

Planning, Design, Access and Heritage Statement for the Use of Land for Two Holiday Lodges at Raywell Hall Country Lodge Park

April 2022



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Planning, Design, Access and Heritage Statement for the Use of Land for Two Holiday Lodges at Raywell Hall Country Lodge Park

Client: Mr David Coates

Content Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date	Signed
1	0	Draft	DB	04.03.22
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Reference: E325.C1.Rep15 A

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Contents

1.0	Introduction and Summary	4
2.0	Description of the Application Site and the Surrounding Area and Historic Context	5
3.0	Planning History.....	6
4.0	Description of the Development	7
5.0	Planning and Design Assessment	8
	Principle of Development	8
	Design	8
	Landscape and Heritage Impact	9
	Highways and Vehicular Access.....	10
	Residential Amenity.....	11
	Drainage.....	11
	Trees and Landscaping	11
6.0	Conclusion	12

1.0 Introduction and Summary

- 1.1 This planning application is for the change of use of land for the siting of 2 holiday lodges with associated landscaping works. The new holiday lodges will form a small extension to a development of 23 holiday homes which was approved in 2016 and which has since been built. The nearby development is part of the successful Raywell Hall Country Lodge Park. The holiday park has 78 holiday homes in total. The 2 new lodges will be inconspicuously positioned in between two large areas of mature trees. From close by, the new lodges will be seen in the context of the recently developed lodges, and from further away will be screened by the existing trees.
- 1.2 The Lodge Park has been successfully attracting visitors for many years due to the high quality of the holiday lodges and attractive surroundings. The Park is experiencing strong demand for holidays and, as a result, has had to turn away visitors. This harms the business at Raywell and means that visitors who want to visit the local area are being turned away, which in turn harms other businesses in the area. The new lodges will both be 4 bed units which will provide family accommodation which is in need at Raywell.
- 1.3 The application site provides a good opportunity for the company to install 2 lodges in a discreet location which is easy to connect to the existing infrastructure. The existing roadway can serve the lodges and there will be no change to the existing approved vehicular access to the highway. The existing foul and surface water drainage can also be extended to the 2 new lodges.
- 1.4 The holiday lodges will have a positive impact on local employment. The Country Park currently employs 27 full time equivalent staff and the new lodges will lead to the employment of 1 more full time equivalent staff member.
- 1.5 The planning policy for the area has not changed since September 2016 when the decision was made on the application for 23 holiday lodges to the east. The landscape and heritage impact of this current proposal is less than the approved scheme of 23 lodges. So, there is no reason why this proposal should not be looked on positively.

2.0 Description of the Application Site and the Surrounding Area and Historic Context

- 2.1 The application site is an area of short mown grass and gravel roadway between trees to the north and south, and holiday lodges to the east. The application site is in an area of the holiday park known as The Westwoods. The application site does not have a specific use and is part of the wider holiday park. To the east of the application site, is a development of holiday homes that was approved in 2016. The access road from these holiday homes extends into the application site. To the north, is a mature wooded valley. This contains established paths that connect the nearby holiday homes to the holiday homes on the opposite part of the wooded valley that are also part of the County Lodge Park. To the south of the application site, is a copse of mature trees. To the west, is grassland that is part of the County Lodge Park.
- 2.2 The application site will be accessed from an existing vehicular access that leads from Westfield Road.
- 2.3 The holiday park extends around the application site with holiday homes to the east, and to the north beyond the woods. The holiday park also has a second vehicular access from Riplingham Road. The holiday park has 78 holiday homes in total. These holiday homes are serviced by an onsite café, shop and outdoor recreation facilities.
- 2.4 To the west of the holiday park, is the Grade II listed Raywell House. This is a country house that was originally built for a MP for Hull. The house has now been converted into apartments. The listing entry is included in Appendix 1. Raywell House is some 270 metres north west of the application site. Mature trees extend for almost all of the distance from the application site to Raywell House.

3.0 Planning History

3.1 There is a comprehensive planning history for the northern holiday lodges and Raywell House. This history pre-dates the current East Riding Local Plan. The most relevant planning history for this application is for the holiday lodges to the east of the application site. This history comprises the planning application for the change of use of land for 23 holiday lodges and the discharge of planning conditions for this application. This application was assessed against the policies of the East Riding Strategy Document.

