

Thank you for you having me last week and the time taken by yourself, the rest of the Parish Council and the residents for taking the time to discuss the proposals.

As discussed, I have consolidated the matters discussed and summarised below:

▪ **Residential amenity**

- Separation distances between all proposed dwellings, and from existing properties to the north and east, have been designed to meet specified separation distance, however this will be assessed by the council, including how this will work with the ground levels and proposed garden lengths.
- Site management – the application is supported by a Preliminary Construction Traffic Management Plan which is designed to minimise the number of HGVs and other construction associated vehicles on the local road network, identify suitable routes for the safe movement of equipment, materials and construction workers and minimise the effects of construction traffic on the local community. This can be conditioned and enforced should it not be adhered to.

▪ **Drainage / Flooding**

- Pre dev – there is not a requirement from the LPA for this to be conducted at this stage, however I have flagged this with the drainage engineers and there will also be consultation with Yorkshire Water throughout the application and ultimately approval will be required from the Local Flood Authority
- Pumping station:
 - The pumping station has been designed in accordance with Building Regulations Part H.
 - For clarification, there is no specific legal or statutory requirement for a privately owned foul water pumping station, serving a wholly private drainage network, to be located a prescribed minimum distance from a habitable dwelling. Separation distances such as 10m or 15m, which are sometimes referenced in relation to pumping stations, originate from sewer adoption and industry design guidance and do not constitute statutory minimum separation distances for a private, non-adoptable drainage system.
 - The proposed pumping station is therefore not contrary to any statutory requirement solely as a result of its proximity to the nearest dwelling. Notwithstanding this, the potential for noise and odour has been considered as part of the design, with appropriate measures incorporated to minimise these risks. The relevant consideration is whether the pumping station gives rise to an unacceptable environmental impact or statutory nuisance, rather than whether it meets a prescribed separation distance. On this basis, the proposed location is considered reasonable and appropriate for the private drainage arrangement.
- Surface water discharge rates will be restricted to 2.7 l/s, representing the calculated greenfield runoff rate for the site, no flooding shall occur during the 1 in 30-year rainfall event, during the 1 in 100-year plus 40% climate change event, any

exceedance volumes will be contained within designated areas of the site and will not pose a risk to people or property.

- Ultimately, the development would result in a betterment than how surface water is currently managed as it would involve positive storage and drainage thereby preventing natural flooding based on the gradient of the site
- Comments regarding the 'wetness' of the adjacent site and issues during construction have been passed on to the client and the drainage engineers
- With regards to infiltration, the North Yorkshire Council Supplementary Infiltration Guidance was reviewed, however, based on the clay formations beneath the site, infiltration drainage was not considered a feasible surface water management solution and an attenuation based approach was adopted which will be reviewed by the LLFA.

▪ **Landscape**

- Concerns are noted with regards to the impact on the Howardian Hills, however an LVIA has been prepared by a Chartered Landscape Architect as per the recommendations of the pre-app which also states that the LVIA should be proportional to the scale of the proposed development and its findings will be assessed by the Council's Landscape team who will review the methodology and scope conducted to ensure they are satisfied
- Comments re landscape buffering provided to the west of the site to separate the proposals from Field View Close have been passed on to the design team but will need to be reviewed in the context of impact on daylight and amenity

▪ **Public Right of Way (PROW)**

- There are no Public Right of Ways affected or proposed through the site

▪ **Ecology**

- Comments regarding impact on barn owls have been passed on to the ecologist.
- A Preliminary Ecological Appraisal has been conducted by an experienced Wildlife Consultant to assess whether there are any ecological issues that may affect the proposed development.
- To confirm, any necessary further ecological surveys will be assessed and requested by the Council's ecologist if required (such as the impact on barn owls or whether another survey conducted at a different time of year is required) and will have been conducted prior to development

▪ **Policy Conflict**

- Whilst the proposed site is not allocated, Ryedale currently only has a 0.8 year housing land supply and therefore there is a presumption in favour of sustainable development as the council cannot demonstrate a 5 year housing land supply.

▪ **Highways**

- The proposed main footpath and access road in the site have been designed to adoptable standards. To confirm Field View Close is not adopted
- Suggestion for construction traffic to utilise Yearsley Wood passed on to the Transport consultants
- Comments re only one Primary school also passed on to the Transport consultants, the proposals will however be assessed by the local highways department who will be aware of this (notably the education department will also assess whether a contribution towards school places will be required as part of a financial contribution)

I appreciate there are naturally some concerns, but ultimately the application will be reviewed by the Planning Officer, where it will need to demonstrate that it does not have an adverse impact on highways, ecology, landscape, drainage and flooding, amongst other matters. However, this is a site we believe could be suitable to deliver housing that would go towards meeting a national and local housing crisis. It would also contribute towards the sustainability of Ampleforth by providing funding via CIL and planning obligations which can be invested in schools, local infrastructure, highways improvements and supporting the existing local services.

Nonetheless, I hope this provides some clarification or reassurance where possible.

Kind Regards

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