

Report Ref: **OE/1702/1048/R1/RevA**

Date: **December 2022**

Project:

**Former North Selby Coal Mine Site
New Road, Escrick, York, YO19 6EZ
FINAL REMEDIAL STRATEGY**

Client:

Regent Park Homes Ltd



Obsidian Environmental LTD
Foundry Business Centre
Marcus Street
Birkenhead
Wirral
CH41 1EU

Tel: 44 (0) 1516457571



www.obsidianenvironmental.co.uk
[e-mail: info@obsidianenvironmental.co.uk](mailto:info@obsidianenvironmental.co.uk)

@Obsidian Environmental

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Report prepared by:	
Signed 	Leon Stanger BSc. CEng. MICE. MIEEnvSc. FGS. Director
Report approved by:	
Signed 	Chris Wainwright Director

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1.0 INTRODUCTION

1.1 Instruction

Obsidian Environmental Ltd (The Foundry Business Centre, Marcus Street, Birkenhead, Wirral, CH41 1EU), has been commissioned by Park Regent Homes Limited (43, Chapel Lane, Wilmslow, Cheshire, SK9 5HW) to establish documentation to the satisfaction of the Local Authority - City of York Council – to allow the Discharge of existing planning Conditions - Nos. 20, 21, 22, and 23.

1.2 Outline History of the Site Development Site

Selby coalfield (also known as the Selby complex, or Selby superpit) was a large-scale deep underground mine complex based around Selby, North Yorkshire, England, with pitheads at Wistow Mine, Stillingfleet Mine, Riccall Mine, North Selby Mine, Whitemoor Mine and at Gascoigne Wood Mine; all coal was brought to the surface and treated at Gascoigne Wood, being distributed onwards by rail. The primary purpose of the pit was to supply coal for electrical power generation; with much of it was used in the nearby Aire valley power stations.

Planning permission was secured for the North Selby site in 1972, construction commenced in 1976. Two 7.0m diameter mine shafts (1000m deep) were excavated, and coal was first removed from the site in 1991. All coal extraction ceased in 2000, due to poor financial performance. The two shafts were infilled in 2000. The mine infrastructure and associated buildings were demolished through to 2004. The site has lain dormant since that time.

1.3 Proposed Development & Planning Permission

The proposed redevelopment of the former North Selby Coal Mine site consists of a range of touring caravans and static caravans with associated facilities

1.4 Outline of Report

The outline of this report is as detailed below:

Section 2.0	Provides details of four Geoenvironmental Conditions that require Discharge, prior to, and during the proposed the Redevelopment Works
Section 3.0	Summary of Phase I & II Geoenvironmental Assessments
Section 4.0	Summary of Additional Contemporary Information.
Section 5.0	Sets out the required Remedial Strategy t allow the existing associated Planning Conditions to be Discharged.
Section 6.0	Provides Validation of the Verification Works

2.0 GEOENVIRONMENTAL PLANNING CONDITIONS FOR DISCHARGE

2.1 Introduction

Planning Permission has been granted by the City of York for the Variation of Condition 4 of permitted application 19/00078/OUTM. The redevelopment of the former North Selby Mine site is for the establishment of a leisure development comprising a range of touring caravans and static caravans with associated facilities. The initial Planning Application was revised 18 March 2021 – Ref: 20/01546/FULL. A copy of the Planning Permission Decision document is collated within Appendix A.

Detailed below is a copy of the relevant Planning Conditions relating specifically to the Geoenvironmental requirements/Conditions.

2.2 Geoenvironmental Planning Conditions

Condition 20

Prior to development, an investigation and risk assessment (in addition to any assessment provided with the planning application) must be undertaken to assess the nature and extent of any land contamination. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale, and nature of contamination (including ground gases where appropriate).

(ii) an assessment of the potential risks to:

- human health,*
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,*
- adjoining land,*
- groundwaters and surface waters,*
- ecological systems,*
- archaeological sites and ancient monuments.*

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. It is necessary to require this information prior to commencement of any ground works on site as such works may result in irreversible harm.

Condition 21

Prior to development, a detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Any remediation that is required to the area of Site of Importance to Nature Conservation to allow people access, should ensure that nature conservation interests take priority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. It is necessary to require this information prior to commencement of any ground works on site as such works may result in irreversible harm.

Condition 22

Prior to first occupation or use, the approved remediation scheme must be carried out in accordance with its terms and a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems.

Condition 23

In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

3.0 SUMMARY OF PHASE I & II GEOENVIRONMENTAL ASSESSMENTS

3.1 Introduction

In October 2012, White Young Green Environment (WYG) were commissioned to complete a Phase I Geoenvironmental Desk Study at the site known as the former North Selby Coal Mining site. A subsequent Phase II Geoenvironmental Site Investigation was completed in April 2021 by RSK. Detailed below are the findings of the Phase I and II Reports, respectively. The two reports are listed below:

- WYG – Former Selby Mine Site, New Road, Escrick, York - Geoenvironmental Desk Study (Ref: A068649-DS-V3, dated October 2012)
- RSK – North Selby Mine – Phase 2 Geo-environmental Site Investigation (Ref: 350409-R02 (1), dated April 2021)

The WYG Assessment was commissioned by Peel Environmental Management (UK) Limited, with a proposed development as an Anaerobic Digestion and Horticultural Glasshouse Facility. The RSK Phase II Report was commissioned by Haworth Group with a proposed end use as a leisure site for static caravans, campers, and tourers.

Additional information was secured from Groundsure in November 2022, to augment the original Phase I Reporting due the length of period since the WYG Report was completed. The Additional information is presented in Section 4.0 below.

3.2 Site Location

The site address is the North Selby Coal Mining site, New Road, Escrick, York, YO19 6EZ, at Ordnance Survey Co-ordinates 464757E, 444249N. Figure OE/1702/1048/R1/F01 provides a Site Location Plan of the site.

3.3 Site Description

A site inspection and reconnaissance of the proposed development area was completed on 25 October 2022. A Photofile of the site reconnaissance has been collated within Appendix B. Detailed below is a summary of site conditions on that day:

The site is accessed via the original highway (New Road) down to the former coal mining site, off the A19, between the villages of Deighton (to the north) and Escrick (to the south). New Road continues to Sheepwalk Farm, but just prior to that a dedicated access track crosses a drainage ditch at the boundary of the site – forming the original main access to the site. There is currently a low, locked barrier gate at the entrance to the site - to prevent unauthorised vehicular access to the site.

The majority of the original internal access roads at the site remain, together with the original storm and foul drainage system at the site. There has been a steady growth of vegetation since the site was abandoned in the early 2000's. The original car parking areas have also been retained. There are numerous original concrete slabs and hard standing from the original structures on the site.

There are several buildings remaining on the site. It is advised that the majority of the buildings will form part of the proposed development and will be repaired and refurbished for offices and leisure purposes as required.

It was noted that there are also stockpiles of demolition waste - these were sampled and tested as part of the Phase II Works completed by RSK – see Appendix D for a copy of the RSK Phase II Report.

The two original 7.0m diameter mine shafts were capped at the cessation of the mining activities, and following the removal of the head works/winding gear etc. The capping was advised to be circa 1.0m thick reinforced concrete. Completed after the two shafts were infilled with site won materials.

3.4 Phase I Assessment – Conclusions & Recommendations

3.4.1 Preliminary Information

In October 2012, White Young Green Environment (WYG) were commissioned to complete a Phase I Geoenvironmental Desk Study at the site known as the former North Selby Coal Mining site by Peel Environmental Management (UK) Limited. The aim was to identify any potentially significant contamination associated with the past usage as a coal mine, and to assess any significant ground engineering constraints to the proposed redevelopment of the site.

Detailed below is a summary of the main elements of the Phase I WYG Report and the Conclusions drawn from the Phase I Desk Study – copied directly from the report (Section 0.0 Executive Summary). A full copy of the WYG Report is collated within Appendix C:

The original North Selby Mine Site included the following areas:

The North Selby Mine site covers an area of around 42.5 hectares and can be divided into four principal areas as follows:

- A. Woodland to the west (11.3 ha)
- B. Amenity main building and parking (5.2 ha)
- C. Main site including shafts (6.2 ha)
- D. Landscape bund to the north, east and south . (19.8 ha)

The general levels across the site, excluding bunds are 9.0 and 10.0m AOD, with mounding at the perimeter of the site circa 18.0m AOD. The site within a farming area, with small pockets of woodland interspersed within the fields. There is a series of land drainage ditches in the area, with Bridge Dike at the western boundary, and Halfpenny Dike to the south of the site.

From the historical maps, purchased for the Desk Study, the site The site was agricultural fields and woodland since mapping records started in 1892 up until the late 1920s. There was land drainage in the area. There have been several clay pits / sand pits / gravel pits in the area which have either been infilled or are now ponds. The majority of the area surrounding the site has remained unchanged throughout the 20th Century, with the same farms present today as was the case in 1892.

The North Selby Coal mine was built from 1979. The Shafts were sunk from July 1979. Production at the mine started in 1991 and ceased in 2000. Only one coal seam was extracted by longwall mining methods (the Barnsley seam) and no workings were carried out within a 1500m radius of the mine complex. Large landscape mounds were constructed around the mine complex using surplus arisings from the mine shaft sinking and roadway development works.

Buildings in the immediate proximity of the shafts were demolished in 2000 with demolition arisings used to infill the two 1,000m deep shafts in October 2000. The vast majority of structures on the site are still present as per the site layout shown in the UK Coal Mining drawing of 2004. Some excavations were carried out in the landscape mounds in 2000 in order to obtain materials for backfilling the mineshafts.

Full details of the UK Coal Mining/Coal Authority Information have been collated with Appendix G and reviewed within Section 5.0 -Mining History – of the WYG Report.

3.4.2 Reported Geology, hydrogeology, and hydrology

Made Ground

There is likely to be some minimal thicknesses of Made Ground across Areas B and C relating to previous construction activities. There are large volumes of Made Ground present in the landscape mounds (up to 12m thick in Area D) and these are likely to comprise sandstone, siltstone, and mudstone fragments with some minor fraction of coal.

Superficial Geology

The site is underlain by superficial deposits of Quaternary Devensian laminated clays of the Elvington Glacio-lacustrine formation. There may also be some alluvial deposits associated with Bridge Dike and Halfpenny Dike to the east and south of the site. Previous exploratory holes indicate these deposits to be around 25m thick beneath the site.

Solid Geology

The solid geology beneath the site is shown to comprise Sherwood Sandstone, over Permian Marls over Magnesian Limestone over Coal Measures. The Sherwood Sandstone is present at depths of around 25mbelow ground level (bgl) and is recorded as being around 220m thick. The Coal measures are encountered around 480m depth. The Barnsley seam was recorded at depths of around 1,010m bgl.

3.4.3 Preliminary Contamination Assessment

No significant sources of potential ground contamination have been identified on site that would pose a significant risk to the proposed development. Methane could pose a risk to the proposed development. However, as it is understood that methane is currently being extracted from the North Selby Mine via the Stillingfleet mine, the likelihood of any residual methane reaching the surface at the site is considered to be very low. Some small hotspots of contamination are expected within the site related to historic land use and buildings including hydrocarbon stores and oil from transformers.

3.4.4 Preliminary Geotechnical Constraints Assessment

Site Clearance. The former mine buildings are likely to have significant foundations, and these will need to be fully cleared in areas of new build. All former service runs, and underground structures will also need to be dealt with appropriately.

Mine Shafts. There are two large infilled and capped mineshafts present in the centre of the site. Based upon our current knowledge of the ground conditions and current guidance, significant structural loadings should be avoided over these features. Provided the proposed Glass House building is lightly loaded and any structural (roof) loads are not founded over the shafts, there should be no significant issues relating to the shafts.

Mining Settlement. Due to the depth, age and location of the former longwall mining carried out at the site, the risks of mining induced settlements affecting the surface of the site are considered to be negligible.

Earthworks. Large scale cut and fill earthworks may be required to reconfigure the existing landscape mounds to accommodate the proposed development. The materials in the landscape mounds are understood to comprise, inert arisings from previous mining activities typically a mixture of coarse grained sandstone, mudstone, and siltstone and these should be suitable for reuse as landscape fill.

3.4.5 Condition 20

The WYG Report (Phase I Geoenvironmental Desk Study at the site known as the former North Selby Coal Mining site by Peel Environmental Management (UK) Limited, Ref: A068649-DS-V3, dated October 2012), is assumed to provide part of the required information required to allow part Discharge of Condition 20 – see Section 3.6.7.

3.5 Part 2A Environmental Protection Act – Phase I

It is not detailed within any part of the WYG Phase I Report (2012) that the site has or will be designated as contaminated under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3.6 Phase II Assessment – Conclusions & Recommendations

RSK Environment Limited (RSK) was commissioned by Harworth Group to carry out a Phase 2 Geo-environmental Site Investigation of the land at North Selby Mine, New Road, York, YO19 6EZ, grid reference 464590, 444190. The overall aim of the project was to assess land contamination sources and their risk (Human Health) to the proposed development.

Detailed below is a summary of the main elements of the Phase 2 RSK Report and the Conclusions drawn from the Phase 2 Geoenvironmental Site Investigation Report – copied directly from the report (Section 0.0 Executive Summary). A full copy of the RSK Report is collated within Appendix D of this report.

3.6.1 Geology and Environmental Setting

The site is underlain by superficial deposits of the Elvington Glaciolacustrine Formation over the Sherwood Sandstone Group over Permian marls and limestones over Coal Measures according to published geological data. Made ground is present as colliery spoil within the landscape mounds, stripped soil mounds (topsoil and subsoil), infilled historic ponds and hardstanding.

Environmental receptors identified comprise groundwater within the superficial deposits classified as unproductive strata; groundwater within the Sherwood Sandstone classified as a principal aquifer; surface water courses Bridge Dike (on site) and Halfpenny Dike adjacent to the south of site).

3.6.2 Initial conceptual model (CSM) and preliminary risk assessment

Potentially complete contaminant linkages identified with a risk estimate of moderate to low or above include:

1. Direct contact of the potential contamination within the soils to future site users (proposed caravan and camping leisure site users and workers).
2. Permeation of plastic water supply pipes by contaminants in soil and shallow groundwater.
3. Migration and build-up of ground gas within on-site buildings.

To reduce the uncertainty associated with the conceptual model and to quantify the risk associated with the contaminant linkages above, intrusive investigation and subsequent quantitative risk assessment was recommended.

3.6.3 Site Investigation Scope

The scope of the SI was to establish ground conditions, investigate specific potential sources of contamination, determine the ground gas regime beneath site and assess the geotechnical properties of the soil.

3.6.4 Site Investigation Findings

The ground conditions at the site comprise made ground, comprising granular subbase material, generally less than 1m in thickness. A mound of made ground is present in a landscaped area to the south of the former car park (maximum thickness of 4.45m), resembling colliery spoil. Natural soils (Elvington Glaciolacustrine Formation) comprise predominantly clay with some silty sand horizons. This confirms the stratigraphical succession described within the initial conceptual model.

Resting groundwater levels were recorded from 0.7m to 2.4m belowground level within the superficial deposits. Localised visual/ olfactory evidence of contamination was encountered during the intrusive works. No visual evidence of asbestos was encountered during the investigation.

3.6.5 Refined conceptual site model and geo-environmental assessment

Potential sources of contamination identified at the PRA stage were encountered during intrusive works in the form of made ground. Evidence of contamination was not encountered during the intrusive works in most of the targeted source areas, except for the former machinery storage area. Some localised contamination was encountered in areas which had not previously been identified as potential source areas in the PRA. Based on the results of the site investigation and generic quantitative risk assessment (GQRA), no potentially significant risk to future site users from soil contamination has been identified. The contaminant linkages that have been identified to be potentially complete and to require further action are:

1. Permeation of plastic water supply pipes by contaminants in soil and shallow groundwater.
2. Migration and build-up of ground gas within on-site buildings.

Concentrations of ground gas were found to be low in the first round of monitoring and gas flow was negligible. A ground gas risk assessment will be undertaken on completion of the monitoring programme.

3.6.6 Geotechnical Assessment

Given the presence of competent natural ground at a shallow depth it is considered that spread foundations should be suitable for proposed buildings. Buried concrete classification

should be classed as DS-1 and AC-1. It is anticipated from preliminary testing that the site is unsuitable for soakaways.

3.6.7 Compliance with Condition 20

The RSK Report, (North Selby Mine – Phase 2 Geo-environmental Site Investigation -Ref: 350409-R02 (1), dated April 2021), is assumed to provide part of the required information required to allow the final part Discharge of Condition 20.

3.7 Part 2A Environment Protection Act – Phase II

It is not detailed within any part of the RSK Phase II Report (2022) that the site has or will be designated as contaminated under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

4.0 ADDITIONAL INFORMATION – GROUNDSURE REPORT (2022)

4.1 Introduction

Due to the date of issue of the WYG Phase I Desk Study (2012) it was decided that some of the data received from Landmark may be out of date. Consequently, an Enviro Insight and Geo Insight Report were purchased from Groundsure Limited. Detailed below in Section 4.2 is a summary from the review of the Groundsure Report.

The Groundsure Report Enviro Insight and Geo Insight Reports (Ref: GS – 9218001, and GS – 9218002, respectively, and dated 23 November 2022) are collated with Appendix E of this report.

Detailed below is a Summary of the review of each report.

4.2 Summary of Groundsure Enviro Insight Report (October 2022)

Where the information provided by the WYG Phase I Desk Study Report appears to remain unchanged, when compared with the updated Groundsure Reports, it has not been reported/duplicated.

The site has a history of deep mining with two large mine shafts (1988) – which are now infilled and capped. Several buildings were located on the site, together with electrical substations (1988), historical tanks (1988), and railway sidings. There is existing evidence of a complex of mineral railway tracks, narrow gauge, remaining on site. It is presumed that the railway was used for the transport of coal and overburden material on and around the site.

There are historical waste tips noted on the site and it is assumed that they may be the infilling works to the two original 7.0m diameter mine shafts.