3.2 The 2 most relevant applications are:

- Application for the change of use of land for the siting of 23 holiday lodges with associated landscaping works and creation of new vehicular and pedestrian access, reference 16/01370/PLF which was approved on the 28th September 2016.
- Submission of details required by Conditions 5 (external materials); 7 (scheme of replacement hedgerow on southern boundary); 8 (Arboricultural Report); 10 (tree protection scheme); and 14 (landscaping scheme) of planning permission 16/01370/PLF, reference 19/30179/CONDET which was approved on the 11th July 2019.

3.3 These two applications were for a much larger development than is being applied for now. The approval of these applications demonstrates that a similar development in the area can comply with local planning policies that are currently in force and which were also in place in September 2016, and that any constraints can be overcome.

4.0 Description of the Development

4.1 The application is for the change of use of land for 2 single storey holiday lodges. The lodges will be of similar types and constructed of similar materials to the holiday lodges to the east. The existing vehicular access and roadway that serves the holiday lodges to the east will serve the new holiday lodges. The drainage will connect to existing arrangements.

4.2 The holiday lodges will be of the type shown in the photograph below which is one of the nearby holiday homes to the east.



4.3 The holiday lodges will be positioned to the north of the application site, fronting the access road which runs to the south of the site. The holiday lodges will be single storey and will each have 4 bedrooms and a central living area. The lodges will be around 4.35 metres to the ridge and 3 metres to the eaves. They will be around 15.85 metres long and 6 metres wide.

4.4 The lodges will be faced, like some of the lodges to the east, with cladding that gives a grey wooden finish. The roofs will be black aggregate-coated steel tilesheets. The materials are shown in Appendix 2.

4.5 Each lodge will have 4 car parking spaces located nearby.

4.6 Foul water from the lodges will be processed in the existing package treatment plant on site and surface water will drain to soakaways.

5.0 Planning and Design Assessment

5.1 The principle relevant planning policy is contained in the 2021 National Planning Policy Framework (The Framework), and in the East Riding Strategy Document, adopted in April 2016.

Principle of Development

5.2 This application is to extend a development of holiday lodges on land that is currently part of the holiday site. The Council's Tourism Guide highlights the attractiveness of the Yorkshire Wolds for visitors, and highlights a lack of visitor accommodation which constrains the potential of the area to attract visitors. This development will help to address the need for visitor accommodation in the area.

5.3 The East Riding Strategy Document policy EC2 titled Developing and Diversifying the Visitor Economy allows new tourist accommodation in the countryside. This policy permits proposals which will support an existing attraction and have a functional need to be in the countryside. The Council's assessment of planning application 16/01370/PLF for 23 holiday lodges to the east of the application site found that policy EC2 supported the 2016 development and as the policy has not changed, it should be assessed to support this application.

5.4 The Framework provides further support for the principle of development stating in paragraph 84 that: *'planning policies and decisions should enable the sustainable growth and expansion of all type of businesses in rural areas, both through the conversion of existing buildings and well-designed new buildings.'* The paragraph continues saying that: *'planning policies and decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside.'*

5.5 Both national and local planning policy provide support for the principle of the extension of an existing holiday site that has been concluded recently to be sustainably located, in a manner that will be unobtrusive in the landscape.

Design

5.6 The Framework requires good design and states that developments should function well and optimise the potential of the site to accommodate development; respond to local character; and create safe and accessible environments. The East Riding Strategy policy ENV1: Integrating High Quality Design addresses design issues. As required in the

guidance on writing Design and Access Statements, this section considers the use of the site, the layout, the amount and scale of development, the appearance and landscaping, access and security.

- 5.7 The use of the site is consistent with the existing use as a Country Lodge Park.
- 5.8 The layout logically extends the existing holiday lodges to the south of woodland. The layout fronts the internal access road as do the nearby lodges. The scale, appearance and landscaping of the lodges is the same as the approved lodges to the east and so will be in character with that development. The amount of development fits sensibly on the application site for the 2 lodges.
- 5.9 Vehicular access is straightforward and can be taken from the existing internal roads. Pedestrian access to the facilities at the Country Lodge Park is available via good quality paths around the site.
- 5.10 Security will be provided in the same way as for the existing lodges and there will be permanent staff on site at all times to ensure that the site is secure. There is a barrier at the site entrance restricting access to the site.

