exceed the total agreed rate of 1 litres per second.”* A drainage works condition was recommended.

The Lead Local Flood Authority originally responded on the 21st December and provided detailed comments which concluded *“The submitted documents are limited and the LLFA recommends that the applicant provides further information before any planning permission is granted by the LPA. The following should be submitted and approved by the Local Planning Authority.”* This information was passed to the Agent who provided a further document titled *“Fox Hill Park – Supplementary Statement – Dec 2021.”* This was sent to the LLFA for their review and the Local Planning Authority are currently awaiting their final comments on this document. Members will be updated on this as soon as this is received.

It confirms that roof water from the buildings and static caravans *“goes to soak-aways adjacent to each unit. All access roads and car parking are permeable free draining crushed stone”* and *“The proposed new developments (static caravans, lodges, pods – with access tracks and parking), will feature the same design principles i.e. soak-aways, and crushed stone tracks and parking.”* This document also concludes *“Due to the natural percolation of the land at Foxhill Park, the significant number of mature trees, the inherent design of water management (soak-away and permeable surfaces), the proposed new additions to holiday accommodation (using the same design principles, will not result in any run off from the site, localised flooding or the creation of any issues elsewhere.”*

In light of this statement, further discussions will be undertaken in relation to the proposed condition from the Internal Drainage Board.

Therefore, as noted, Members will be fully updated of the final responses received from both the LLFA and the EA and any necessary updates on the proposed site drainage and associated conditions.

#### Conclusion:

The proposed additional holiday accommodation has been carefully considered and in principle, this is considered to be acceptable subject to the recommended conditions, including the occupancy conditions, the highway conditions, further details of lighting and the final appearance of the units, together with further information on proposed landscaping, in addition to the discharging of the drainage conditions.

It is considered that the proposed physical developments are acceptable in terms of form and design and subject to condition would not result in unacceptable harm to the character and appearance of the immediate and wider landscape.

Therefore subject to all conditions which have been detailed above, it is considered that the proposed development meets the relevant policy criteria outlined within Policies SP1, SP9, SP13, SP14, SP16, SP17, SP19, SP20 and SP21 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval, subject to the final comments of the Environment Agency and Lead Local Flood Authority which it is intended will be reported to Members prior to the meeting. Should these comments not be available prior to the meeting, Officers will seek the final decision to be delegated to Officers subject to the satisfaction of these relevant consultees.

**RECOMMENDATION:****Approval**

- 1 The development hereby permitted shall be begun on or before .  
  
Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004
  
- 2 The development hereby permitted shall be carried out in accordance with the following approved documents/plan(s):  
  
Location Plan (Drawing no. 235-01-03 EX 10 001)  
Proposed Site Block Plan (Drawing no. 235-01-03 AR10 001)  
Proposed Site Woodland/Landscaping (Drawing no. 235-01-03 AR10 002)  
  
Reason: For the avoidance of doubt and in the interests of proper planning.
  
- 3 Unless otherwise agreed in writing by the Local Planning Authority, prior to any above ground construction of the new development hereby approved, plans showing full details of a landscaping and planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the planting of new trees/hedging and show any areas to be grass seeded or turfed. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all hedging plants. All planting, seeding and/or turfing comprised in the above scheme shall be carried out during the first planting season following the commencement of the development, and any trees or plants which within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.  
  
INFORMATIVE: The landscaping as detailed on Drawing no. 235-01-03 AR10 002 appears broadly satisfactory subject to further information on size, species etc.)  
  
Reason: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to SP13 and SP20 of the Ryedale Plan, Local Plan Strategy.
  
- 4 Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of the development hereby approved, a drawing showing the alignment for protective fencing for the protection of those trees to be retained in the southern shelterbelt shall be submitted to the Local Planning Authority for approval in writing. The design of the protective fencing and its alignment shall be in accordance with BS 5837:2012 Trees in relation to demolish, design and construction - Recommendations, or a similar design agreed in writing with the Local Planning Authority. The approved fencing shall be erected prior to the commencement of the development including any demolition or soil stripping and shall be maintained for the duration of the on site construction.  
  
Reason: to ensure that the long-term health of the trees to be retained is not compromised as a consequence of development and in accordance with Policy SP13 - Landscapes - Ryedale Local Plan Strategy.
  
- 5 Unless otherwise agreed in writing with the Local Planning Authority, the static caravans, holiday lodges and glamping pods shall be single storey only and their final maximum footprint, colour finish and construction materials shall be agreed in writing with the Local Planning Authority prior to their installation.

Reason: To ensure a satisfactory external appearance and to satisfy Policies SP13, SP16 and SP20 of the Ryedale Plan, Local Plan Strategy.

- 6 Prior to its installation, full details of all new lighting within the application site shall be submitted to and agreed in writing by the Local Planning Authority. This shall include full details of types of lighting including levels of illumination.

Reason: To ensure appropriate lighting is secured within this area of wider open countryside and to prevent harm to visual amenity, in accordance with the aims of Policy SP13 Landscapes and Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy

- 7 The accommodation hereby approved shall be occupied for holiday purposes only; and not as a persons sole, or main place of residence; and  
The units shall be available for commercial holiday lets for a least 140 days a year and no let must exceed 31 days; and  
The owners/operators shall maintain an up-to-date register of lettings/occupation and advertising will be maintained at all times and shall be made available for inspection to an officer of the Local Planning Authority on request.

Reason: In order to ensure it is available for holiday use only and to comply with Policy SP21 of the Local Plan Strategy.

- 8 No development approved by this permission shall be commenced until the Local Planning Authority, in consultation with Foss (2008) Internal Drainage Board, has approved a scheme for the disposal of surface water and foul sewage.  
Any such scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the development is brought into use.

The following criteria should be considered for the disposal of surface water:

- The suitability of soakaways, as a means of surface water disposal, should first be ascertained in accordance with BRE Digest 365 or other approved methodology.
- If soakaways are not feasible, then the Board may consider a proposal to discharge surface water to a watercourse (directly or indirectly).
- For the redevelopment of a brownfield site, the applicant should first establish the extent of any existing discharge to that watercourse.
- Peak run-off from a brownfield site should be attenuated to 70% of any existing discharge rate (existing rate taken as 140 litres per second per hectare or the established rate whichever is the lesser for the connected impermeable area).
- Discharge from "greenfield sites" taken as 1.4 litres per second per hectare (1:1 year storm).
- Storage volume should accommodate a 1:30 year event with no surface flooding and no overland discharge off the site in a 1:100 year event. A 30% allowance for climate change should be included in all calculations. A range of durations should be used to establish the worst-case scenario.

Reason: To ensure the development is provided with satisfactory means of drainage and to reduce the risk of flooding in accordance with Policies SP17 and SP20 of the Ryedale Plan, Local Plan Strategy.

#### CONSENT - DISCHARGE

Under the Board's Byelaws, the written consent of the Board is required prior to any discharge, or increase in the rate of discharge, into any watercourse (directly or indirectly) within the Board's District.

**INFORMATIVE(S)**

- 1 The applicant/developer is advised to contact Ryedale District Council's Housing Services regard a Site Licence.