When mining operations were ongoing, there were several licenses for the discharge of sewage at the site.

4.2.1 Hydrogeology – Aquifer classification

Superficial Deposits – Considered unproductive – on the site and the surrounding area - these are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

Bedrock Deposits – Designated as a Principal Aquifer - Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Principal aquifers were previously major aquifers.

4.2.2 Groundwater Vulnerability

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a 1.0km square grid has been considered by the Environment Agency. Groundwater vulnerability is described as High, Medium, or Low as follows:

High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.

Medium - Intermediate between high and low vulnerability.

Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Summary	Soil/Surface	Superficial Geology	Bedrock Geology
Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed
Summary Classification: Principal bedrock aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Unproductive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: Unproductive Aquifer type: Unproductive Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed

4.2.3 Groundwater abstraction licenses

An historical license was procured by RJB Mining for industrial/commercial purposes during the operational phase of the site – coal mining activities, which expired in 2003.

Licenses acquired for the site, ending in 2027 by Howarth Estates Investment Ltd.

Potable water extraction licenses were also established by RJB Mining Ltd, which again expired in 2003.

4.2.4 Source Protection Zone

The site was designated as Zone 1, referred to as inner catchment. Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

4.2.5 Hydrology – Surface Water Features on/off site

The Water Framework Directive (WFD) designated rivers are noted at the external perimeter of the site – watercourses containing water all year round. Just off-site there are water bodies - Stilling Fleet Beck, which is a source to River Ouse,

4.2.6 Flood Risk

There is potential for medium flood risk at the southwestern area of the site. At the entrance to the site, and over the initial internal roads designated Zone 2 Flood Risk (1 in 1000 years flood risk (0.1%).

In 1978 a flooding incident occurred on site – considered Zone 3 occurrence. In 2003 flooding event occurred – just off the site.

Surface water flooding – Risk on site considered to be 1 in 30 year event (0.3 to 1.0m). Several areas of the site – have a designated high surface water flood risk – at the southwest and northern areas of the site.

4.2.7 Sites of Environmental Sensitivity

The site and its immediate surroundings have not been designated as environmental sensitive – list of assessments detailed below:

- Sites of Special Scientific Interest (SSSI) >2000m
- Conserved Wetland Area (RAMSAR Site) >2000m
- Special Areas of Conservation (SAC) >2000m
- Special Protection Area (SPA) >2000m
- Natural Nature Reserve (NNR) >2000m
- Local Nature Reserve (LNR) >2000m
- Designated Ancient Woodland (DAW) - at 117, 1091, & 1666m from the site)
- Biosphere Reserves >2000m
- Forest Parks >2000m
- Marine Conservation Areas (MCA) >2000m
- Green Belt (GB) – on site – see below
- Proposed RAMSAR site >2000m
- Possible Special Areas of Conservation (pSAC) >2000m
- Potential Special Protection Areas (pSPA) >2000m
- Nitrate Sensitive Areas (NSA) >2000m
- Nitrate Vulnerable Zones (NVZ) – on site – see below
- SSSI Impact Zone – see below
- World Heritage Site (WHS) >250m
- Areas of Outstanding Natural Beauty (AONB) >250m
- National Parks (NP) >250m
- Listed Buildings >250m
- Conservation Areas (CA) >250m
- Scheduled Ancient Monuments (SAM) >250m
- Registered Parks & Gardens (RP&G) >250m
- Open Access Land (OAL) >250m
- Habitat Designation – Open Mosaic Habitat (OMH) - 50% of the site – deciduous woodland
- Habitat Network – Open Mosaic – On site - see below

Green Belt – On site - Areas designated to prevent urban sprawl by keeping land permanently open.

Nitrate Vulnerable Zones – On site – River Ouse from Naburn to Sillingfleet NVZ (surface water). Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

SSSI Impact Zone – On Site - Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Habitat Network – Open Mosaic - Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

4.3 Summary of Groundsure Geo Insight Report

Where the information provided by the WYG Phase I Desk Study Report appears to remain unchanged, when compared with the updated Groundsure Reports, it has not been reported/duplicated.

4.3.1 – Artificial Made Ground

On site – at and beyond the boundary – perimeter to the eastern and northern areas.

4.3.2 – Natural Ground Subsidence

Denoted at the southwest corner (car park area/landscaping) – very low plasticity and hence very low risk of shrink/swell clays. Main site area – medium risk of medium plasticity.

4.3.3 – Running Sand

Negligible risk beneath main site area, with very low risk at the northeast corner of the south.

4.3.4 – Compressible Deposits

Negligible risk beneath main site area, with a very low risk at the northeast corner of the site.

4.3.5 – Natural Ground Subsidence (collapsible deposits)

Very low risk at all areas.

4.3.6 – Natural Ground Subsidence (landslides)

Considered very low risk.

4.3.7 – Natural Ground Subsidence (ground dissolution & soluble rocks)

Negligible risk at the site.

4.3.8 – Radon Gas

The local site area is considered to have <1% natural radon gas, hence, radon gas mitigation measures for all new dwellings are not required.

4.4 Summary of Groundsure Data – October 2022

Detailed below are the key environmental and geological factors that may impact the proposed redevelopment, based on the information generated by Groundsure in their Enviro and Geo Insight Reports:

Bedrock Deposits – Designated as Principal Aquifer - Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Principal aquifers were previously major aquifers.

Groundwater Abstraction Licenses (commercial/potable) - Historical license procured by RJB Mining for operational purposes during the operational phase of the site – coal mining activities, which expired in 2003. Licenses acquired for the site, ending in 2027 by Howarth Estates Investment Ltd – may still be live/active.

Flood Risk - Potential for medium flood risk at the southwestern area of the site. At the entrance to the site and initial internal roads designated Zone 2 Flood Risk (1 in 1000 years flood risk (0.1%)). In 1978 there was a flooding incident on site – considered Zone 3 occurrence on site. In 2003 flooding event – just off the site.

Surface water flooding – Risk on site considered to be 1 in 30 year event (0.3 to 1.0m). Several areas of the site – have a designated high surface water flood risk – at the southwest and northern areas of the site.

Ground Stability – There does not appear to be any significant risk of ground instability , as detailed in Sections 4.3.1 to 4.3.7 above – all results are negligible to very low risk.

Radon Gas – The site and surrounding area has been designated as <1% risk of Radon Gas, and the proposed redevelopment does not require and Radon Gas Mitigation Measures.

4.5 Part 2A Environmental Protection Act

It is not detailed with the any part of the Groundsure Data (2022) that the site has or will be designated as contaminated under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

5.0 FINAL REMEDIAL STRATEGY & METHODOLOGY

5.1 Introduction

In order to satisfy the Local Planning Authority a suitable Remedial Strategy is to be established and agreed with the Council (York City). Detailed below is a copy of Condition 21:

Condition 21

Prior to development, a detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Any remediation that is required to the area of Site of Importance to Nature Conservation to allow people access, should ensure that nature conservation interests take priority.

Based on this requirement, and the results of the Phase I Desk Study (Section 3.0), the Phase II Site Investigation Works (Section 3.0) and the additional Information provide by Groundsure (Section 4.0) the Final Remedial Strategy is presented below in Section 5.0.

5.2 Final Remedial Strategy

It is proposed to leave-in-place the existing infrastructure – roads and foul/storm drainage systems at the site. It is also proposed due to the current extent of hard standing at the site – reinforced concrete slabs – to simply adopt the concrete slabs to accommodate the support for the loading from static caravans and mobile homes. In the areas of the static caravans small areas of the existing concrete slabs are to be broken out and replaced with lawns immediately adjacent to the dedicated parking areas.

It should be noted that within the RSK Phase II Geoenvironmental Site Investigation report, at sampling locations WS05 (1.2 & 2.3m depth) there were exceedances of speciated PAH (polycyclic aromatic hydrocarbons). In addition, visual and olfactory observations were noted. The levels of TPH, (total petroleum hydrocarbons) within Trial Pits TP29, TP44, TP45 and TP46, however, did not exceed the maximum allowable levels – reviewed against GACs – General Assessment Criteria - (for Residential end use without home grown produce) – see Appendix G – Human Health Risk Assessment Criteria. Hence, the remediation of onsite Made Ground/Natural soils are not required.

Based on the above findings the proposed Remedial Strategy shall include the following individual elements:

RS01 - Establish the area of the proposed lawns (see Figure: OE/1702/1048/R1/F04 – Typical detail of treated surface for the provision of lawns).

RS02 - Breakout the existing reinforced concrete slab – relocate the excavated concrete to a designated area for crushing and screening to an engineering specification (Specification

for Highway Works – Series NG 600 – Earthworks) – available for reuse on the site as 6F2 type material.

RS03 - It is proposed to import a depth of clean inert sub-soil and topsoil to allow a lawn to be provided to each unit (static caravan), and where appropriate, between motorhome (SUVs). The full depth is based on 0.35m depth of sub-soil and 0.1 thickness of topsoil. If the existing concrete is less than the combined depth of 0.45m then the excavation should be extended. Hence, the underlying hardcore to the concrete slab should be excavated to the required depth and stockpiled on site for recovery and/or reuse. See Figure OE/1702/1048/R1/F04 – Typical detail of lawn areas.

RS04 - The excavated hardcore should be tested prior to reuse on or off site.

RS05 - If the depth of hardcore is shallow the underlying Made Ground soils/materials, should be excavated down to formation level, thence, relocated and reused on site as appropriate within landscape areas.

RS06 - Once the proposed area of lawn excavated and the final formation exposed a geomembrane should be placed directly upon the formation material – to act as a capillary break.

RS07 - The geomembrane should then be covered with the design depth of imported clean sub-soil, and lightly compacted.

RS08 - All imported materials, such as the sub-soil and topsoil should be brought to site and a copy of the Duty of Care delivery ticket collated for *ALL* loads. Prior to importation to the site, the supplier should provide chemical testing information, to ensure that it is not contaminated with residual chemicals from off-site. The chemical testing information should be reviewed by an experienced and qualified geoenvironmental engineer prior to the delivery to the site.

RS09 - If, during the breakout of the existing slab, and removal of any Made Ground and/or Natural soils, there are visual and olfactory observations of additional hydrocarbon contamination, the exposed soils/materials should be sampled by an experienced and qualified geoenvironmental engineer/scientist and forwarded to an independent chemical testing laboratory. The proposed tests should comply with the list of the chemicals collated within Appendix F.

RS10 - A suitable sketch/drawing should be made of the location of all such Hot Spots and collated within the Site File – in accordance with the CDM Regulations 2015.

RS11 - If the results of the additional chemical testing detail that the maximum allowable GACs are exceeded the area should be treated as a Hot Spot of contamination. The exposed Made Ground soils/material and possible Natural sub-soils should be excavated to the full depth of the contamination at a radius of 1.0m and/or to a maximum of 2.0m depth.

RS12 - The excavated contaminated material should be placed within a skip for off-site disposal at a licensed landfill. A copy of the chemical testing results should be provided to the landfill operator. A Duty of Care Consignment Note should be completed as the producer and copies provided to the haulier and landfill operator if the material is designated as hazardous. A copy of the completed/signed Consignment Note should then be kept by the Developer for inspection by the Regulators (Local Authority and the Environment Agency) for a minimum of two years.

RS13 - Prior to infilling the excavated Hot Spot, samples of the sides and base should be completed by an experienced and qualified geoenvironmental engineer/scientist and forwarded to an independent chemical testing laboratory. The proposed tests should comply with the list of the Human Health risk assessment criteria chemicals collated within Appendix F.

RS14 - Once the chemical testing results have been received to confirm that all contaminated soils that they do not exceed the maximum allowable levels (HHRA Criteria) the excavation Hot Spot can be infilled with suitable material – clean inert natural sub-soils and topsoil to the required thickness.

RS15 - A geomembrane should be placed at the base of the hole prior to infilling, as per RS06 above.

RS16 - A Photographic record should be kept of the various stages of the Works at each location, and as a minimum the following:

- Concrete breakout
- Removal of Hardcore, Made Ground soils/materials/subsoils
- Placement of geomembrane
- Filling with suitable fit for purpose sub-soils
- Filling with Topsoil and seeding/turf
- If unforeseen contamination encountered – contamination and sampling at base and sides, plus backfilling works etc.

- All such information should be collated with in a site File, in accordance with the CDM (Construction Design Management) Regulations 2015.

RS17 – There are two capped off shaft areas which require different treatment. The two caps were constructed circa 1,000m in depth, with a concrete lining of 1.0m thickness. The upper backfill is noted to be Glacial Lake Deposits for the upper 2.0m overlying Bunter Sandstone Fill. The two caps are constructed of a 0.9m thick reinforced concrete slab spanning between the shaft lining. The two caps have an existing covering of tarmac. The cap denoted as Cap 1 (Figure OE/1702/1048/R1/F03 – Proposed Site Layout) shall have a covering of topsoil – circa 0.15 deep – and turfed – over 50% of its area. This area shall be recreational/swings and slides for children play area. The other 50% of the Cap1 Area will provide additional parking, if required, for temporary static and mobile caravans, camper vans, and cars. The whole area of Cap2 is to be used for car parking, temporary static and mobile caravans, and camper vans. Both areas should **Not** be used for any buildings of any description.

RS18 – Suitable PPE (personal protective equipment) should be worn at all times to protect ground workers during all remedial works as listed above.

RS19 – It is a general requirement that the Remediation Works proposed must not adversely impact the designated area of ‘Site of Importance to Nature Conservation’ to allow people access and should ensure that nature conservation interests take priority.

A copy of the Remedial Strategy should be forwarded to the Cit of York Council (Contaminated Land Officer) to allow the relevant Planning Conditions to be Discharged prior to the commencement of any associated Works at the site.

A copy of this Remedial Strategy, and the requirements of the Verification and Validation should be issued to the Groundworks Contractor for the redevelopment of the site and any works covered by the Remedial Strategy, with a copy signed by themselves as having taken notice of all required actions.

6.0 VERIFICATION & VALIDATION REQUIREMENTS

6.1 Introduction

Condition 22 of the Planning Conditions, listed in Section 2.0, requires the following:

Prior to first occupation or use, the approved remediation scheme must be carried out in accordance with its terms and a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

The individual Remedial Strategy requirements are detailed in Section 5.2 – RS01 to RS17 (inclusive above). Detailed below are the Verification requirements that will provide the Validation of the Works required by Condition 22.

6.2 Verification Requirements

Listed below are the proposed Verification requirements derived from the proposed Final Remedial Strategy:

V01 - An As-Constructed Landscape drawing to be established detailing the locations of all excavated areas for individual lawns and landscaped areas – where the original concrete surfacing has been removed.

V02 – Record depths of concrete slabs, Made Ground soils/materials and Natural soils at the location of all lawns and landscape areas.

V03 – Take photographs of all excavations and onsite stockpiles of excavated materials on site.

V04 - Record the placement of the geomembrane and depth of the infilling Works – clean inert Natural soils and topsoil. Plus, take photographs of the infilling Works.

V05 - Keep records – Chemical testing results and Duty of Care Notes to be collated, and to include the sign-off of the results by a designated qualified person for all sources of imported sub-soil and topsoil brought to the site.

V06 – Details of all Donor sites and operations, licenses, and owners, plus details of the licensed hauliers to be collated and kept on site for review by the Regulators at all times.

V07 – Where unforeseen contamination of Made Ground soil/materials and Natural soil are exposed below the concrete slab the following information to be established and placed on the Site File:

- Sketch of designated Hot Spot, its location on the As-Constricted Plan,
- The results of the chemical testing,
- Details of the disposal of the contaminated soils off-site.
- Dimensions of the Hot Spot excavation, and location of the retrieved samples, together with photographs of the excavation and infilling Works. All such information to be placed on the Site File.

V08 – In conjunction with Verification Item V07 above – copies of the Duty of Care/Consignment Notes for ALL loads leaving the site, with full details of the licensed Haulier and Landfill Operator.

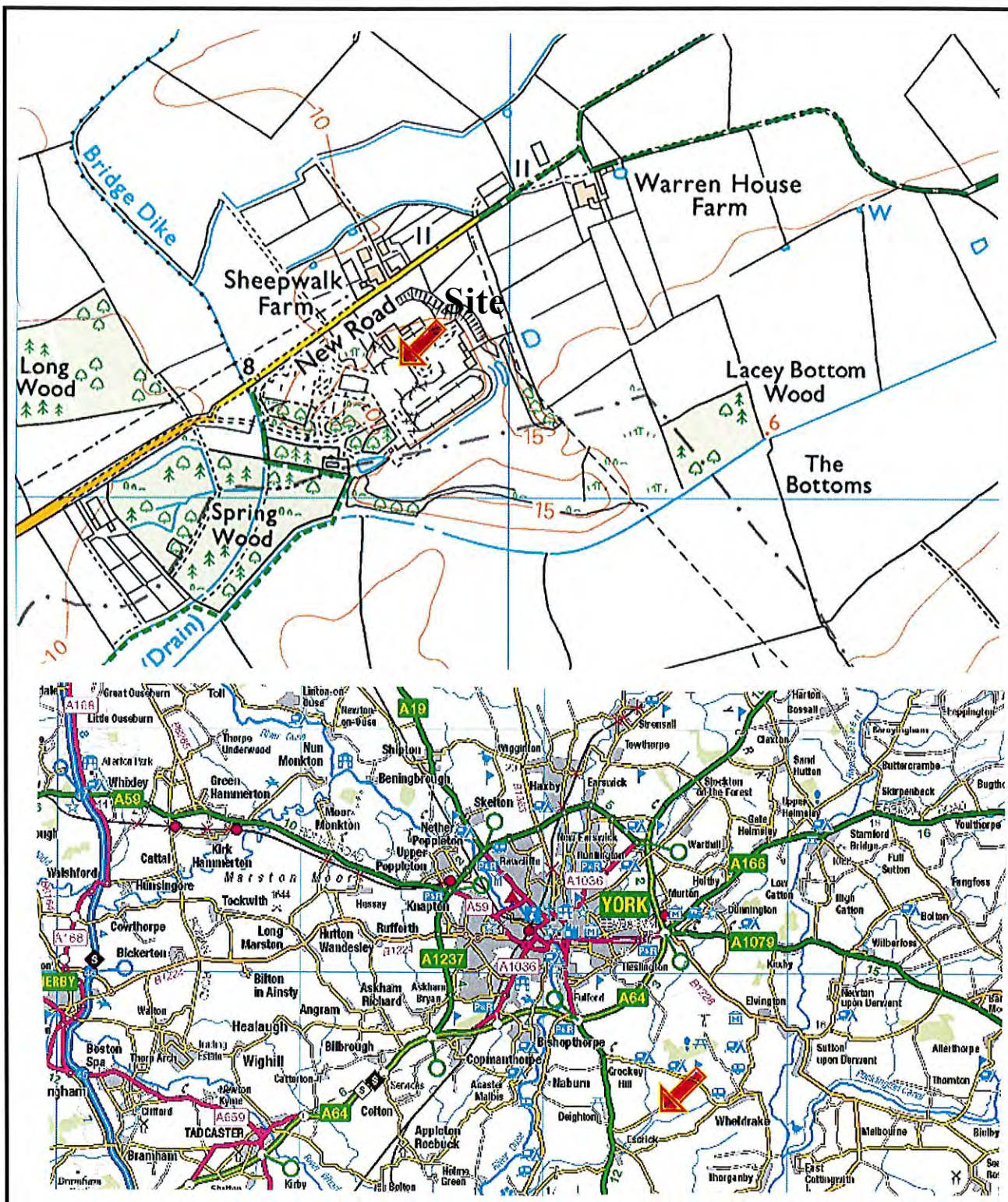
V09 – At Hot Spot locations all records of the review of the HHRA, based on the criteria detailed in Section 5.2 – Remedial Strategy – item RS14 – and collated within Appendix F for each location shall be collated within the Site File.