Landscape and Heritage Impact

- 5.11 The application site is a small area of close cut grass and a gravel roadway. It is unobtrusively sited with existing holiday homes to the east and tall mature trees to the north and south. The application site is 200 metres from the nearest public road. In close views, the 2 new holiday homes will be seen in the context of the existing holiday homes. The only longer views are glimpsed views from the south, and again, the holiday homes will be seen in the context of the existing holiday homes and will mostly be obscured by trees. The tall trees to the north will form a backdrop to the holiday homes. The low height of the lodges, and the muted colours of the walls and black roofs, will mean that they will be very unobtrusive in the landscape. The application site is within an Important Landscape Area (ILA). The East Riding Strategy policies ENV1 and ENV2 seek to ensure high quality development, and that development is sensitively integrated into the existing landscape and respectful of ILA. In common with the adjacent application for 23 lodges, this application includes details of materials that will complement the verdant character of the area. To protect the surrounding trees, the application is supported by a tree report which sets out how the trees will be protected.

- 5.12 The Grade II listed Raywell House is some 270 metres to the north west of the application site beyond an extensive belt of mature trees. The application site is not part of the land that goes with Raywell House. The application site is secluded between tall trees and the house is not visible from the site. The application site is very well contained and so cannot be considered to be an important part of the setting of the house.
- 5.13 The Framework identifies protection and enhancement of the historic environment as an important element of sustainable development and establishes a presumption in favour of sustainable development in the planning system (paragraph 11). The Framework also states that the significance of heritage assets can be harmed or lost by alteration to them or by development in their setting. Paragraph 206 states that proposals which preserve those elements of the setting that make a positive contribution to, or better, reveal the significance of the heritage assets, should be treated favourably. Paragraph 194 of The Framework requires an applicant to *'describe the significance of any heritage assets affected, including any contribution made by their setting'*.
- 5.14 The East Riding Strategy policy ENV3 sets out that significant views, setting, character, appearance and context of heritage assets should be conserved.
- 5.15 The 23 holiday homes approved to the east cover a more prominent and much larger site than this application site of 1.7 hectares. This larger development was considered to cause a low level of less than substantial harm to the setting of Raywell House. The proposal in this application is significantly smaller and is well contained in the landscape and so will not cause harm to the setting of the Raywell House.

Highways and Vehicular Access

- 5.16 The application 16/01370/PLF for 23 holiday lodges to the east of the application site was supported by highways officers. The application included a new vehicular access off Westfield Road with appropriate visibility splays. This access will be used for the new holiday lodges in this application.
- 5.17 Each holiday lodge will have 4 parking spaces exceeding the requirements for 4 bed houses.
- 5.18 The Crashmap website shows no records of accidents near the junction of the applications site with Westfield Road for the period when records are available

between 2021 and 1999.

- 5.19 2 new holiday lodges will not make a significant difference to the traffic in the local area, and with appropriate off street parking, the application complies with national highways guidance.

Residential Amenity

- 5.20 Policy ENV3 of the East Riding Strategy requires that residential amenity is protected. The application site is some 220 metres from the nearest permanent residence to the east, and 270 metres to Raywell House to the north. The distance to, and the intervening development and trees between the holiday lodges and the nearest houses, will ensure there is no adverse impact on residential amenity.

Drainage

- 5.21 This application will replicate and connect to the drainage that was approved for the application 16/01370/PLF for 23 holiday lodges to the east of the application site. The foul drainage will be to an existing Klargester treatment plant. Appendix 3 contains details of the Environment Agency permit for the Klargester and shows that it has the capacity to accept the flow from these two holiday lodges in addition to the 23 lodges already approved. The surface water will be drained to soakaways that will be an extension of the existing approved system of soakaways serving the nearby lodges.

Trees and Landscaping

- 5.22 This application is supported by an arboricultural report prepared by Mark Feather. No trees will need to be removed to allow the development to go ahead. The report demonstrates how the trees around the application site will be protected.

6.0 Conclusion

- 6.1 This modest development of 2 holiday lodges will be located unobtrusively between mature trees and existing holiday lodges. The development will expand the popular Raywell Hall Country Lodge Park. The Country Lodge Park is successful and has been turning away visitors due to the demand for its accommodation and so this development will help it to serve more visitors who want to stay in the area.
- 6.2 The East Riding Tourism Guide recognises the Yorkshire Wolds as a popular place to visit and that it lacks sufficient visitor accommodation. The 2 holiday lodges will result in the employment of 1 more person at the Country Lodge Park. The lodges will support direct employment as well as other businesses engaged in the local tourist industry.
- 6.3 Planning approval of 23 holiday lodges immediately to the east of the application site was granted in September 2016 when local plan policies that are currently in force also applied. There has been no change to local and national policy since that date which would have led to a different conclusion on the 2016 application. This demonstrates that this application can be considered positively.
- 6.4 The two new lodges will be well screened by existing mature trees and other holiday lodges. The lodges will be low in height at around 4.35 metres to the ridge and will be faced and roofed in muted colours. With the backdrop of mature trees, they will be unobtrusive. The lodges are a significant distance from the Grade II listed Raywell House and a well screened from the house by a significant number of mature trees.
- 6.5 4 car parking spaces will be provided for each lodge. The existing internal site roads can serve the new lodges. The vehicular access to the highways was recently installed to current standards and has ample capacity to serve the two holiday lodges.
- 6.6 The existing drainage infrastructure can be extended to the new lodges and there are no capacity constraints.
- 6.7 The lodges in this application will be sited unobtrusively and will extend an existing successful development of lodges. They will provide economic benefits and so the application should be considered positively.

Appendix 1
Raywell House Listing Description

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1347033

Date first listed: 20-May-1975

Statutory Address 1: RAYWELL HOUSE, RIPLINGHAM ROAD

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: RAYWELL HOUSE, RIPLINGHAM ROAD

The building or site itself may lie within the boundary of more than one authority.

District: East Riding of Yorkshire (Unitary Authority)

Parish: Skidby

National Grid Reference: SE 99148 30764

Details

SKIDBY RAYWELL SE 93 SE RIPLINGHAM ROAD (north side) 6/94 Raywell House 20.5.75 - II

House. c1805 for Daniel Sykes. White brick, stone dressings, slate roofs. 3 storeys, 5 bays, in symmetrical elevation, with 2-storey, single-bay wings to right and left. Projecting porch with unfluted Doric columns flanked by 8-pane sashes in pilastered surrounds. Double-leaf 6-panel door under fanlight with radial glazing. To right and to left are 2-pane sashes with sills under cambered wedge lintels. First-floor band and sill band. 5 sashes with glazing bars under cambered wedge lintels. Second-floor sill band. Five 6-pane sashes under cambered wedge lintels. End and axial stacks, hipped roof. Right and left wings are very similar; to right: 2-pane round-headed sash in round-headed recess

with impost band. To left, a similar, blocked opening with C19 inserted window to right. First floor: to right, 2 sashes with sills and glazing bars under cambered gauged brick arches; to left, 6-pane sash with-sill under a similar arch. Paired eaves brackets, hipped roof. Interior: largely altered in late C19 and mid C20 but retains some pine beaded-panel doors. 2 rooms - the Boardroom and an ante-room to the ground-floor right side - retain elegant early C19 cornices.

Listing NGR: SE9914830764

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 164736

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 04-Mar-2022 at 12:01:14.

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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry



Back to top

Appendix 2

Materials

The facing materials are shown in the CanExel details below. The colour used will be

Walls colour: Timberwolf Grey – see below

Exterior windows and door colour: GREY

Soffits and fascias colour: GREY

Roof tiles colour: GREY- see below

Welcome to CanExel prefinished sidings

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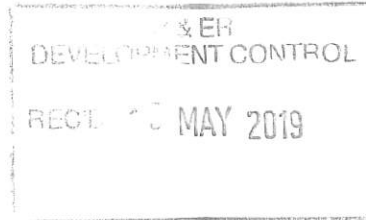
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Accessories

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website: www.metrotile.co.uk

Agrément Certificate

07/4470

Product Sheet 1

METROTILE ROOFING SYSTEM

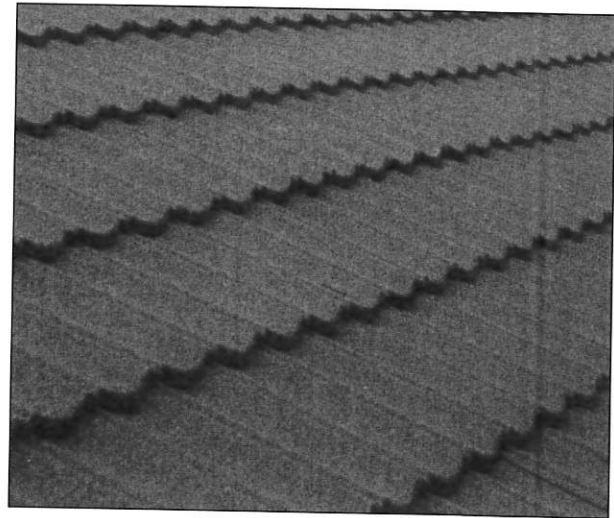
METROTILE BOND 450 AND METROTILE BOND 900

This Agrément Certificate Product Sheet⁽¹⁾ relates to Metrotile Bond 450 and Metrotile Bond 900, preformed aggregate-coated steel tilesheets for use on conventional steel or timber roof structures with a minimum pitch of 10°.