6.3 Validation Requirements

Validation of the implementation of the Remedial Strategy will be confirmation that all Verification Works have been completed as the Remedial Strategy has been suitably followed and completed.

FIGURES

- OE/1702/1048/R1/F01 – Location Plan**
- OE/1702/1048/R1/F02 – Site Layout Plan**
- OE/1702/1048/R1/F03 – Proposed Development Plan**
- OE/1702/1048/R1/F03 – Typical detail lawn area**



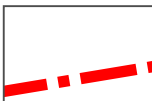





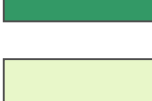
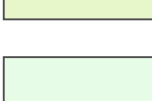
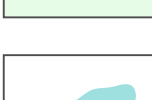





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 ENVIRONMENTAL
www.obsidianenvironmental.co.uk

Obsidian Environmental Ltd
 The Foundry Business Centre
 Marcus Street
 Birkenhead
 Wirral
 CH41 1EU
 Te: 01516457571

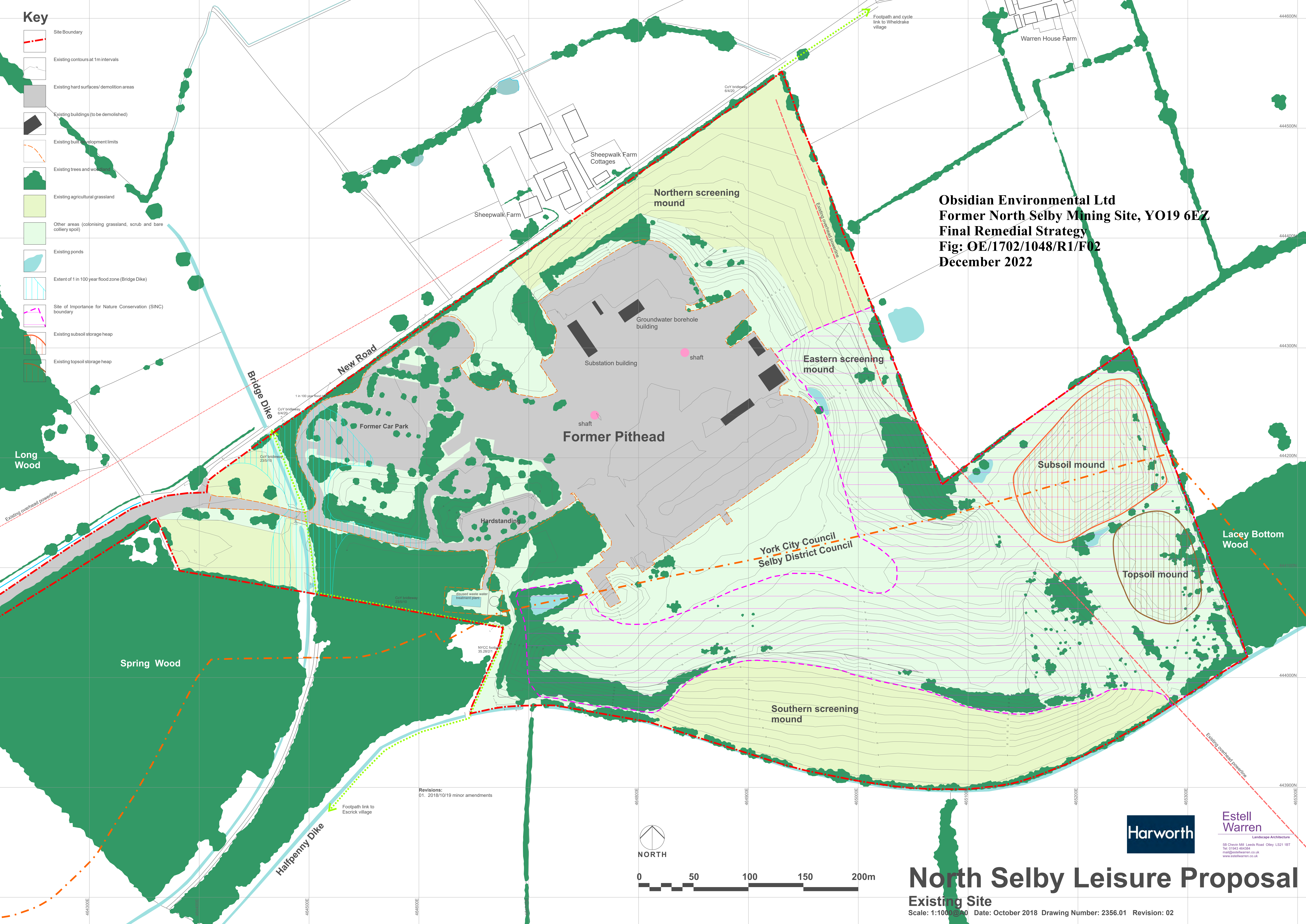
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Title:	Final Remedial Strategy
Site Location Plan	

Drawn:	LS	Scale:	Not to Scale
Checked:	LS	Date:	01/12/2022
Client:	Regent Park Homes Ltd		
Drawing No.	OE/1792/1048/R1/F01		

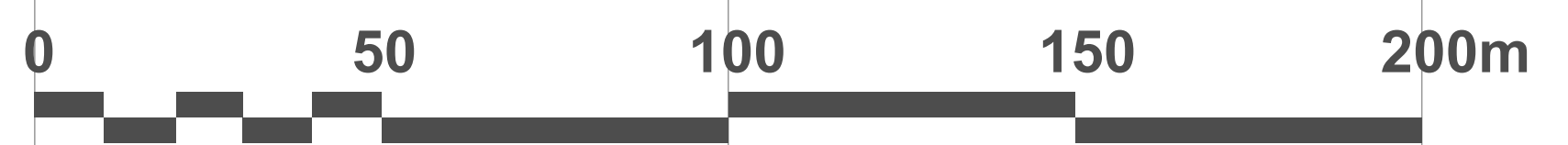
Key

-  Site Boundary
-  Existing contours at 1m intervals
-  Existing hard surfaces/ demolition areas
-  Existing buildings (to be demolished)
-  Existing built development limits
-  Existing trees and woodland
-  Existing agricultural grassland
-  Other areas (colonising grassland, scrub and bare colliery spoil)
-  Existing ponds
-  Extent of 1 in 100 year flood zone (Bridge Dike)
-  Site of Importance for Nature Conservation (SINC) boundary
-  Existing subsoil storage heap
-  Existing topsoil storage heap

Obsidian Environmental Ltd
Former North Selby Mining Site, YO19 6EZ
Final Remedial Strategy
Fig: OE/1702/1048/R1/F02
December 2022



Revisions:
 01. 2018/10/19 minor amendments



Estell Warren
 Landscape Architecture
 55 Chevin Mill Leads Road Otley LS21 1BT
 Tel: 01943 464384
 mail@estellwarren.co.uk
 www.estellwarren.co.uk

North Selby Leisure Proposal
Existing Site

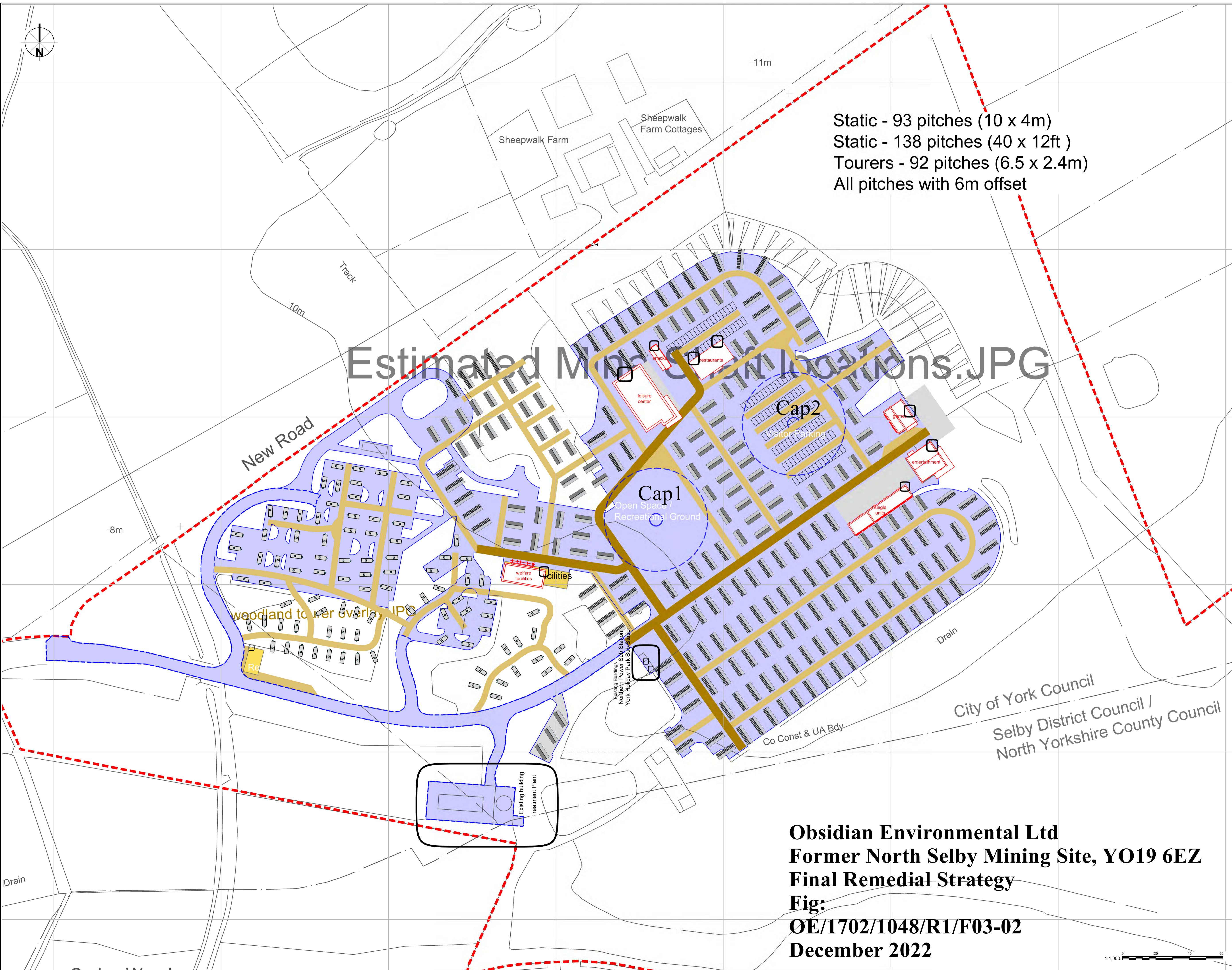
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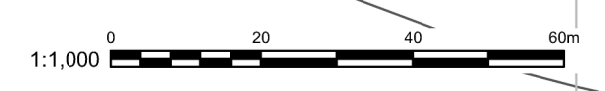
Legend
 Site boundary

Static - 93 pitches (10 x 4m)
 Static - 138 pitches (40 x 12ft)
 Tourers - 92 pitches (6.5 x 2.4m)
 All pitches with 6m offset

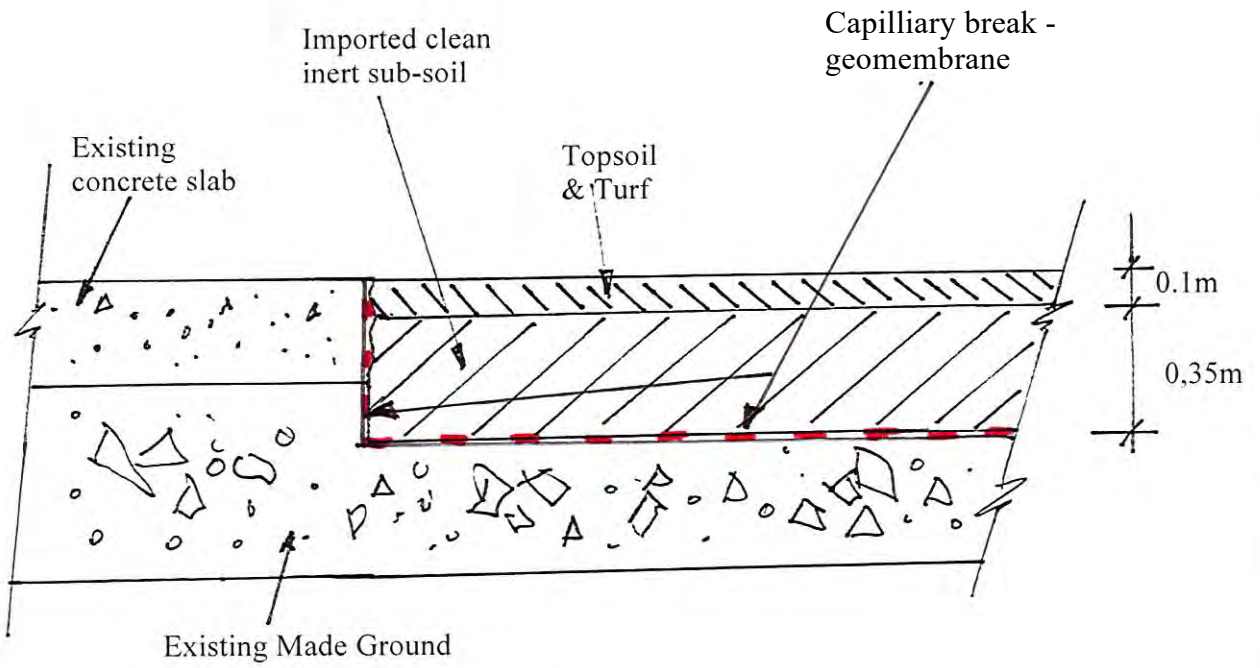
Estimated Minimum Pitch Locations.JPG



Obsidian Environmental Ltd
Former North Selby Mining Site, YO19 6EZ
Final Remedial Strategy
Fig:
OE/1702/1048/R1/F03-02
December 2022



Client				
Flannigan Estates Ltd				
Project				
North Selby Leisure Development				
Drawing Title				
Sketch General Arrangement				
Created by	Reviewed	Sheet Size	Scale	Date Created
CL	MCE	A1	1:1000	24.02.22
Drawing No.				Revision
141-sk01				04
<small> Draw (UK) Ltd Monnick Hill York Road Leeds LS15 4TA t: 0113 8232871 www.draw-uk.com </small>				



Typical detail lawn areas
 Scale 1: 20


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 ENVIRONMENTAL
 Obsidian Environmental Ltd
 The Foundry Business Centre
 Marcus Street
 Birkenhead
 Wirral
 CH41 1EU
 Tel: 01516457571
www.obsidianenvironmental.co.uk

Project:
 Former North Selby Mine Site, off New Road
 Escrick, York, YO19 6EZ
 Final Remedial Strategy
 Title:
 Typical detail lawn areas

Drawn:	LS	Scale	Not to scale
Checked:	LS	Date	01/12/2022
Client:	Regent Park Homes Ltd		
Drawing No.	OE/1792/1048/R1/FO4		

NORTH SELBY MINE



North Selby Mine 1985

Copyright © RH Bird

Planning permission was granted for two 7.315 metre (24 feet) diameter shafts to be sunk at North Selby Mine in 1977, and Cementation Mining Ltd began sinking in 1978. In order to get them through the water-logged Bunter Sandstone and into the Upper Permian Marl, the shaft were frozen from the surface to a depth of around 280 metres. It took until 1986 to complete the shafts to a depth of 1043 metres with an inset to the Barnsley seam at 991 metres. Mining began in January 1991.

Because of its depth, North Selby was prone to extreme floor heave in the roadways serving faces etc. This and other geological problems led to the mine being closed and its take merged with Stillingfleet Mine in July 1997.