(1) Hereinafter referred to as 'Certificate'.

CERTIFICATION INCLUDES:

- factors relating to compliance with Building Regulations where applicable
- factors relating to additional non-regulatory information where applicable
- independently verified technical specification
- assessment criteria and technical investigations
- design considerations
- installation guidance
- regular surveillance of production
- formal three-yearly review.



KEY FACTORS ASSESSED

Weathertightness — the products, used with a suitable underlay, have satisfactory resistance to the passage of rain and snow (see section 6).

Strength and stability — the products have satisfactory resistance to the effects of wind loading likely to be met in service (see section 7).

Properties in relation to fire — the products are unrestricted under the national Building Regulations (see section 9).

Durability — under normal conditions the products will have a service life in excess of 30 years (see section 11).



The BBA has awarded this Certificate to the company named above for the products described herein. These products have been assessed by the BBA as being fit for their intended use provided they are installed, used and maintained as set out in this Certificate.

On behalf of the British Board of Agrément

Date of Second issue: 20 February 2017

John Albon – Head of Approvals
Construction Products

Originally certificated on 14 September 2007

Claire Curtis-Thomas
Chief Executive

The BBA is a UKAS accredited certification body – Number 113.

The schedule of the current scope of accreditation for product certification is available in pdf format via the UKAS link on the BBA website at www.bbacerts.co.uk
Readers are advised to check the validity and latest issue number of this Agrément Certificate by either referring to the BBA website or contacting the BBA direct.

British Board of Agrément

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Appendix 3
Environment Agency permit for the Klargester



Permit with introductory note

The Environmental Permitting (England & Wales) Regulations 2016

Quintor (UK) Limited Liability Partnership

Sewage treatment plant serving
The Westwoods
Raywell Hall Country Lodge Park
Westfield Road
Raywell
Cottingham
HU16 5ZA

Permit number

EPR/SB3896RB

Sewage treatment plant serving The Westwoods, Raywell Hall Country Lodge Park Permit number EPR/SB3896RB

Introductory note

This introductory note does not form a part of the permit

The main features of the permit are as follows.

This permit is for a discharge of 25.4 cubic metres per day (m³/d) of secondary treated sewage from 41 holiday lodges. The holiday lodges are being built in two phases, the first phase is 01/06/2021 to 31/05/2024 and will be for a discharge of 13.7 m³/d from 21 lodges, the second phase is 01/06/2024 onwards and will be for a discharge of 25.4 m³/d from 41 lodges. The effluent is treated by a sewage package treatment plant and then discharges via an infiltration system to groundwater. The hot tub effluent will not discharge through this sewage treatment plant system. The facility is in a location where it is not reasonable to connect to the foul sewer.

The status log of the permit sets out the permitting history, including any changes to the permit reference number.

Status log of the permit		
Description	Date	Comments
Application EPR/SB3896RB/A001	Duly made 28/05/2021	Application for discharge of secondary treated sewage effluent.
Permit determined EPR/SB3896RB	16/06/2021	Permit issued to Quintor (UK) Limited Liability Partnership.

End of introductory note

Permit

The Environmental Permitting (England and Wales) Regulations 2016

Permit number

EPR/SB3896RB

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2016

Quintor (UK) Limited Liability Partnership ("the operator"),

whose registered office is

**Raywell Hall Country Lodge Park
Riplingham Road
Raywell
Cottingham
North Humberside
HU16 5YL**

company registration number **OC321519**

to operate a groundwater activity at

**The Westwoods
Raywell Hall Country Lodge Park
Westfield Road
Raywell
Cottingham
HU16 5ZA**

to the extent authorised by and subject to the conditions of this permit.

Name	Date
Luke Meller	16/06/2021

Authorised on behalf of the Environment Agency

Conditions

1 Management

1.1 General management

- 1.1.1 The operator shall manage and operate the activity:
- (a) in accordance with a written management system that identifies and minimises risks of pollution so far as is reasonably practicable, including those risks arising from operations, maintenance, accidents, incidents, non-conformances and those drawn to the attention of the operator as a result of complaints; and
 - (b) using sufficient competent persons and resources.
- 1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.
- 1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of the permit.