APPENDICES

Appendix A	Copy of Planning Permission
Appendix B	Photofile of Current Site Conditions
Appendix C	Copy of Phase Geo-Environmental Desk Study (WYG – 2012)
Appendix D	Copy of Phase II Geo-Environmental Site Investigation (RSK - 2021)
Appendix E	Groundsure Enviro Insight Report (November 2022)
Appendix F	Human Risk Assessment Criteria for Permitted Development
Appendix G	Contaminated Land & Waste Legislation
Appendix H	Photofile PF02 – Previously completed site

Appendix A **Copy of Planning Permission**



Approve Planning Permission

TOWN AND COUNTRY PLANNING ACT 1990

To:

Mr Liam Toland
Heatons
Heaton Planning
9 The Square
Keyworth
Nottingham
NG12 5JT

Application at:

North Selby Mine New Road Deighton York
YO19 6EZ

For:

Variation of condition 4 of permitted application
19/00078/OUTM (redevelopment of the former
North Selby Mine site to a leisure development
comprising of a range of touring caravans and
static caravans with associated facilities) to
remove limit of 28 nights occupation in any one
calendar year

By:

Mr Peter Massie, Harworth Estates Investments
Limited

Application Ref No:

20/01546/FUL

Application Received on:

25 August 2020

CONDITIONS OF APPROVAL:

1 Application for approval of all reserved matters shall be made to the Local Planning Authority not later than 07.08.2023 and the development hereby permitted shall be begun before:

the expiration of two years for the date of approval of the last of the reserved matters to be approved.

Reason: In order that the Local Planning Authority may be satisfied as to the details of the development and to comply with the Town and Country Planning (General Development Procedure) (England) Order 2015.

2 Fully detailed drawings illustrating all of the following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of change of use of the land, building or engineering works, and the development shall be carried out in accordance with such details:

These details shall include: internal access road details, appearance, landscaping of site, layout and scale of the proposed development to be carried out, including a schedule of all external materials to be used.

Reason: In order that the Local Planning Authority may be satisfied as to the details of the development and to comply with the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006.

3 The number of static caravan pitches on site shall be restricted to no more than 231, to be sited in the area totalling 6.24ha that is marked as the Bowl and shown coloured lilac on the submitted Parameters Plan no.2356.02 Rev.03.

The number of touring caravans shall be restricted to 92, to be sited in the area totalling 1.49ha that is marked as the Woodland and shown coloured rose pink on the submitted Parameters Plan no.2356.02 Rev.03.

Reason: The condition is imposed to ensure that the number of caravans is not increased to a level which could harm the appearance or character of the area, openness of the Green Belt, nature conservation value of the wider site and in the interests of highway safety.

4 The caravans hereby approved shall be occupied for holiday accommodation purposes only and shall not be occupied as permanent residential accommodation as a person's sole or main place of residence. The term 'caravans' is as defined in the Caravan Sites and Control of Development Act 1960 and of the Caravan Sites Act 1968. For the purpose of this condition, "holiday accommodation purposes" means occupation by the same person, group of persons or family for a period(s) that total no more than 183 days in any one calendar year.

A Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority before any occupation of the site commences. The Plan will demonstrate how the site owner/operator will ensure, in perpetuity, that the holiday accommodation is not occupied as permanent, unrestricted

accommodation or as a primary place of residence. The Plan shall include, but not be restricted to, the site owner/operator maintaining an up-to-date register of the names and main home addresses of all owners/occupiers of the accommodation on site, including dates and durations of each stay by each occupier, and shall make this register available for inspection at all reasonable times when requested by the Local Planning Authority.

The development shall be managed in full accordance with the approved Site Management Plan for the lifetime of the development.

Reason: This condition is imposed to ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation. The site is not considered appropriate for full time residential use due to its remote position in the Green Belt and to prevent increased pressure on health and education services in the City.

5 Before the stationing of any static caravans hereby approved, details of the external materials and muted colours of the static caravans shall be submitted to and approved by the Local Planning Authority in writing. Only caravans constructed/sited in accordance with the approved details shall be stationed on site.

NOTE: The colour finish to the static caravans shall be a recessive colour(s).

Reason: In the interests of visual amenity given the sensitive rural location of the site.

6 No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of 'biodiversity protection zones'.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To secure practical measures to avoid or reduce impacts to biodiversity features and the Site of Importance to Nature Conservation (SINC) during construction, as appropriate to the scale of development. The details are required prior to commencement in order to ensure that they are in force at an appropriate point in the development procedure and during the whole of the construction phase of the development.

7 Prior to or concurrently with the first Reserved Matters application, updated ecology surveys along with updates to the relevant mitigation plans shall be submitted to the Local Planning Authority for approval. This is with particular reference to Bats (roosting within building), Barn Owl, Water Vole and Grass Snake. The scheme shall be fully implemented in accordance with the approved mitigation plans.

NOTE: The plans shall include details of a timetable for delivery of any mitigation measures.

Reason: To ensure that species and their habitats are adequately protected. The details are required prior to commencement in order to prevent irreversible harm to a biodiversity.

8 No works (site clearance, preparatory work or development) shall commence until the Local Planning Authority has been provided with:

a) a European Protected Species Licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead, along with appropriate mitigation for Great Crested Newts.

b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To ensure the protection of a European protected species using the site. The details are required prior to commencement in order to prevent irreversible harm to a protected species.

9 Prior to or concurrently with the first reserved matters application, a survey of trees within and immediately adjacent to the site, an arboricultural impact assessment, a schedule of works, and a draft arboricultural method statement and tree protection plan, all in accordance with British Standard BS 5837, shall be submitted and approved in writing by the Local Planning

Authority. The development shall be implemented in accordance with the approved details.

NOTE: The details shall include a timetable for the delivery of any necessary works to trees.

Reason: To ensure the retention and protection of existing trees that are desirable and/or suitable for retention before, during and after development and to allow an accurate assessment of the compatibility of the detailed development proposals with existing trees that make a significant contribution to landscape mitigation, and the amenity of the area and/or development.

10 Prior to or concurrently with the first Reserved Matters application, detailed long term management and monitoring of the Site of Importance to Nature Conservation (SINC) shall be submitted to and approved in writing by the Local Planning Authority. These shall be in line with the already submitted SINC Management Proposals, FPCR Environment and Design Ltd, July 2019. The scheme shall be implemented in accordance with the approved details.

Reason: To ensure that there is adequate long term management of the SINC.

11 Prior to or concurrently with the first Reserved Matters application, a detailed Site Wide Recreation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be in line with the already submitted Harworth Estates Investments Ltd, North Selby Leisure Proposal, Recreation Strategy, 5th August 2019 and drawing 2356.08 Recreation Strategy Plan. The scheme shall be implemented in accordance with the approved details.

NOTE: The strategy shall include a timetable for the its delivery.

Reason: To ensure that there is proper mitigation given to the impact of the development on ecology with the site.

12 Any reserved matters application shall include a detailed landscape scheme. This shall include the species, stock size, density (spacing), and position of trees, shrubs and other plants; and seed mixes, sowing rates and mowing regimes where applicable. It will also include details of ground preparation; tree planting details; paving and other hard landscape details, and street furniture, and any phasing of implementation. This scheme shall be implemented within a period of six months of the practical completion of the development or any phase thereof. Any trees or plants which within a period of five years from the substantial completion of the planting and development, die, are removed or become seriously damaged or diseased, shall be replaced

in the next planting season with others of a similar size and species, unless the Local Planning Authority agrees alternatives in writing.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species and other landscape details across the site, since the landscape scheme, is integral to the landscape mitigation and/or amenity of the development and/or the immediate area.

13 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: In the interest of satisfactory and sustainable drainage.

14 No development shall take place until details of the proposed means of foul and surface water drainage, including details of any balancing works and off site works, have been submitted to and approved by the Local Planning Authority.

Design considerations: The developer's attention is drawn to Requirement H3 of the Building Regulations 2000 with regards to hierarchy for surface water dispersal and the use of Sustainable Drainage Systems (SuDS). Consideration should be given to discharge to soakaway, infiltration system and watercourse in that priority order. Surface water discharge to the existing public sewer network must only be as a last resort therefore sufficient evidence should be provided i.e. witnessed by CYC infiltration tests to BRE Digest 365 to discount the use of SuDS.

If the proposed method of surface water disposal is via soakaways, these should be shown to work through an appropriate assessment carried out under BRE Digest 365, (preferably carried out in winter), to prove that the ground has sufficient capacity to accept surface water discharge, and to prevent flooding of the surrounding land and the site itself.

City of York Council's Flood Risk Management Team should witness the BRE Digest 365 test.

As SuDS have been proven to be unsuitable then In accordance with City of York Councils City of York Councils Sustainable Drainage Systems Guidance for Developers (August 2018) and in agreement with the Environment Agency and the York Consortium of Internal Drainage Boards, peak run-off from Brownfield developments must be attenuated to 70% of the existing rate (based on 140 l/s/ha of proven by way of CCTV drainage survey connected impermeable areas). Storage volume calculations, using computer modelling, must accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year

storm. Proposed areas within the model must also include an additional 30% allowance for climate change. The modelling must use a range of storm durations, with both summer and winter profiles, to find the worst-case volume required.

If existing connected impermeable areas not proven then Greenfield sites are to limit the discharge rate to the pre developed run off rate. The pre development run off rate should be calculated using either IOH 124 or FEH methods (depending on catchment size).

Where calculated runoff rates are not available the widely used 1.4l/s/ha rate can be used as a proxy, however, if the developer can demonstrate that the existing site discharges more than 1.4l/s/ha a higher existing runoff rate may be agreed and used as the discharge limit for the proposed development. If discharge to public sewer is required, and all alternatives have been discounted, the receiving public sewer may not have adequate capacity and it is recommend discussing discharge rate with Yorkshire Water Services Ltd at an early stage.

Surface water shall not be connected to any foul / combined sewer, if a suitable surface water sewer is available.

The applicant shall provide a topographical survey showing the existing and proposed ground and finished floor levels to ordnance datum for the site and adjacent properties. No part of the development to be raised above the level of the adjacent land, to prevent runoff from the site affecting nearby properties.

Details of the future management and maintenance of the proposed drainage scheme shall be provided.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper and sustainable drainage of the site. It is necessary to require this information prior to commencement of any ground works on site to ensure that adequate measures are put in place for the disposal of drainage from the site.

15 Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no part of the development hereby permitted shall be occupied prior to completion of the approved foul drainage works.

Reason: So that the Local Planning Authority may be satisfied that no foul and surface water discharges take place until proper provision has been made for their disposal.

16 No construction works in the relevant area (s) of the site shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. No trees shall be planted within 5 metres of the centre line of any water main that is located within the site boundary i.e. protected strip widths of 10 metres per water main.

Reason: In the interest of public health and maintaining the public water supply. It is necessary to require this information prior to commencement of any ground works on site as such works may result in irreversible harm.

17 No works involved in the raising of the road at its access with New Road shall commence until a scheme for compensatory flood storage for the loss of floodplain from raising the road has been submitted to and approved in writing by the local planning authority. The scheme shall provide level for level compensatory storage outside of flood zone 3. It must include:

- calculations and section drawings that show that the compensatory storage volume is hydraulically and hydrologically connected to the floodplain such that it provides level for level compensation allowing floodwaters to rise and fall as existing.
- a Flood Warning and Evacuation Plan for future users of the site. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing and phasing arrangements, or within any other period as may subsequently be agreed in writing by the local planning authority.
- no permanent structures shall be built within Flood Zone 3 as defined on the Environment Agency's Flood Map for Planning.

Reason: To reduce the risk of flooding to the proposed development and its future users.

18 A strip of land 9 metres wide adjacent to the top of both banks of Half Penny Dyke and Bridge Dyke on site shall be kept clear of all new buildings and structures (including gates, walls, fences and trees) unless otherwise agreed in writing with the Local Planning Authority. Ground levels shall not be raised in this area.

NOTE: Please ensure that access arrangements are agreed with the Internal Drainage Board.

Reason: To maintain access to the watercourse for maintenance or improvements.

19 Prior to commencement of the development, a Construction Environmental Management Plan (CEMP) for minimising the creation of noise, vibration and dust during the demolition, site preparation and construction phases of the development shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must include a site specific risk assessment of dust impacts in line with the guidance provided by IAQM (see <http://iaqm.co.uk/guidance/>) and include a package of mitigation measures commensurate with the risk identified in the assessment. All works on site shall be undertaken in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

NOTE: For noise details on hours of construction, deliveries, types of machinery to be used, use of quieter/silenced machinery, use of acoustic barriers, prefabrication off site etc, should be detailed within the CEMP. Where particularly noisy activities are expected to take place then details should be provided on how they intend to lessen the impact i.e. by limiting especially noisy events to no more than 2 hours in duration. Details of any monitoring may also be required, in certain situation, including the location of positions, recording of results and identification of mitigation measures required.

For vibration details should be provided on any activities which may results in excessive vibration, e.g. piling, and details of monitoring to be carried out. Locations of monitoring positions should also be provided along with details of standards used for determining the acceptability of any vibration undertaken. In the event that excess vibration occurs then details should be provided on how the developer will deal with this, i.e. substitution of driven pile foundations with auger pile foundations. Ideally all monitoring results should be recorded and include what was found and mitigation measures employed (if any).

With respect to dust mitigation, measures may include, but would not be restricted to, on site wheel washing, restrictions on use of unmade roads, agreement on the routes to be used by construction traffic, restriction of stockpile size (also covering or spraying them to reduce possible dust), targeting sweeping of roads, minimisation of evaporative emissions and prompt clean up of liquid spills, prohibition of intentional on-site fires and avoidance of accidental ones, control of construction equipment emissions and proactive monitoring of dust. Further information on suitable measures can be found in the dust guidance note produced by the Institute of Air Quality Management, see <http://iaqm.co.uk/guidance/>. The CEMP must include a site specific risk assessment of dust impacts in line with the IAQM guidance note and include mitigation commensurate with the scale of the risks identified.

For lighting, details should be provided on artificial lighting to be provided on site, along with details of measures which will be used to minimise impact, such as restrictions in hours of operation, location and angling of lighting.

Details shall be provided about the management of construction and contractor traffic and parking. The CEMP shall include a dilapidation survey of the area around the junction of the A19 and New Road should be provided.

In addition to the above the CEMP should provide a complaints procedure, so that in the event of any complaint from a member of the public about noise, dust, vibration or lighting the site manager has a clear understanding of how to respond to complaints received. The procedure should detail how a contact number will be advertised to the public, what will happen once a complaint had been received (i.e. investigation), any monitoring to be carried out, how they intend to update the complainant, and what will happen in the event that the complaint is not resolved. Written records of any complaints received and actions taken should be kept and details forwarded to the Local Authority every month during construction works by email to the following addresses public.protection@york.gov.uk and planning.enforcement@york.gov.uk.

Reason: To protect the amenity of the locality. It is necessary to require this information prior to commencement of any development to prevent irreversible harm occurring as part of the works.

20 Prior to development, an investigation and risk assessment (in addition to any assessment provided with the planning application) must be undertaken to assess the nature and extent of any land contamination. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination (including ground gases where appropriate);
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment

Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. It is necessary to require this information prior to commencement of any ground works on site as such works may result in irreversible harm.

21 Prior to development, a detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Any remediation that is required to the area of Site of Importance to Nature Conservation to allow people access, should ensure that nature conservation interests take priority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. It is necessary to require this information prior to commencement of any ground works on site as such works may result in irreversible harm.

22 Prior to first occupation or use, the approved remediation scheme must be carried out in accordance with its terms and a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

23 In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing

immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

24 Details of all machinery, plant and equipment to be installed in or located on the site, which is audible outside of the site, shall be submitted to the local planning authority for approval. These details shall include average sound levels (LAeq), octave band noise levels and any proposed noise mitigation measures. The machinery, plant or equipment and any approved noise mitigation measures shall be fully implemented and operational before the proposed use first opens and shall be appropriately maintained thereafter.

Note: The combined rating level of any building service noise associated with plant or equipment at the site should not exceed the representative LA90 1 hour during the hours of 07:00 to 23:00 or representative LA90 15 minutes during the hours of 23:00 to 07:00 at 1 metre from the nearest noise sensitive facades when assessed in accordance with BS4142: 2014, inclusive of any acoustic feature corrections associated with tonal, impulsive, distinctive or intermittent characteristics.

Reason: To protect the amenity of nearby properties and the environmental qualities of the area.

25 Except in case of emergency no demolition and construction works or ancillary operations, including deliveries to and dispatch from the site which are audible beyond the boundary of the site shall take place on site other than between the hours of 08:00-18:00 Monday to Friday and between 09:00-13:00 on Saturdays.

The Local Planning Authority shall be notified at the earliest opportunity of the occurrence of any such emergency and a schedule of essential work shall be provided.

Reason: To protect the amenity of local residents.

26 Details of any acoustic noise barrier to protect the amenity of residential dwellings to the north eastern part of the site, where gardens back onto the A19, shall be submitted to and approved in writing by the local planning authority. These details shall include the construction method, height, thickness, acoustic properties and the exact position of the barrier. The barrier shall be erected in accordance with the approval before the use hereby permitted first comes into use and maintained thereafter.

Reason: To protect the amenity of local residents.

27 No part of the development hereby permitted shall be commenced until the full design and construction details of the following have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be carried out in full prior to the site coming into use.

- Improvements to the footpath on the A19 from the access point to New Road to the petrol station/shop to be widened to enable bicycles to use it to connect to National Cycle Route 65 (approx. 200m in length).
- Informal crossing point to be provided before the petrol station (making use of the central reservation for a two stage crossing) to enable users to cross the A19 and join the path on the western side of the A19 and safely access National Cycle Route 65.
- Signage to mark the link to the Sustrans route.
- Traffic calming measures near the site access road will be provided in the form of electronic flashing warning signs (or similar).

Reason: In the interests of highway safety and to provide for and promote appropriate safe and usable pedestrian and cycle access to facilities.

28 Prior to or concurrently with the first reserved matters application, details of the access road shall be submitted to and approved in writing by the Local Planning Authority. The details shall include passing places to facilitate traffic movements when caravans, HGVs and agricultural vehicles might conflict with each other or with cyclists, pedestrians and horse riders. The scheme shall be implemented in accordance with the approved details.

NOTE: The details shall include a timetable for the delivery of the works to New Road.

Reason: In the interest of road safety.

29 Prior to or concurrently with the first reserved matters application, details of the following shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

- Internal road details;
- Consideration of pedestrian and cycle links to Wheldrake;
- Staff and visitor car parking and delivery bays/turning areas;
- Secure cycle parking for staff and visitors.

Reason: In the interest of road safety.

NOTE:

The site layout needs to ensure that queues can be accommodated without impeding access by local residents or emergency services and consider the needs of horse riders.

The details shall include a timetable for the delivery of the approved works.

30 Prior to the development hereby approved coming into use, a travel plan shall be submitted to and approved in writing by the Local Planning Authority. It shall include a site management strategy to ensure that peak traffic to and from the site (changeover times) avoid A19 peak hours (weekday am/pm peaks and Saturday midday peak). The approved travel plan shall thereafter be fully implemented and adhered to.

NOTE: The plan shall include details of a timetable for the delivery of mitigation measures.

Reason: In the interest of sustainable transport and road safety.

31 Prior to or concurrently with the first reserved matters application, a plan shall be submitted to and approved in writing by the Local Planning Authority showing a sensitive lighting design strategy for the development. The scheme shall ensure that there is no lighting within woodland areas or sensitive habitats or dispersed on to New Road. The development shall be carried out in accordance with the approved scheme.

NOTE: The plan shall include a timetable for the delivery of the strategy.

Reason: In the interests of visual amenity, to achieve a safe environment and to protect biodiversity and residential amenity.

32 Before the occupation of the development, 2% of parking spaces on the site should include facilities for charging electric vehicles. The exact number, position and specification of points should be agreed in writing by the Council. Charging points should be located in a prominent position on the site and should be for the exclusive use of zero emission vehicles. Within 3 months of

the first occupation of the development, the owner will submit to the Council for approval in writing (such approval not be unreasonably withheld or delayed) an Electric Vehicle

Recharging Point Maintenance Plan that will detail the maintenance, servicing and networking arrangements for each Electric Vehicle Recharging Point for a period of 10 years.

Reason: To promote and facilitate the uptake of electric vehicles on the site in line with the Council's Low Emission Strategy (LES) and the National Planning Policy Framework (NPPF).

Notes:

- Electric Vehicle Charging Points should incorporate a suitably rated 32A 'IEC 62196' electrical socket to allow 'Mode 3' charging of an electric vehicle.
- Each Electric Vehicle Charge Points should include sufficient cabling and groundwork to upgrade that unit and to provide for an additional Electrical Vehicle Recharging Point of the same specification, should demand require this in this future.
- Charging points should be located in a prominent position on the site and should be for the exclusive use of zero emission vehicles. Parking bay marking and signage should reflect this.
- All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).

Date:18 March 2021



M.Slater
Assistant Director for Planning and Public
Protection

FOR RIGHTS OF APPEAL, SEE OVERLEAF

Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

- Pre-application advice provided;
- Revisions made to the scheme to address LPA opinion and consultee responses;
- Imposition of conditions.

2. INFORMATIVE NOTE - DRAINAGE

- i) The public sewer network does not have capacity to accept an unrestricted discharge of surface water. Surface water discharge to the existing public sewer network must only be as a last resort, the developer is required to eliminate other means of surface water disposal.
- ii) As per the above design considerations the modelling must use a range of storm durations, with both summer and winter profiles, to find the worst-case volume required and not just the 6 hour duration.
- iii) The applicant should be advised that the Ouse & Derwent Internal Drainage Board's prior consent is required (outside the planning process) for any development including fences or planting within 9.00m of the bank top of any watercourse within or forming the boundary of the site. Any proposals to culvert, bridge, fill in or make a discharge to the watercourse will also require the Board's prior consent.
- iv) The disposal of treated sewage effluent is not the intended function of the land drainage network and accordingly the Ouse & Derwent Internal Drainage Board will only be prepared to accept the treated foul flow if the combined rate of discharge for surface water and treated effluent does not exceed the discharge rate agreed/approved above.

3. MAINTENANCE RESPONSIBILITY - GENERAL

The proposed development is within the Internal Drainage Board's area and is adjacent to the Half Penny Dyke and Bridge Dyke, which at these locations, are maintained by the Board under permissive powers within the Land Drainage Act. 1991. However, the responsibility for maintenance of the watercourse and its banks rests ultimately with the riparian owner.

4. CONSENT - DISCHARGE

Under the Internal Drainage Board's Byelaws the written consent of the Board is required prior to any discharge into any watercourse within the Board's District.

5. INFORMATIVE:

The applicant or developer is encouraged to investigate improvements to the road surface, the provision of speed restricting measures and the creation of a segregated footpath/cycleway along the private road, New Road.

Appeals to the Secretary of State

- . If you are aggrieved by the decision of the City Council to attach conditions to the grant of planning permission, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
- . If you want to appeal, then you must do so within SIX months of the date of this. You must use a form which you can get from The Planning Inspectorate, at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (tel: 0303 444 5433) or which can be downloaded from their web site (<https://www.gov.uk/appeal-planning-inspectorate>).
- . The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- . The Secretary of State need not consider an appeal if it seems to him that the City Council could not have granted planning permission for the proposed development, or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the Development Order and to any directions given under the Order.
- . In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

Purchase Notices

- . If either the City Council or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state, nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- . In these circumstances, the owner may serve a purchase notice on the City Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

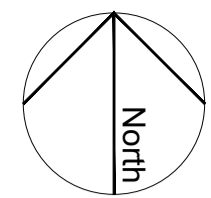
- . In certain circumstances, compensation may be claimed from the City Council if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.
- . These circumstances are set out in Section 120 and related provisions of the Town and Country Planning Act 1990.

Note

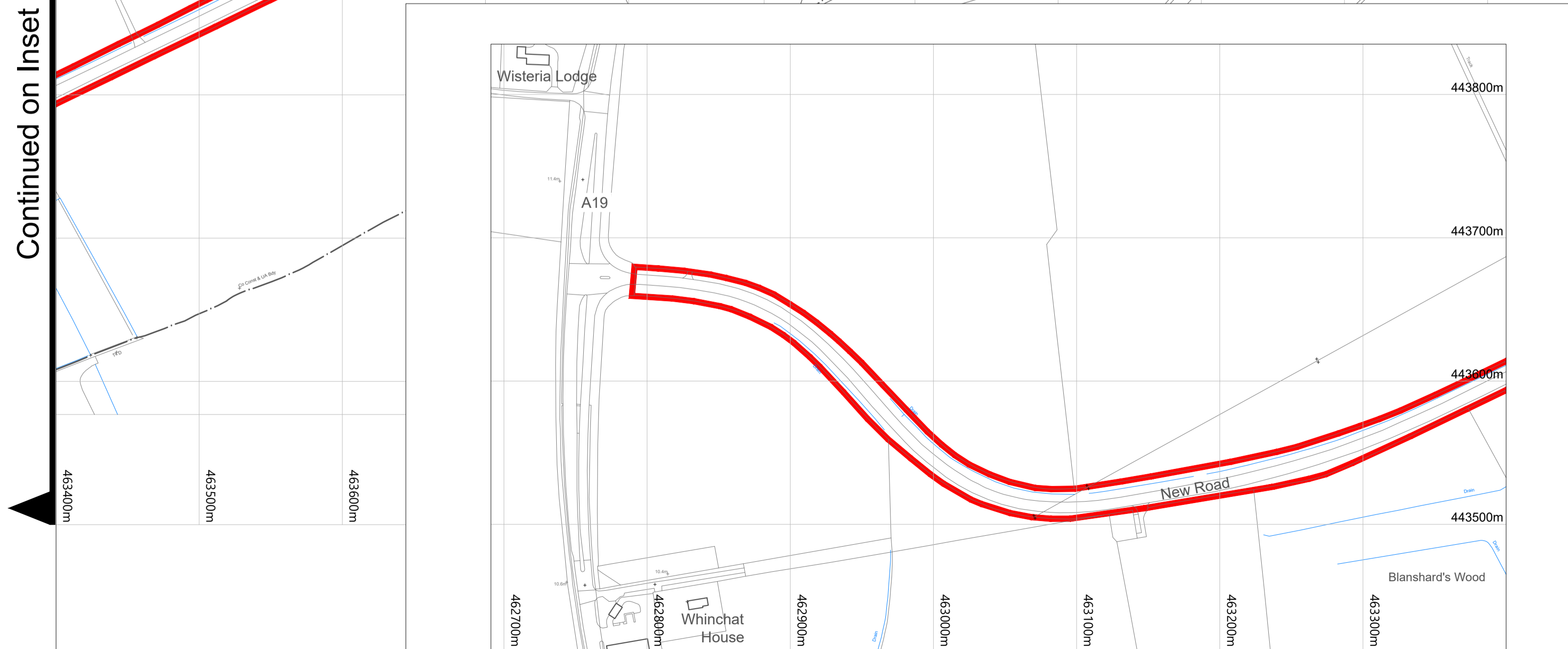
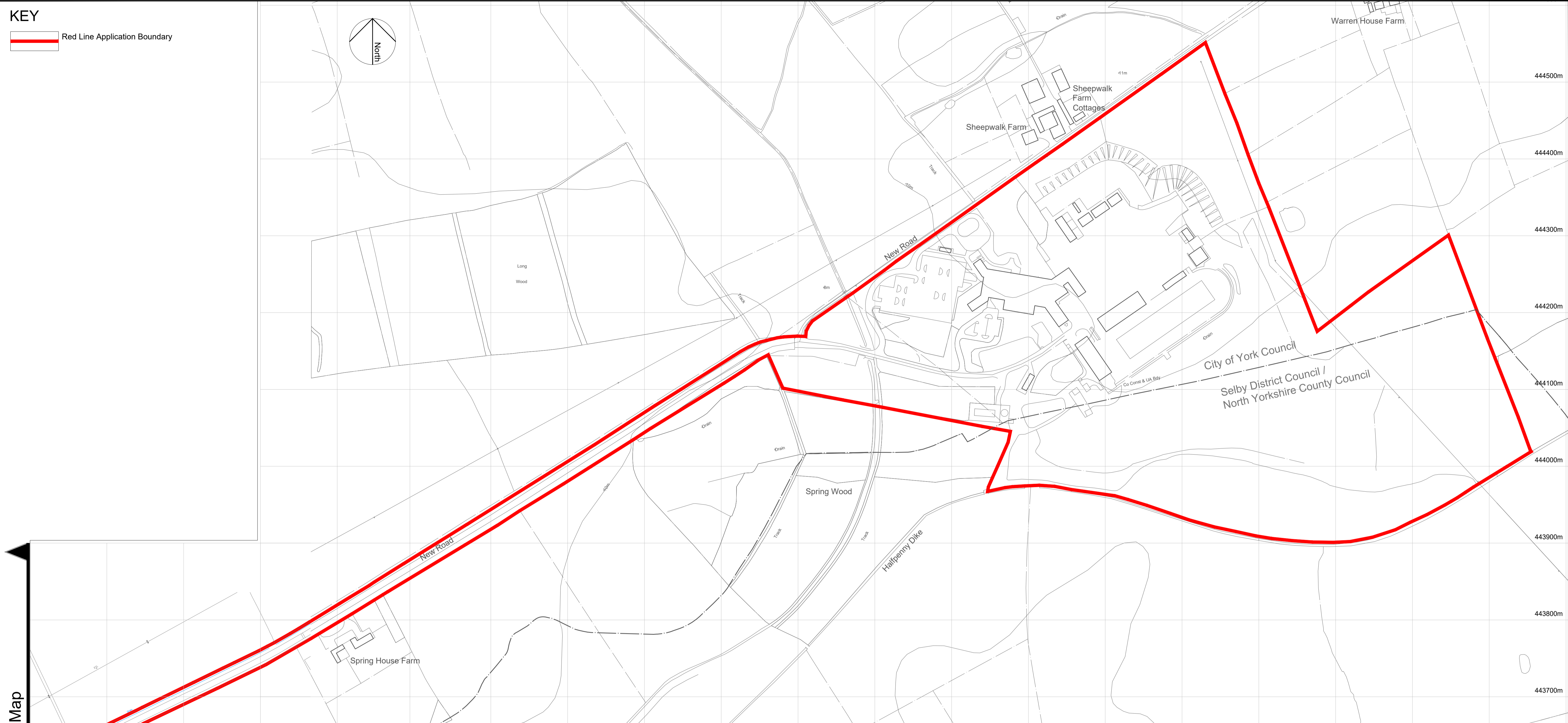
This permission does not absolve you from the need to obtain approval under the Building Regulations, or to obtain approval under any other Bye-Laws, Local Acts, Orders, Regulations and statutory provision in force, and no part of the proposed development should be commenced until such further approval has been obtained.

KEY

Red Line Application Boundary




Continued on Inset Map



Inset Map - continuation of red line boundary along New Road to A19 junction

Revision.



Estell Warren
Landscape Architecture

Project:
North Selby Leisure Proposal

Drawing Title:
Red Line Boundary Plan

Drawing Number: 2356.RL01	Revision:
Scale: 1:2500 @ A1	Date: December 2018
Drawn: ME	Checked: SW

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**PLANNING APPLICATION UNDER SECTION 73 OF THE TOWN &
COUNTRY PLANNING ACT 1990**

FOR

**Variation of Condition 4 of Planning
Permission Ref: 19/00078/OUTM**

August 2020

SUPPORTING PLANNING STATEMENT

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1 INTRODUCTION

1.1 Description of Proposals

1.1.1 This Planning Application submitted on behalf of Harworth Estates Investments Limited (hereafter referred to as the Applicant) is to vary Condition 4 of Planning Permission ref: 19/00078/OUTM under Section 73 of the Town and Country Planning Act 1990. The planning permission is for outline application for redevelopment of the former North Selby Mine site to a leisure development comprising of a range of touring caravan and static caravans with associated facilities (revised scheme) and was permitted on 7th August 2020.

1.1.2 Condition 4 of planning permission ref: 19/00078/OUTM sets out the following:

“The static and mobile caravans shall be occupied for holiday letting purposes only and not as a person's sole or main place of residence. For the purpose of this condition, "holiday letting" means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 nights in any one calendar year.

No individual caravan, motor home or tent (whether occupied or otherwise) shall be located on the site hereby permitted for a total of more than 28 nights in any one calendar year.

The site owner/operator shall maintain an up-to-date register of the names and main home addresses of all occupiers of the accommodation on site, including dates and durations of each stay by each occupier, and shall make this register available for inspection at all reasonable times when requested by the Local Planning Authority.

Reason: This condition is imposed to ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation. The site is not considered appropriate for full time residential use due to its position in the Green Belt”.

1.1.3 The Applicant understands the Council's concerns regarding the use of the site for permanent residential occupation. However, the wording of condition no. 4 regarding *“letting to the same person, group of persons or family for period(s) not exceeding a total of 28 nights in any one calendar year”* is overly restrictive and makes the scheme unable to compete successfully with other businesses of a similar size in the surrounding area.

1.1.4 We consider that the above condition is not appropriate to a scheme of the size of the Former North Selby Mine planning permission. As discussed in paragraph 3.2.17 of this statement a Planning Inspector decided that holiday parks such as the former North Selby Mine proposal

were less likely to be subject to abuse of conditions than, for example, the conversion of more permanent, isolated or individual units unrelated to a holiday park.

1.1.5 Furthermore, it is considered that the 2nd paragraph of condition 4 is incorrect where it states that *“No individual caravan, motor home or tent (whether occupied or otherwise) shall be located on the site hereby permitted for a total of more than 28 nights in any one calendar year”*. We consider the key error is in the word “located” as obviously static caravans and/or lodges once erected will be located on site for a number of years

1.1.6 Concerns that the holiday units would be used as permanent residential accommodation can be addressed through the use of a condition as listed below and which reflects the essence of the original condition which was changed after the commencement of the committee meeting. This form of condition is used by Council’s throughout the country for this type of development to ensure that tourism accommodation is not occupied as a permanent dwelling. The condition also secures ongoing monitoring of the holiday occupancy condition, which would ensure the proposal would not lead to the occupation of the proposed units as permanent residential accommodation.

1.1.7 With this in mind and having regard to similar conditions attached to other holiday caravan parks in the locality, the following replacement condition is suggested:

The caravans on the site shall not be occupied otherwise than in accordance with the following terms:

- (i) the caravans shall be occupied for holiday purposes only;*
- (ii) the caravans shall not be occupied as a person’s sole or main place of residence; and*
- (iii) the owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual caravans on the site, and their main home addresses, and shall make this information available at all reasonable times to the local planning authority.*

1.1.8 A variation of the suggested wording of the condition within the terms suggested is acceptable to the applicant and such a condition will ensure against future use of the caravans for full residential occupancy.

1.1.9 This statement will set out those matters that the applicant considers should be taken into account by the local planning authority in determining the application. These matters include the planning history of the site, the planning policy approach and the reasonableness and necessity of the condition in question.