2 Operations

2.1 Permitted activities

- 2.1.1 The only activity authorised by the permit is the activity specified in schedule 1 table S1.1.

2.2 The site

- 2.2.1 The groundwater activity shall take place at the discharge point marked on the site plan at schedule 7 to this permit, and as listed in table S3.2; and, the operating techniques that are the subject of conditions prefixed by 2.3 shall be applied at the location shown, or otherwise described, in schedule 7.

2.3 Operating techniques

- 2.3.1 The infiltration system specified in table S1.1 shall be constructed to comply with the following:
- (a) no part of the infiltration system constructed shall be more than 2 metres below ground level;
 - (b) no part of the infiltration system shall be less than 1.2 metres above the highest predicted annual groundwater level;
 - (c) the infiltration system shall not connect to any land drainage system;
 - (d) the infiltration system shall not be situated within 10 metres of any watercourse (including any ditch that runs dry for part of the year), or any other surface water;
 - (e) the infiltration system shall not be situated within 50 metres of a well, spring or borehole that is used to supply water for domestic or food production purposes.
- 2.3.2 The sewage treatment plant and infiltration system shall conform to all relevant British Standards in force at the time of installation.

3 Emissions and monitoring

3.1 Emissions to water or land

3.1.1 The limits given in schedule 3 table S3.1 shall not be exceeded.

3.2 Emissions of substances not controlled by emission limits

3.2.1 For the activity referenced in schedule 1, table S1.1 the operator shall take appropriate measures as far as is reasonably practicable:

- (a) to prevent the input of hazardous substances to groundwater; and
- (b) where a non-hazardous pollutant is not controlled by an emission limit, to limit the input of such non-hazardous pollutants to groundwater so as to ensure that inputs do not cause pollution of groundwater.

3.3 Monitoring

3.3.1 An accessible monitoring point shall be provided and maintained to enable monitoring to be carried out at the monitoring point specified in table S3.3 of schedule 3 and shown marked on the site plan in schedule 7.

4 Information

4.1 Records

4.1.1 All records required to be made by schedule 3, 4 and 5 to this permit shall:

- (a) be legible;
- (b) be made as soon as reasonably practicable;
- (c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and
- (d) be retained, unless otherwise agreed in writing by the Environment Agency, for at least 6 years from the date when the records were made.

4.1.2 The operator shall maintain convenient access, in either electronic or hard copy, to the records, plan and management system required to be maintained by this permit.

4.2 Reporting

4.2.1 The operator shall send all reports and notifications required by the permit to the Environment Agency using the contact details supplied in writing by the Environment Agency.

4.3 Notifications

4.3.1 The Environment Agency shall be notified as soon as reasonably practicable following detection, within the site of the regulated facility of:

- (a) any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution; and
- (b) any breach of a limit specified in schedule 3 table S3.1.

Any other significant adverse environmental effects, which may have been caused by the activity, shall also be notified to the Environment Agency as soon as reasonably practicable following detection.

4.3.2 The information provided under condition 4.3.1 shall be supported by sending the information listed in schedule 5 to this permit within the time period specified in that schedule.

4.3.3 The Environment Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:

Where the operator is a registered company:

- (a) any change in the operator's trading name, registered name or registered office address; and
- (b) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.

Where the operator is a corporate body other than a registered company:

- (a) any change in the operator's name or address; and
- (b) any steps taken with a view to the dissolution of the operator.

4.3.4 Where the operator proposes to make a change in the nature of the activity by increasing the concentration of, or the addition of, or allowing the introduction of, a substance to the activity to an extent that the operator considers could have a significant adverse environmental effect on the receiving waters, and the change is not permitted by emission limits specified within schedule 3 table S3.1 or the subject of an application for approval under the EP Regulations or under the terms of this permit:

- (a) the Environment Agency shall be notified in writing at least 14 days before the increase or addition or allowing the introduction; and
- (b) the notification shall contain a description of the proposed change.

4.4 Interpretation

4.4.1 In this permit the expressions listed in schedule 6 shall have the meaning given in that schedule.

4.4.2 In this permit references to reports and notifications mean written reports and notifications, except where reference is made to notification being made "as soon as reasonably practicable", in which case it may be provided by telephone.

Schedule 1 – Operations

Table S1.1 Activities	
Description of activity	Limits of specified activity
Groundwater activity: discharge into land of secondary treated sewage effluent	Via an infiltration system at NGR SE 99472 30785.