2 SITE CONTEXT

2.1 Application Site

- 2.1.1 The site is located approximately 6 miles south of York city centre, on the City's administrative boundary with Selby District Council, and between the settlements of Wheldrake, Deighton and Escrick. It extends to approximately 37 hectares and comprises a former satellite mine site that was part of the Selby Mine Complex.
- 2.1.2 The site access road and the northern part of the main body of the site lie within the York City Council administrative boundary whilst the southern part of the site lies within the boundary of Selby District Council. All parts of the site lie within the York Green Belt and are subject to Green Belt policies (see sections 5 and 6 of this statement).
- 2.1.3 North Selby was one of six mines that made up the Selby Mine Complex. Five of the six, including North Selby, were satellite sites where labour and machinery were transported underground by shaft to work the coal face. The worked coal was extracted at the main site, Gascoigne Wood, before being distributed nationally.
- 2.1.4 Within the site is the former pithead area (approx. 9.8 hectares) with associated colliery buildings and hardstanding areas, along with the bunded areas that immediately surround them and the access road. The majority of the buildings have been demolished including the main admin/amenity building and two stores. The total footprint of remaining existing buildings on the site has recently been reduced. There is also an area of landscaped bunds to the south of the pithead, which is largely within the Selby District Council administrative area.
- 2.1.5 Access to the site is via the existing roadway that is approx. 1.7km long and runs westwards to join the A19 north of Escrick. A public right of way (PROW) between Escrick and Wheldrake, passes the site along its western site boundary, cuts across the site at the site access and then along the lane that runs adjacent to the northern site boundary. A watercourse referred to as Bridge Dyke crosses the site at its western point. The site lies within Flood Zone 1 in the main, with an area of approximately 2 hectares adjacent to the access to the site and the watercourse that the access road crosses, being classified as Flood Zones 2 and 3. The area of land to the south of the existing colliery apron and buildings is a designated site of importance to nature conservation (SINC).
- 2.1.6 The following residential properties are located around the site:

- Sheepwalk Farm and Cottages to the north of the site, separated from the site by the lane that runs along the northern site boundary;
- Spring House Farm, which is located on the south side of the access road, at a distance of 630m from the site entrance;
- Warren House Farm to the east of the site, accessed via the lane that runs along the northern site boundary past Sheepwalk Farm; and
- Chequer Hall Farm lies to the south of the site with its associated fields extending up to the site boundary.

2.1.7 Three public rights of way connect into or run through the site as follows:

- footpath 35.28/2/1, which runs from Escrick in the south west and enters the site on its southern edge near the junction of Spring Wood/ Halfpenny Dike;
- bridleway 23/5/10 that runs along the site boundary immediately south of the existing waste water treatment plant before turning north along Bridge Dike through the western edge of the site to New Road in the north;
- bridleway 6/4/20 that runs along New Road, following the northern site boundary.

2.1.8 Public transport connection to the site is available via the 415 York-Selby bus service, with stops at Deighton, to the north of the site access road.

2.2 Planning History

2.2.1 The site has a long and complex planning history. Planning permission was granted for the extraction of coal from the Barnsley Seam in 1976 with outline consent for the North Selby Mine itself being granted in 1978 (ref. C/8/999/18/PA) and reserved matters approval for the mine buildings and landscaping being granted in 1981 (ref. C/8/999/18G/PA). This was following grant of consent by the then minerals planning authority, North Yorkshire County Council, and a public inquiry. Full production at the site commenced in 1991 and ceased in 1999. The use of the site for mining purposes ceased in 2000 following the removal of the mine shaft machinery and the capping of the shafts.

2.2.2 The outline planning permission was subject to a condition requiring the restoration of the site to a condition capable of agricultural production following the cessation of the use of the

shafts for the conveying of miners and equipment (condition 15). This was repeated in the reserved matters approval (condition 8). The shaft cages and winding houses were removed and the buildings were initially used by an organisation called Project Rich-Seam for the re-training of former miners and then by Network Rail for the training of its staff. The majority of the buildings have since been demolished by the landowner Harworth.

- 2.2.3 A planning application was submitted by UK Coal in 2000 for the retention of the former mine buildings and reuse of the site for B1 (office and light industrial), B2 (general industrial) and B8 (storage and distribution) purposes by the noncompliance with the restoration condition (ref. 00/00680/FUL). This application was withdrawn in 2014.
- 2.2.4 Planning permission approved for the site was for a substantial anaerobic digestion facility (12/03385/FULM). This planning permission involved the removal of the existing buildings and structures on site, with the exception of the existing substation and sewage treatment works, and, following removal, the erection of an anaerobic digestion combined heat and power facility and a horticultural glasshouse. The two elements would be operated independently but are proposed to complement each other through the use of electricity and heat generated by the AD facility by the horticultural business. The Council have confirmed that this planning permission has been implemented.
- 2.2.5 The most recent approval on site (19/00078/OUTM – 7th August 2020) and that to which this application relates to is an outline application for redevelopment of the former North Selby Mine site to a leisure development comprising of a range of touring caravan and static caravans with associated facilities (revised scheme).

3 WHETHER IT IS REASONABLE AND NECESSARY TO RETAIN THE CONDITION IN ITS PRESENT FORM

3.1 National Guidance

- 3.1.1 Paragraph 55 of the National Planning Policy Framework sets out that Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Planning Practice Guidance on the Use of Conditions refers to these at paragraph 003 as the six tests. Paragraph 004 states that all 6 tests must be satisfied each time a decision to grant planning permission subject to conditions is made and that conditions should help to deliver development plan policy and accord with the requirements of the National Planning Policy Framework, including satisfying the 6 tests for conditions.
- 3.1.2 The reason for the imposed condition is stated as being required to ensure that the site remains as holiday accommodation only, presumably preventing thereby a permanent form of housing. Furthermore, it is stated that the site is not considered appropriate for full time residential use due to its position in the Green Belt.
- 3.1.3 There have been accepted publications that address this issue, most notably the DCLG document 'Good Practice Guide on Planning for Tourism'. Whilst that document was cancelled on the publication of the Planning Practice Guidance Suite in 2014 (PPG), it nonetheless remains pertinent in that Annex B of that document states that the holiday use only can be achieved through the use of occupancy conditions designed to ensure that holiday accommodation is used only for its intended purpose and highlights a condition specifying holiday purposes only, caravans not to be occupied as a person's sole or main residence and requiring the keeping of a register of caravan occupiers with their home addresses. Despite the cancellation of that publication, there is nothing to suggest in its replacement PPG guidance that such method of ensuring holiday accommodation only does not still apply.
- 3.1.4 Given that the purpose of this condition to retain the caravans in holiday use can be achieved without a 28 night restriction by replacement with an alternatively worded condition, it follows that the existing condition fails the test of necessity and reasonableness of the six tests

sets out in the framework. Therefore it is not necessary or reasonable to retain the condition in its present form.

3.2 Consistency

3.2.1 The replacement of this condition by one allowing for all year round holiday occupation would be consistent with the approach taken to other caravan holiday sites within the City of York, the surrounding area and nationally.

Planning Applications in City of York

3.2.2 Planning permission was granted by City of York Council for the use of land as a caravan and camping site to allow 20 pitches, including 10 hardstandings, and buildings to provide toilet/shower and washing facilities at land To the North Of Howden Lane, Naburn, York (Application Ref No: 13/02998/FUL). The site is within the Green Belt and open countryside. In terms of controlling occupancy, condition 4 Occupation set out the following

“(i) The caravans shall be used for holiday purposes only.

(ii) The caravans shall not be occupied as a person's sole or main place of residence.

(iii) The site operator shall maintain an up-to-date register of the names and main home addresses of all occupiers of the site and shall make this information available at all reasonable times to the local planning authority.

Reason: In order to prevent the full time residential occupation of the site. The site is not considered appropriate for full time residential use due to its position in the green belt”.

3.2.3 Given this site’s location within the Green Belt, there seems no plausible reason why this condition cannot be applied to the Former North Selby Mine proposals.

3.2.4 Planning permission was granted by City of York Council for the use of land for the siting of 14 no. holiday lodges at Manor Park, Sheriff, Hutton Road, Strensall, York, YO32 5TL (Application Ref No: 18/01414/FUL). The site is located within the York Green Belt. In terms of controlling occupancy, condition 4 set out the following:

“The accommodation hereby approved shall only be used for holiday accommodation purposes and shall not be occupied as a person's sole or main residential home. The site operator shall maintain an up-to-date register of the names and main home addresses of all

occupiers of the accommodation on site and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: In order to prevent the full time residential occupation of the site. The site is not considered appropriate for full time residential use due to its position in open countryside away from local services”.

- 3.2.5 Again, this permission for a site within the Green Belt is worded in a similar way to Application Ref No: 13/02998/FUL above.

Planning permission was granted by City of York Council for the change of use of land to a caravan and camping site at Rufforth Playing Fields, Wetherby Road, Rufforth, York (Application Ref No: 16/02303/FUL). The site is described in the Committee Report as lying in a visually prominent location within the Green Belt to the east of Rufforth village. In terms of controlling occupancy, condition 12 set out the following:

“On commencement of the use hereby permitted, the owners/operators of the site shall keep at all times an up-to-date register of all occupiers of touring caravans, motor homes and tents on the site and of their main home addresses. The register shall include the date of arrival and departure of persons staying at the campsite and the field in which the individual/group is stationed. The register shall be made available for inspection on demand by the Local Planning Authority.

Reason:- To safeguard the open character of the Green Belt”.

- 3.2.6 Again, this condition reflects the 2 decisions above and if this condition is considered suitable for a visually prominent site in the Green Belt, we consider that it is more than suitable for the Former North Selby scheme.

- 3.2.7 A number of planning applications have been approved by City of York Council at Murton Grange, Bad Bargain Lane, York, YO19 5XB for the erection of holiday cottages (e.g. Application Ref Nos: 19/01339/FUL & 15/00487/FUL). The site lies within the Green Belt. In terms of occupancy conditions, it is noteworthy that permission ref: 15/00487/FUL contains no occupancy condition restrictions. However, condition 18 of ref: 19/01339/FUL is similar to the conditions noted above and states:

“The premises hereby approved shall not be used for residential purposes other than holiday letting accommodation. For the purpose of this condition "holiday letting" means letting to the same person, group of persons or family for periods not exceeding a total of 28 days in any

one calendar year. The site operator shall maintain an up-to-date register of the names and main home addresses of all occupiers of the accommodation, including dates and durations of each stay by each occupier, and shall make this register available for inspection at all reasonable times when requested by the Local Planning Authority.

Reason: In order to prevent the full time residential occupation of the site as it is not considered appropriate for full time residential use due to its position in the Green Belt”.

Planning Applications in the Surrounding Area

3.2.8 Leisure developments of a similar scale and use in the surrounding area are the Hollicarrs Holiday Park, York Road, Escrick and Allerthorpe Golf & Holiday Park Retreat, Waplington Lane, York. Both these sites would be direct competitors with the former North Selby Mine site, however, neither site have as restrictive a condition as condition 4.

3.2.9 In terms of the Hollicars Holiday Park, planning permission was approved on 11th July 2018 by Selby District Council for a Change of Use of land as an extension to an existing holiday park (caravan site) together with (in outline) a new laundry building and the construction of a package wastewater treatment plant: siting of caravans to provide classroom, cafe with WC accommodation and potting/machinery shed, additional parking and package wastewater treatment plant (ref: 2016/1503/COU). In terms of restricting the use of the site to holiday occupancy, this is controlled by condition 12, which states the following:

“The static caravans hereby approved shall not be occupied as a person's sole or main place of residence and the caravans owners/operators of the site shall maintain an up-to date register of the names of all owners/occupiers of individual holiday caravans on the site, and of their main home addresses, and shall make this information available to the Local Planning Authority at all times.

Reason: To ensure the approved holiday accommodation is not used for unauthorised permanent residential accommodation”.

3.2.10 In terms of Allerthorpe Golf & Holiday Park Retreat, planning permission was granted through appeal (Appeal Ref: APP/E2001/W/16/3151708) on 13 June 2017 for the change of use for the siting of 150 holiday use only lodges and static caravans together with ancillary landscape, access, drainage and engineering works. In terms of restricting the use of the site to holiday occupancy, this is controlled by condition 12, which states the following conditions:

“2. The lodges and static caravans shall be occupied for holiday purposes only.

3. The lodges and static caravans shall not be occupied as a person's sole or main place of residence.

4. The site owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of individual lodges and static caravans on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Authority”.

Planning Applications Nationwide

3.2.11 North Devon District Council approved a planning application (ref: 61901) in November 2017 to transform Venn Quarry, south east of Barnstaple, into a major new holiday retreat comprising of up to 158 holiday units, a hotel (40 bedrooms) with leisure facilities & restaurant, farm shop, outdoor recreation facilities and other associated infrastructure.

3.2.12 In terms of an occupancy condition, condition 32 sets out that “*Notwithstanding Class C3 of the Town & Country Planning (Use Classes) Order 1987 (as amended) or any Order revoking and re-enacting that Order (with or without modification), the holiday units to be erected as part of the Development (the holiday units) shall be occupied for holiday accommodation only and shall not be occupied as permanent residential accommodation or as principal or primary places of residence*”.

Planning Appeals

3.2.13 A large number of planning consents have utilised the planning conditions and guidance set out in previous national guidance – i.e. the Planning Policy Guidance Note 21: Tourism and subsequently the Good Practice Guide on Planning for Tourism. There have also been a number of appeal decisions which have endorsed these conditions, such as those outlined in below. Key points from these appeals are as follows:

- In the case of s.73 applications to remove restrictive occupancy conditions, it would be unjust for existing occupancy conditions to be unduly tightened. However conditions may be able to be amended to enable monitoring provisions to be inserted to ensure better enforceability of the restriction which already exists, provided this would not be unduly intrusive to occupiers or owners;
- Inspectors have generally held that the holiday occupancy conditions and in particular the model conditions set out in the now revoked Good Practice Guide on Planning for Tourism; are appropriate for the purposes for which they are applied, and, subject to

the maintenance of a register of caravan owners names and main home addresses, should not be difficult to monitor or enforce;

- Additional controls with respect to occupancy or close-down period conditions are unduly onerous in the context of the current holiday market, which includes short stay breaks outside the traditional holiday season;
- Abuses of such conditions are more likely to occur in conversion of more permanent, isolated or individual units than in a holiday park;
- In none of these cases was it considered or found necessary to introduce a section 106 agreement in addition to any planning conditions; and
- Holiday parks such as the former North Selby Mine proposal were less likely to be subject to abuse of conditions than, for example, the conversion of more permanent, isolated or individual units unrelated to a holiday park.

3.2.14 An appeal was approved for Craggwood Caravan Park, Golden Lane, Ramshaw, Bishop Auckland DL14 0NS (appeal decision ref: APP/W1335/A/07/2034354) to remove conditions restricting occupancy to an 8-month period to allow a 10.5 month operating season, claiming that the disputed conditions placed the business in a less advantageous position compared with local and national competitors, whose more flexible operating season meant that they were better placed to cater for a change towards shorter, more frequent breaks, including those taken over the Christmas and New Year period. The Inspector agreed, stating that *“whilst existing conditions undoubtedly fulfil their function of ensuring that the caravans are not used as permanent residential occupation, they appear unduly onerous in the context of the current holiday market”*.

3.2.15 In this same case, the Council suggested that there should be a 6-week limit on occupancy by any one person or group of persons in any one calendar year. The Inspector considered this would be unacceptably intrusive as they had never been subject to such a restriction before. This decision indicates that it would be unjust for existing occupancy conditions to be unduly tightened when applications are made under s.73 applications to remove such conditions. However conditions may be able to be amended in such a way to enable monitoring provisions to be inserted to ensure better enforceability of the restriction which already exists, provided this would not be unduly intrusive to occupiers or owners.

- 3.2.16 An appeal was approved (appeal decision ref: GL16 8NP APP/P1615/A/09/2103429) for the erection of 22 holiday lodges at Whitecliff Holiday Lodges, Whitecliff, Coleford, Gloucs. In allowing the appeal and granting planning permission, the inspector applied the following condition: *"The lodges shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators shall maintain an up-to-date register of the names of all owners-occupiers of individual lodges on the site, and of their main home addresses and shall make this information available at all reasonable times to the local planning authority"*.
- 3.2.17 It is interesting to note that the Inspector also felt that holiday parks were less likely to be subject to abuse of conditions, stating that: *"In this case as the site would comprise solely of holiday lodges, coupled with the nature and design of the lodges themselves, their use as permanent residential occupation is in my view less likely than, for example, the conversion of more permanent, isolated or individual units unrelated to a holiday park. I am satisfied that the condition that I have attached is capable of ensuring that the lodges within the holiday Park are not occupied as permanent residential accommodation"*.
- 3.2.18 An appeal (appeal decision ref: APP/T2350/A/02/1095635) was approved for the change of use of land from agricultural to a site for 62 holiday homes and associated engineering at Deerhouse Farm, Gisburn. Amongst the conditions recommended by the council in the event that the appeal was successful was one similar to that now contested.
- 3.2.19 However, the Inspector was of the view that although *"A condition is necessary to ensure that the proposed mobile homes are not occupied as permanent dwelling as this would be contrary to national guidance governing development in the countryside"*, that proposed by the LPA *"would be difficult to enforce and its requirements could be easily circumvented by those wishing to do so"*. Accordingly he substituted an alternative which he considered *".. could be enforced in the manner described in the guidance"*, namely *"12) the mobile homes hereby permitted shall not be occupied as permanent dwellings and shall be used for holiday purposes only"*.
- 3.2.20 An appeal (Ref: APP/J0215/A/06/2024005) was approved for development and use of land in the Green Belt as a forest holiday village including 700 villas, 75 bedroom hotel, 12 bedroom spa accommodation and associated facilities at Warren Wood, Fordfield Road, Millbrook. The SoS concluded that, having carefully considered the proposal, the economic and employment benefits of the proposal, when taken together with the ecological and biodiversity benefits

and all the other advantages, constitute very special circumstances and are sufficient to clearly outweigh the harm to the Green Belt.

3.2.21 In terms of an occupancy condition, condition 16 sets out that *“The overnight holiday accommodation element of the development, including all villas, apartments and the 75 bedroom hotel, shall be for holiday/conference occupancy only in association with the main use of the site as a forest holiday village, except for that used by staff in accordance with condition 25”*.

3.2.22 An appeal at Forest of Bowland Leisure Park, Nelson, BB9 6NR was allowed (Ref. APP/E2340/A/10/2137243) for use of the caravan site all year round. The Inspector concluded that:

“11. I consider that condition 1 should be replaced with a standard holiday occupancy condition, drafted in accordance with the GPGPT... Such a condition would suffice to prevent any permanent residential use. It is not necessary to also require that the caravans be unoccupied for four week consecutive periods – and imposing such a condition would in my view place an unreasonable restriction on the appellant.

12. I also consider it unnecessary to limit occupation of the caravans to 11 months of the year. The Council have given little explanation for this part of condition 1, save that it would “emphasise the holiday nature of the units”. The council is not seeking to control when any caravan should be unoccupied. The appellant does not object to the 11 month clause, but C11/95 advises that agreement to a condition does not make it reasonable.

Since a holiday occupancy condition would prevent the use of the caravans as permanent dwellings, the Council’s key objective – I find that the other occupancy constraints could not be justified”.

3.2.23 This decision suggests that a time limited condition is an unreasonable restriction.

3.2.24 An appeal at Hawkswick Cote Caravan Park, Skipton, BD23 5PX was allowed (Ref. APP/C9499/A/09/2117805) for use of the caravan site all year round. In this case, this caravan park (which lies within the Yorkshire Dales National Park) was subject to a occupancy condition restricting use between 1st March and 14th November in any year. The appellant sought use of land as a caravan park without complying with this condition. In allowing the appeal the inspector noted the following:

“Control over permanent residential occupancy

10. *Given national, regional and local policy to protect the countryside and to ensure sustainable patterns of development, I accept that controls to prevent all year round occupancy are essential. The condition in dispute achieves that, by preventing occupancy between mid November and the beginning of March.*

11. *However, that condition, in my view, unduly restricts occupancy in an era of changing holiday trends towards short stay breaks outside the traditional holiday season – a trend, which is recognised in national policy guidance.*

12. ... *The appellants have drawn my attention to conditions set out in Annex B in the ‘Good Practice Guide on Planning for Tourism’ ... Having regard to advice in Circular 11/95, I consider that such conditions would be appropriate in this instance and note that similar conditions have been used by Inspectors in appeal decisions, to which my attention has been drawn. I do not share the NPA’s concern that such conditions would be difficult to monitor or enforce”.*

3.2.25 The seasonal occupancy period condition was removed in its entirety to be replaced by a holiday occupancy condition and subject to the maintenance of a register of caravan owners names and main home addresses.

3.2.26 Woodlands Caravan Park, The Marshes Lane, Mere Brow, Preston PR4 6JS (appeal decision ref: APP/P2365/A/11/2146532). This was a very similar case, with the appellant again seeking to remove a restrictive occupancy condition, which had previously been extended in the past. The Inspector referred to the Good Practice Guide for Tourism and the model conditions on holiday occupancy and in allowing the appeal, sought to impose such a condition. The Inspector agreed with the Inspector on the previous appeal to extend the opening season (APP/P2365/A/08/2082079) in 2008. In that decision the inspector argued that, whether the closed period was eight weeks or two weeks, the characteristics of holiday use during the remainder of the year would be likely to be the same. The Inspector went on to state that:

“No evidence of any problem arising from this decision, from the 2009 decision to allow five caravans on a year-round basis, or likely to arise from the current proposal, has been presented”.

3.2.27 Coppice Leisure Park, Ockeridge, Wichenford, Worcester WR6 6YP (appeal decision ref: APP/J1860/A/11/2165323). The appeal considered variation of a planning condition which imposed a seasonal occupancy period with one-month closure between 15th January and 15th February in any calendar year. In addition to the disputed seasonal occupancy condition

there were already two other conditions that required caravans to be used only for holiday accommodation and not for any residential use and that a register be maintained. The inspector concluded that:

"In this instance the evidence is that conditions 4 and 6 would be sufficient to ensure that these caravans would not be occupied on a permanent basis and that the disputed condition is unnecessary. Lifting the disputed condition would not, therefore, compromise the aims of policies PS3, DS 14 and EP 14 of the Malvern Hills District Local Plan in so far as they seek to avoid unsustainable development in the countryside".

3.2.28 A costs application was successfully made in this instance.

3.2.29 Caerwys Caravan Park, Caerwys Hill, Caerwys, Mold (appeal decision ref: APP/A6835/A/12/2169310). In allowing the appeal - to vary a condition to permit year round use the park – the Inspector found that:

7. "Overall, I consider that the periodic occupation of the site on a year round basis is not the same thing as permanent occupation and conclude that the levels of occupation and the associated activity would not lead to a perception of permanent residential occupation. The impact of the site comes more from the permanence of the structures within it and I consider that year round use would not alter its impact on the landscape or the nearby AONB. Moreover, the year round activity on the site would not change its physical relationship with the adjacent settlement nor lead to a greater sense of coalescence".

3.2.30 A costs application was successfully made in this instance.

3.2.31 Consistency is a material consideration on the determination of planning applications and it would not be consistent to now oppose this proposal for year round occupation of this site.

3.2.32 It is vital to ensure that the Council maximise the benefits from tourism in these testing economic times and this proposal is a sustainable way of increasing job security and creating economic growth without adversely affecting the local environment. If suitable holiday parks such as the North Selby Mine proposal are not allowed to extend their season to meet customer demand in this way, those customers will take their holidays in holiday locations such as the Hollicarrs Holiday Park, York Road, Escrick and Allertorpe Golf & Holiday Park Retreat, Waplington Lane, York that do allow for year-round occupancy, putting the site at a competitive disadvantage.

- 3.2.33 The use of restrictive occupancy conditions to prevent permanent residential occupation is now considered out of date and unduly restrictive in the context of current holiday patterns. This position has been established by recent appeal decisions and as a result, most planning permissions now adopt holiday occupancy conditions. Where s73 applications to remove more restrictive conditions have been the subject of appeal, Inspectors have welcomed amendments to enable better monitoring and enforceability.
- 3.2.34 Various inspectors have looked at the distinction between holiday accommodation and a 'residential dwelling' and many indicate that there should be access to non-planning sources of information in order to assess what is a residential dwelling, such as electoral roles, council tax registers and case law. Inspectors have generally held that subject to the maintenance of a register of caravan owners names and main home addresses; holiday occupancy conditions should not be difficult to monitor or enforce.

3.3 The East Riding Example

- 3.3.1 Prior to 2005, holiday accommodation planning permissions in the East Riding utilised a range of restrictive occupancy conditions, which either limited occupation to 10/11 months each year (so called time-limited conditions); specified 'close down' periods, and/or limited the periods individual accommodation could be occupied at a time. Some older permissions did not have any conditions imposed beyond their approval for holiday use.
- 3.3.2 The Council undertook a review of its approach to holiday accommodation in mid-2005, which included setting up a working group including representatives from the British Holiday and Homes Parks Association Ltd, caravan manufacturers, park operators and their agents. This led to a report to the council's Planning Committee in November 2005 (min 3033) when a new 'model' set of planning conditions were agreed. These conditions were those quoted as good practice in the Government guidance (Good Practice Guide on Planning for Tourism, 2006, Annex B) and as the appeal decisions above indicate, have been endorsed and replicated throughout the country. The conditions as applied in East Riding expect:
- i. the accommodation is occupied for holiday purposes only;
 - ii. the accommodation shall not be occupied as a person's sole or main place of residence, and;
 - iii. the operator to maintain a register of the occupants' main place of residence, which is available for inspection.

3.3.3 The model conditions developed in East Riding were previously quoted as best practice in government guidance.

Approaches Adopted by Other Councils

3.3.4 In terms of the position other Councils have taken in terms of similar developments as the former North Selby Mine, it is clear that many local authorities (including City of York on occasion) rely on holiday occupancy conditions of a very similar nature to that applied by East Riding.

3.4 Whether the Proposal Would Amount to Inappropriate Development in the Green Belt.

3.4.1 This site is located within the Green Belt. Section 13 of the NPPF sets out the importance the Government attaches to Green Belts the aim of which is to prevent urban sprawl by keeping land permanently open. It also sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. This gives substantial weight to any harm to the Green Belt from inappropriate development, or any other harm.

3.4.2 In the determination of Planning Permission ref: 19/00078/OUTM, to which this S73 application relates, and as set out in the committee report, it was considered that the benefits that would be provided by the scheme, when taken together, being the re-use of previously developed land, tourism and investment in the local economy and biodiversity benefits, are of sufficient weight to clearly outweigh the Green Belt harm. Therefore, very special circumstances exist to justify the proposal. The condition which the application is seeking to vary did not form part of the committee report considerations and the applicant was only informed of the introduction of the 28 night restriction on the morning of the planning committee, under 1 hour before the commencement of the committee meeting. The original condition 4 attached to the committee report reflects the conditions recommended by Planning Inspectors and indeed that used by City of York Council on other Green Belt leisure planning permissions (as discussed above).

3.4.3 In this case, it is considered that the variation of the condition requested would not result in any physical extension or alteration to the site and therefore no change to the effect of the site on the openness of the Green Belt or other purposes of including land within the Green Belt results. Nor would there be any effect or change to visual amenity. Furthermore, the

exceptional circumstances exist to justify a year round holiday occupation, which reflects City of York Council decisions on other Green Belt sites and that in the surrounding area and nationwide.

- 3.4.4 Due to the extensive landscaping already in place, combined with the degree of separation between the site and public viewpoints, the proposal would not cause any demonstrable harm to the character and appearance of the area. In this regard there would be no conflict with Policy GB1 of the City of York Draft Local Plan Incorporating the 4th set of Changes which states that development will only be granted where, amongst other things, it does not detract from the open character of the Green Belt.
- 3.4.5 It is considered that the restriction of caravans to no more than more than 28 nights in any one calendar year, could actually lead to a higher level of caravans coming and going from the site.
- 3.4.6 NPPF section 6 supports the diversification of agriculture and other rural businesses. York is a centre for tourism; tourism in this area is not restricted to certain periods of the year and the area provides year round tourist attractions. The provision of good quality facilities that are well related to York will support the York economy as well as local rural businesses in Escrick. Varying the existing condition 4 would allow for more efficient use of the site, which supports the Government aim of enhancing the beneficial use of the Green Belt (paragraph 141).
- 3.4.7 For these reasons, it could not be said that the variation of condition requested amounts to inappropriate development within the Green Belt. As there is no conflict with the purposes of the designation of the Green Belt.

3.5 Market Need and Economic Impact

Current Nature of UK Holidays

- 3.5.1 The nature of holidays in the UK is increasingly diverse, with holiday makers going away several times a year, often for short breaks and not exclusively in the summer months. Those seeking to buy or let holiday accommodation demand flexibility that caters for the irregularity of their work and leisure time. Allowing for flexibility in occupancy would greatly increase the desirability of holiday accommodation at the former North Selby Mine making it competitive against an increasingly diverse leisure sector, which includes properties abroad and in other parts of the UK.

3.5.2 There is no doubt that tourist spend assists local businesses. Tourists support the local economy through direct spending on local goods and services and through the provision of goods and services by site owners implementing and maintaining their assets. This in turn can lead to the creation of jobs both directly and indirectly at a time when the Government are looking to implement the planning system to stimulate economic recovery.

3.5.3 Given the uncertainties with Brexit and Covid 19, travelling abroad could decrease in the future making the availability of good tourism accommodation within the UK even more important, which has been reported to the applicant by tourism agents and developers.

Advice from the Selling Agent

3.5.4 Following the receipt of the planning permission as a holiday site, it is Harworth Group's intention to sell the property to a reputable operator. The selling agents (Savills) have advised that a 28 day stay limitation would considerably impact the sale and will put off potential reputable buyers who would adhere to imposed conditions.

3.5.5 Furthermore, this clause puts into question the economic viability of the site, where even the largest operators would not consider purchasing a hire fleet site of this scale due to the cost associated with developing such a site, which would require not only investment in the infrastructure, facilities and services but also the purchase of the individual holiday units which have to be replaced every 5-7 years in order for the park to stay up to date.

3.5.6 To the agents' knowledge, a development of this scale on a hire fleet basis has never been undertaken successfully in the UK with the exception to Centre Parcs and Bluestone National Park Resort who are no longer investing in new schemes of this nature. The market for holiday caravans in the UK is dominated by a sale (private ownership) and subletting culture where perhaps caravan owners can use the holiday unit for undetermined amount of time and sub let them to third parties when they are not using the unit. In the agent's experience, this culture cannot exist when there is a restriction on use of the unit.

Conclusion

3.5.7 Allowing a year round occupancy at the former North Selby Mine will strengthen the business, allowing it to take advantage of increased demand for domestic holidays and making it more robust in the face of the current economic downturn, as well as increasing the impact on the local economy through greater visitor spend, and sustaining year round jobs.

4 CONCLUSION

- 4.1.1 In conclusion we consider that the use of short term occupancy conditions to prevent permanent residential occupation is now considered out of date and unduly restrictive in the context of current holiday patterns. This position has been established by recent appeal decisions and as a result, most planning permissions now adopt holiday occupancy conditions. Where s73 applications to remove more restrictive conditions have been the subject of appeal, Inspectors have welcomed amendments to enable better monitoring and enforceability.
- 4.1.2 Various inspectors have looked at the distinction between holiday accommodation and a 'residential dwelling' and many indicate that there should be access to non-planning sources of information in order to assess what is a residential dwelling, such as electoral roles, council tax registers and case law. Inspectors have generally held that subject to the maintenance of a register of caravan owners names and main home addresses; holiday occupancy conditions should not be difficult to monitor or enforce.
- 4.1.3 Furthermore, a number of examples of planning decisions by City of York Council for sites within the Green Belt have been cited above, where the occupancy condition has been along with same lines as that recommended by Planning Inspectors and that developed by East Riding.
- 4.1.4 As discussed in paragraph 3.2.17 of this statement, a Planning Inspector decided that holiday parks such as the former North Selby Mine proposal were less likely to be subject to abuse of conditions than, for example, the conversion of more permanent, isolated or individual units unrelated to a holiday park.
- 4.1.5 The site is within the Green Belt but the variation of the condition does not represent inappropriate development in the Green Belt. There is no reason therefore why the requested variation to the restrictive occupancy condition at this site should not be allowed.
- 4.1.6 In overall conclusion, it is considered that the proposal, subject to the condition listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the Green Belt. As such the proposal complies with Policies V5 of the City of York Development Control Local Plan and advice within the National Planning Policy Framework.

4.1.7 Accordingly, the applicant respectfully asks that planning permission be granted.

**Envirocheck Flood Screening Report
and NPPF Flood Risk Assessment**

NPPF FLOOD RISK ASSESSMENT

A site-specific flood risk assessment has been carried out for the proposed leisure development at North Selby Colliery site in accordance with the revised National Planning Policy Framework (**NPPF**) (Ministry of Housing, Communities & Local Government, 2019); the NPPF Planning Practice Guidance (**NPPG**) document, '*Flood Risk & Coastal Change*' (Department for Communities & Local Government, 2014); and, '*Flood Risk Assessments: Climate Change Allowances*' (Environment Agency, 2017). The assessment is set out in the order shown on the check list provided in the NPPF guidance document with identical section headings and numbering where possible. This raises all the pertinent questions with regard to flood risk.

An Envirocheck Flood Screening Report has been obtained for the site and is included in this appendix. This uses information provided by the Environment Agency, the Centre for Ecology and Hydrology, JBA Risk Management Ltd. (**JBA**), the BGS, GeoSmart and Crawford & Co. The various maps and data are referred to in this assessment.

1. DEVELOPMENT DESCRIPTION AND LOCATION

1a. Type of Development and Location

Harworth proposes to develop the site of the former North Selby Colliery as a camping and caravan park with a number of holiday lodges. The development will include a shop, toilet and shower blocks, together with the potential for a cafe and bar. Areas of ecological interest will also be created, most especially in the south-east. The site is located 2.5km west-south-west of Wheldrake and 2km north-east of Escrick in an area administered by the City of York and Selby District Councils (**Figure 1**).

1b. Vulnerability

Table 2 of the NPPG classifies sites that are for used for holiday or short-let caravans and camping as, '*more vulnerable*', provided that they are subject to a specific warning and evacuation plan. However, they are considered to be, '*highly vulnerable*', where caravans, mobile homes and park homes are intended for permanent use. The NPPG advises that for any proposal involving a change of use of land to a caravan, camping or chalet site, or to a mobile or park home site, the Sequential and Exception Tests should be applied.

1c. Local Development Documents

The City of York Draft Control Local Plan Incorporating the 4th Set of Changes (April 2005) and the associated proposals maps for north York, south York and the city centre are currently a material consideration for development control decisions. In terms of policy designations, as set out in the Local Plan, the key policy designation is the location of the site within the Green Belt. City of York Council consulted on their Pre-Publication Draft Local Plan and updated evidence base between the 18th September and the 30th October 2017.

The Selby District Local Plan was formally adopted on the 8th February 2005. The Local Plan develops and underpins many of the aims and objectives of the Council. It provides a comprehensive land use framework for promoting, co-ordinating and controlling future development. The Core Strategy was adopted on the 22nd October 2013. The Core Strategy is the long-term strategic vision for how the District will be shaped by setting out a number of broad policies to guide development. The Core Strategy is the main document in the Council's suite of planning documents.

Flood risk in the area of interest is discussed in a number of documents, namely: the, '*River Ouse Catchment Flood Management Plan*' (CFMP) (Environment Agency, 2010); '*City of York Strategic Flood Risk Assessment (Revision 2)*' (SFRA) (City of York Council, 2013); and the, '*Selby Level 1 Strategic Flood Risk Assessment*' (AECOM Infrastructure & Environment UK Ltd., 2015).

THE CFMP states that, '*flooding from the River Ouse is the result of prolonged rain in the upper parts of its catchment and takes a long time to develop.... Several areas have been identified through the Ouse Strategy Study where [flood defence] improvements could be justifiable.*' This will be in line with the implementation of Policy 5. The Agency, '*will continue to explore the best way to reduce risk in the area and also promote its flood warnings service to encourage sign up.*' A flood risk mapping study for Stillingfleet Beck and its tributaries has been carried out to determine if it is possible to improve the defences in that location. Surface washlands to the south of York play an important role in managing the risk in downstream areas such as Selby and the provision of additional attenuation in its catchment is therefore advantageous.