Schedule 2 – Waste types, raw materials and fuels

Schedule 2 not in use.

Schedule 3 – Emissions and monitoring

Table S3.1a Point Source emissions to water (other than sewer) and land – emission limits and monitoring requirements
Effective up to and including 31/05/2024

Effluent(s) and discharge point(s)	Parameter	Limit (including unit)	Reference Period	Limit of effective range	Monitoring frequency	Compliance Statistic
Secondary treated sewage effluent via Outlet	Maximum daily discharge volume	13.7 m ³ /day	Total daily volume	N/A	N/A	Maximum
	Ammoniacal nitrogen (expressed as N)	30 mg/l	Instantaneous (spot sample)	N/A	N/A	Maximum
	Visible oil or grease	No significant trace present so far as is reasonably practicable	Instantaneous (visual examination)	N/A	N/A	No significant trace

Table S3.1b Point Source emissions to water (other than sewer) and land – emission limits and monitoring requirements
Effective from 01/06/2024

Effluent(s) and discharge point(s)	Parameter	Limit (including unit)	Reference Period	Limit of effective range	Monitoring frequency	Compliance Statistic
Secondary treated sewage effluent via Outlet	Maximum daily discharge volume	25.4 m ³ /day	Total daily volume	N/A	N/A	Maximum
	Ammoniacal nitrogen (expressed as N)	30 mg/l	Instantaneous (spot sample)	N/A	N/A	Maximum
	Visible oil or grease	No significant trace present so far as is reasonably practicable	Instantaneous (visual examination)	N/A	N/A	No significant trace

Table S3.2 Discharge points			
Effluent Name	Discharge Point	Discharge point NGR	Receiving water/Environment
Secondary treated sewage effluent	Outlet	SE 99472 30785	Groundwater

Table S3.3 Monitoring points			
Effluent(s) and discharge point(s)	Monitoring type	Monitoring point NGR	Monitoring point reference
Secondary treated sewage effluent via Outlet	Effluent monitoring	SE 99485 30768	M1

Schedule 4 – Reporting

Schedule 4 not in use.

Schedule 5 – Notification

These pages outline the information that the operator must provide.

Units of measurement used in information supplied under Part A and B requirements shall be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

If any information is considered commercially confidential, it should be separated from non-confidential information, supplied on a separate sheet and accompanied by an application for commercial confidentiality under the provisions of the EP Regulations.

Part A

Permit Number	
Name of operator	
Location of Facility	
Time and date of the detection	

(a) Notification requirements for any malfunction, breakdown or failure of equipment or techniques, accident, or emission of a substance not controlled by an emission limit which has caused, is causing or may cause significant pollution	
To be notified within 7 days of detection unless otherwise agreed in writing by the Environment Agency	
Date and time of the event	
Reference or description of the location of the event	
Description of where any release into the environment took place	
Substances(s) potentially released/type or nature of sewage released	
Best estimate of the quantity or rate of release of substances and/or duration of discharge	
Best estimate of the environmental impact of the discharge	
Measures taken, or intended to be taken, to stop any emission	
Description of the failure or accident.	

(b) Notification requirements for the breach of a limit specified in schedule 3 table S3.1	
The information specified below is to be notified to the Environment Agency as soon as reasonably practicable following detection.	
Monitoring point reference/ source	
Self monitoring regime (where relevant)	
Type of failure	
Date of sample/event	
Parameter	
Result and units	
Limit and units	

Part B – to be submitted as soon as reasonably practicable unless otherwise agreed in writing by the Environment Agency

Any more accurate information on the matters for notification under Part A.	
Measures taken, or intended to be taken, to prevent a recurrence of the incident/breach/exceedance	
Measures taken, or intended to be taken, to rectify, limit or prevent any pollution of the environment which has been or may be caused by the emission	

Name*	
Post	
Signature	
Date	

* authorised to sign on behalf of the operator

Schedule 6 – Interpretation

“accident” means an accident that may result in pollution.

“annually” means once every year.

“application” means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 5 to the EP Regulations.

“appropriate measures” for the purposes of the emission of substances not controlled by emission limits condition (condition 3.2.1) do not require the operator to undertake treatment to a level beyond that specified in schedule 1 table S1.1, or to carry out routine monitoring for substances not controlled by emission limits.

“emissions of substances not controlled by emission limits” means emissions of substances to air, water or land from the permitted activities, which are not controlled by an emission limit.

“emissions to land” includes emissions to groundwater.

“EP Regulations” means The Environmental Permitting (England and Wales) Regulations SI 2016 No.1154 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

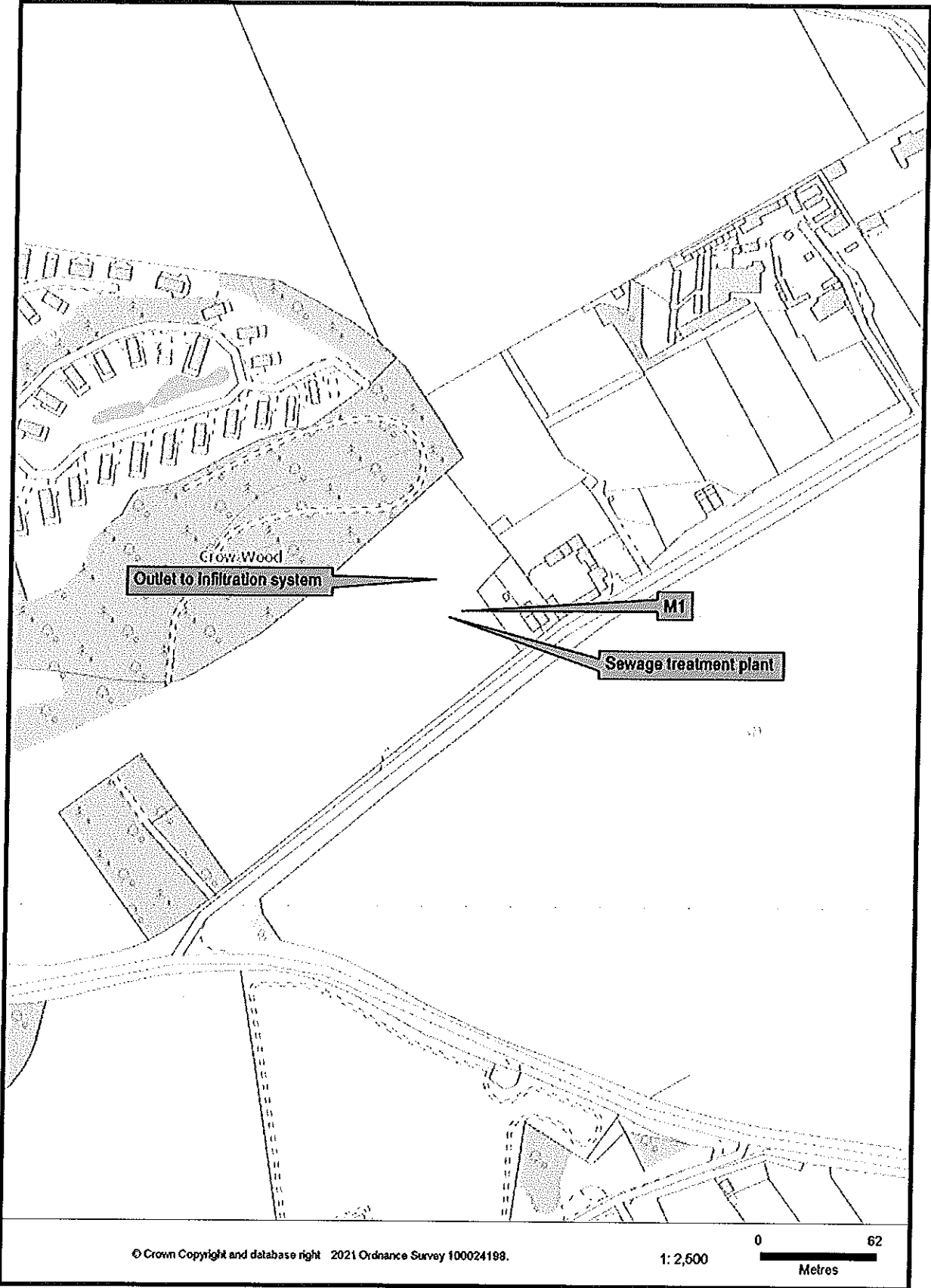
“groundwater” means all water, which is below the surface of the ground in the saturation zone and in direct contact with the ground or subsoil.

“quarter” means a calendar year quarter commencing on 1 January, 1 April, 1 July or 1 October.

“significant pollution” means a category 1 or category 2 incident indicated by the Common Incident Classification Scheme (CICS).

“year” means calendar year ending 31 December.

Schedule 7 – Site plan



END OF PERMIT