1d. Sequential/Exception Test

The majority of the site is shown to lie in Flood Zone 1 on the Environment Agency Flood Map (**Appendix A**) and on the maps presented in the SFRA's. This means that there is less than 0.1% annual exceedance probability (AEP) of fluvial flooding. Table 3 of the NPPG indicates that an exception test is not required for, '*more*', or, '*highly vulnerable developments*', in Flood Zone 1. However, in the westernmost part of the site, which is shown to lie in Flood Zones 2 and 3 (3a), it will not be possible to locate static caravans and lodges which might have a more permanent use. '*Highly vulnerable*' development of this type is not permissible. An exception test will be required for the use of touring caravans and campers, though clearly these can be moved to a safe location at short notice.

There are presently no occupants on the site. Following its development, members of the public will be present as campers and so called, '*glampers*', or will be accommodated in lodges, touring campers and static or touring caravans. There will be a total of 434 separate pitches, the vast majority of which will be located in Flood Zone 1. The relatively small western part of the site that lies in Flood Zones 2 and 3 (3a) will be reserved solely for touring caravans and campers that can be quickly moved in the event of flooding. Full use will be made of the Environment Agency's flood warning system. This implies that the development will be safe for its lifetime, or can be made so, without increasing flood risk elsewhere. The development will also make use of a site that is otherwise derelict. For these reasons it is considered that the exception test can be passed. If necessary, some of the pitches can be moved so that none lies within the mapped area of greater flood risk.

2. DEFINITION OF FLOOD HAZARD

2a. Sources of Flooding

Pluvial or Surface Water Flooding

The 1/10,000 scale JBA maps and point data provide details of the extent and depth of pluvial flooding for 75, 200 and 1,000 year return periods. These show limited areas of flooding on the site at depths of up to 0.30m, but one area in the south-west is shown to reach 1m. This is centred on an existing water treatment lagoon.

The 1/10,000 scale EA/NRW maps show very small and isolated areas of pluvial flooding on the site at depths of up to 0.30m for 30 and 100 year return periods. The depths increase to a maximum of 0.60m for 1,000 years.

The site is presently surrounded by soil screening bunds and an overburden mound. There are no plans to remove these structures and they will continue to protect the site from external sources of surface water flooding. Areas of standing water do form on the site during periods of wet weather, but the depths never exceed about 0.15m, except along the toe of one of the soil mounds where it reaches about 0.30m (**Photograph 1**). Most of the surface water accumulates because of the large areas of concrete hardstanding. The drainage system has also been damaged or blocked during the demolition of the colliery buildings. These issues will be resolved by the proposed development. The hardstanding will be removed and a new drainage system will be installed to serve the various pitches. The risk of pluvial flooding post-development is therefore considered to be low. The south-eastern part of the site will be given over to areas of ecological interest which will include wetlands. Little or no drainage work is thought to be required in this area.

Fluvial Flooding

The Environment Agency's Flood Map, extracts of which are provided in the Flood Screening Report and in **Appendix A**, shows that the risk of fluvial flooding across most of the site is extremely low (Flood Zone 1), but there is a relatively small area in the west that is located in Flood Zones 2 and 3 (3a).

The 1/50,000 scale EA/NRW RoFRS map shows that there is a low to high risk of fluvial flooding in the western part of the site and in the areas that extend to the north and south-west.

The 1/10,000 scale maps provided by JBA show the extent of fluvial flooding for 75, 100, 200 and 1,000 year return periods. Wide areas of potential flooding extend along Bridge and Halfpenny Dikes where these watercourses lie to the north and south-west of the site. The flooding is shown to extend into the western part of the site, but the impact of a 1 in 100 year event is less extensive than that recorded on the Environment Agency's Flood Map. Estimated point data indicate that flooding can exceed depths of over 1m even for a 75 year return period within the wider search area.

Groundwater

The risk of groundwater flooding refers largely on the susceptibility of excavations that extend below ground surface. The 1/50,000 scale BGS map identifies a wide area to the north-west of the site where there is a perceived risk. Other, much smaller areas are located to the south and the north-east. The latter appears to be centred on the former brickclay workings which were apparently dry during their excavation, but have since retained water (Section 1.4.1 of the main report). An area in which flooding might extend to ground surface has been identified to the south-west of Chequer Hall, but this will not impact the site.

In sharp contrast, the 1/50,000 scale map provided by GeoSmart shows that there is negligible risk (i.e. less than 1 in 100 or 1%) of groundwater flooding on the site and for some distance beyond its perimeter. Areas of low to moderate risk (greater than 1 in 100) are shown to the south-west of Chequer Hall and to the north-west of Wheldrake Grange and Orchard Farm. The excavations will in any event be limited in depth (not greater than about 2m) and will only be required for the construction of the lodge and amenity foundations and the installation of drains, service pipes and cables. Temporary dewatering will be carried out, if required, as is the normal practice on construction sites. The risk and consequences of groundwater flooding are therefore considered to be low.

Flooding due to Dam or Embankment Failure

The site is not in an area at risk of flooding due to the failure of a dam or embankment. The risk of failure from canals has not been assessed by JBA, but is considered to be negligible.

Historical Flood Risk

The Flood Screening Report identifies an area of historic flooding on the left bank of Bridge Dike (around Grid Ref. 464549 444143). This is recorded on the early editions of the OS maps (**Appendix B** and Section 1.4.1 of the main report) and roughly corresponds to the area classified as Flood Zones 2 and 3 (3a) by the Environment Agency.

Flood Insurance Claims

Crawford & Co. has confirmed that the site is located in an area of low flood insurance claims rating.

Flood Defences

The area does not benefit from flood defences, although the right bank of the Bridge Dike appears to have been built up where it lies within the site (**Photograph 4**). No flood storage areas have been constructed.

2b. How Flooding Could Occur

Flooding on the re-developed site is most likely to arise from the overtopping of the Bridge Dike in its western part. Surface water flooding could also occur during prolonged periods of wet weather if the newly installed drainage system is overwhelmed, but this will be minimal in depth and area.

2c. Existing Surface Drainage

Much of the drainage system that was installed when the colliery was developed has been damaged or blocked during the demolition works. The proposed development will entail the removal of the remaining buildings and large areas of hardstanding. A new drainage system will be installed where it is planned to create the various pitches. This will discharge into the Bridge Dike, though additional attenuation will be provided in the form of small ponds. There are no plans to use sewers for drainage purposes.

3. PROBABILITY

3a. Flood zones

The Environment Agency's Flood Map and the relevant SFRA's confirm that by far the majority of the site lies in Flood Zone 1. A relatively small area in the west is located in Flood Zones 2 and 3 (3a).

3b. Strategic Flood Risk Assessment

The site is covered by SFRA's prepared for City of York and Selby District Councils.

3c. Probability of Flooding

The principle risk of flooding relates to the overtopping of the Bridge Dike which would impact the western part of the site. The risk that this might occur is greater than 1 in 100 in any one year (1% AEP).

3d. Runoff

The greenfield runoff rates for the site have been estimated using the methodology described in IoH Report 124 (NERC, 1994; Section 3.4 of the main report).

Consent will be sought from the Environment Agency and the Lead Local flood Authority (LLFA) to discharge treated water into Bridge Dike, but at a rate that does not exceed those of greenfield conditions.

4. CLIMATE CHANGE

Rainfall intensities are expected to rise as a consequence of climate change. The number of extreme events is also likely to increase. There will be a greater risk of fluvial flooding because greenfield runoff and peak flow rates will rise so that channel capacity is exceeded. It follows that the lateral extent of the mapped flood zones will also change.

The drainage system on the site will be designed to accommodate a 40% uplift in rainfall intensities. This increase is in line with the recommendations given in Table 2 of, *Flood Risk Assessments: Climate Change Allowances* (Environment Agency, 2017). Greenfield runoff rates are also expected to rise.

5. DETAILED DEVELOPMENT PROPOSALS

Full details of this development are shown on 1/1000 scale North Selby Leisure Proposal Outline Masterplan (Dwg. No. 2356.02 Rev. 03, October 2018).

6. FLOOD RISK MANAGEMENT

There are no flood defences within the immediate vicinity of the site and none will be constructed.

7. OFF-SITE IMPACTS

7a. Impact of Flood Prevention Measures

There are no flood defences at the site. No works will be carried out that might otherwise affect flood flows. Additional attenuation capacity will be created to reduce the risk of downstream flooding.

7b. Runoff

Surface runoff will be managed within the main part of the site by a newly constructed drainage system. Foul water will be separately drained to a purpose built treatment facility to be constructed in the southern part of the site.

8. RESIDUAL RISKS

8a. Residual Flood Related Risks

No measures will be taken to protect the site from flooding during or after its development. Post-development, the risk of fluvial flooding downstream of the site should be marginally reduced by provision of additional attenuation capacity. Left undeveloped, the site will remain poorly drained and derelict unless an alternative development scheme is proposed.

8b. Management of Residual Risks

The residual risks of flooding will continue to be managed by the landowner, Harworth Estates, until such time that the land is sold for development.

Envirocheck[®] Report: Flood Screening Report Datasheet

Order Details:

Order Number:

164463226_1_1

Customer Reference:

18001/1

National Grid Reference:

464640, 444340

Slice:

A

Site Area (Ha):

0.01

Search Buffer (m):

1000

Site Details:

Site at 464640, 444340

Client Details:

Dr. D. A. Blythe,
DAB Geotechnics Ltd.,
Ellington,
MORPETH,
Northumberland,
NE61 5ES.

Report Section and Details	Page Number
Summary	-
<p>The Summary section provides an overview of the data contained within the report, detailing the number of data set features or the existence of a data set in relation to the buffer(s) selected. For ease of reference, the report is broken down into seven sections of data.</p>	
EA / NRW / CEH Flood Data	1
<p>This section details data from the Environment Agency/Natural Resources Wales and the Centre for Ecology and Hydrology.</p> <p>The EA/NRW data is reported to a distance of 250m from the edge of the site polygon and details both Zone 2 (extreme) and Zone 3 flood extents, as well as flood defences, flood water storage areas and areas benefiting from flood defences.</p> <p>The CEH data is reported to a distance of 250m from the edge of the site polygon and covers flood data for Scotland, divided into levels based on the frequency and magnitude of a predicted 100 year term.</p> <p>All data sets within this section are plotted and feature on the EA / NRW / CEH Flood Data (1:10,000) map. For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries.</p>	
JBA Flood Data	2
<p>This section contains the Comprehensive Flood Map ("CFM") data from JBA Risk Management Limited. The data is based upon the likelihood of a flood occurrence for up to 4 flood return periods depending on the type of flooding; these being 75 years, 100 years, 200 years and 1000 years. Each layer being modelled at a 5m cell resolution.</p> <p>Each return period is depicted on a separate 1:10,000 scale map and reports features to a distance of 250m in the datasheet from the edge of the site polygon.</p> <p>For each return period the following three sources of flooding are identified, surface water or pluvial flooding, undefended river flooding or fluvial flooding and undefended coastal flooding. In each case the extent of the flooding source is displayed with the associated depth range.</p> <p>In addition, a 1:10,000 scale map depicting flooding from a Canal Failure and a coverage check for this dataset is included.</p> <p>Where coverage exists, information is reported in the datasheet where the site could be affected by flooding that results from a dam breach.</p> <p>For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries.</p>	
BGS Flood Data	22
<p>This section contains two BGS data sets; namely Geological Indicators of Flooding and Groundwater Flooding Susceptibility, both of which report features out to a possible 1000m, with coverage in England, Wales and Scotland.</p> <p>Each data set is plotted on a separate BGS Flood Data (1:50,000) map.</p>	
GeoSmart Information Groundwater Flood Data	24
<p>This section contains data provided by GeoSmart Information who, building on their expertise, have developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in Great Britain. The resulting map, classifies groundwater flood risk for each 5m x 5m into four categories, negligible, low, moderate and high. These classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 200 years.</p>	
OS Water Network Data	27
<p>This section details the MasterMap Water Network data sourced from the Ordnance Survey. The OS MasterMap Water Network data details a network representing the watercourse within Great Britain.</p> <p>The OS Water Network Lines data set details the approximate central alignment of a watercourse, including rivers, lakes and canals.</p> <p>The OS Water Network Nodes data set details features that represent a river's source, end, a junction where three or more links meet, and places where the real world related attribution changes; for example a watercourse becoming tidal.</p> <p>The data sets within this section are plotted and feature on the OS Water Network Map (1:10,000) . For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries.</p>	

EA/NRW Historic Flood Events Data	34
<p>This section details Historic Flood data sourced from the Environment Agency/Natural Resources Wales and from data held by Landmark. The EA/NRW Historic Flood Events data is reported to a distance of 1000m from the edge of the site polygon and details recorded historic flood events from 1703 to October 2008. The data also contains information on the source and cause of the flood, and how the flood outline was established.</p> <p>Also included in this section is Landmark's Historical Flood Liabilities data set, which identifies areas that are liable to flood based on systematic analysis of historical mapping dating back to the mid 19th century.</p> <p>Both data sets within this section are plotted and feature on the EA/NRW Historical Flood (1:10,000) map. For added value, OS Contour data is also plotted, detailing contours, spot heights and land water boundaries.</p>	
EA/NRW RoFRS Data	35
<p>This section details the Risk of Flooding from Rivers and Sea (RoFRS) data sourced from the Environment Agency/Natural Resources Wales and is reported to a distance of 1000m from the edge of the site polygon. The RoFRS data provides an indication of areas of land at risk of flooding from rivers and the sea. These areas of land, called impacted cells, are represented as 50 metre squares, or smaller areas where a square is intersected by a river or coastline.</p> <p>The average height information of the impacted cell, modelled river and sea levels and information about over 200,000 flood defences are used as inputs to a computer flood model run by the Environment Agency/Natural Resources Wales. The model compares the probability that the flood defences will overtop or breach and the distance of the impact cell from the river or the sea for 40 scenarios for probabilities of between 100% to 0.1%.</p> <p>The results are then consolidated to calculate a single probability category for each impacted cell. These results have been validated by local staff using their local knowledge and expertise. RoFRS is a national flood risk assessment and does not contain information about property thresholds. Due to variations in the input data and the performance of the computer flood model at particular locations, the resulting category of an impacted cell should only be used at a specific study scale. In certain areas it would only be appropriate to compare risks between towns and counties whereas in other areas they would be more suitable for understanding risk at a street level. The level of suitability for a particular cell is indicated by the cell's suitability scale.</p> <p>The data within this section is plotted and feature on the EA/NRW RoFRS Data (1:50,000) map. This dataset is not available in Scotland.</p>	
Flood Insurance Risk Data	42
<p>This section contains flood risk data from Crawford and Company. This dataset is not plotted on any of the associated Flood maps.</p> <p>Crawford & Co have generated an Insurance Claims rating for Flood Risk. The risk is determined by comparing the number of flood insurance claims made to the number of properties in the postcode sector. The data will also include flood claims from domestic accidents or blocked drains, as well as flooding from river or tidal events. Flood insurance claim ratings are reported for the site only.</p>	
Data Currency	43
Data Suppliers	46
Useful Contacts	47

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Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m
EA / NRW / CEH Flood Data					
Extreme Flooding from Rivers or Sea without Defences	pg 1		1	n/a	n/a
Flooding from Rivers or Sea without Defences	pg 1		2	n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
JBA Flood Data					
JBA 75 Year Return (undefended) - Pluvial	pg 2		28	n/a	n/a
JBA 75 Year Return (undefended) - Fluvial	pg 3		69	n/a	n/a
JBA 75 Year Return (undefended) - Coastal				n/a	n/a
JBA 100 Year Return (undefended) - Fluvial	pg 6		74	n/a	n/a
JBA 100 Year Return (undefended) - Coastal				n/a	n/a
JBA 200 Year Return (undefended) - Pluvial	pg 9		40	n/a	n/a
JBA 200 Year Return (undefended) - Fluvial	pg 11		76	n/a	n/a
JBA 200 Year Return (undefended) - Coastal				n/a	n/a
JBA 1000 Year Return (undefended) - Pluvial	pg 15		53	n/a	n/a
JBA 1000 Year Return (undefended) - Fluvial	pg 17		84	n/a	n/a
JBA 1000 Year Return (undefended) - Coastal				n/a	n/a
JBA Canal Failure					
JBA Dam Break					
BGS Flood Data					
BGS Geological Indicators of Flooding					
BGS Groundwater Flooding Susceptibility	pg 22		4	6	30
GeoSmart Information Groundwater Flood					
GeoSmart Information Groundwater Flood Risk	pg 24	1			35
OS Water Network Data					
OS Water Network Lines	pg 27		8	19	15
OS Water Network Nodes	pg 31		6	21	18
EA/NRW Historic Flood Events Data					
Historic Flood Events					
Historical Flood Liabilities	pg 34		1		
EA/NRW RoFRS Data					
RoFRS - Risk of Flooding from Rivers and Sea	pg 35		14	20	64
Flood Insurance Risk Data					
Postcode Sector Flood Insurance Claim Ratings	pg 42	1	n/a	n/a	n/a

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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (SW)	137	1	464555 444235
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (SW)	148	1	464550 444225
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (S)	221	1	464574 444131
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	42	2	464655 444380
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	97	2	464730 444305
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (N)	150	2	464600 444485
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (SE)	166	2	464735 444205
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	185	2	464465 444285
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	186	2	464460 444300
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	189	2	464455 444310
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	190	2	464460 444285
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	192	2	464670 444530
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (N)	193	2	464675 444530
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	197	2	464660 444145
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	200	2	464685 444535
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	203	2	464465 444240
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (SW)	211	2	464465 444225
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	212	2	464430 444325
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	213	2	464470 444215
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	215	2	464705 444545
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	215	2	464460 444225
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	217	2	464425 444330
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	217	2	464455 444230
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	218	2	464475 444200
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	219	2	464445 444245

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	221	2	464420 444340
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	226	2	464415 444345
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	227	2	464865 444305
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	232	2	464410 444350
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (SE)	235	2	464770 444145
	JBA 75 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	245	2	464495 444145
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	169	2	464490 444265
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	170	2	464485 444275
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	171	2	464475 444300
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	171	2	464480 444285
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	172	2	464480 444280
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	172	2	464490 444260
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	172	2	464485 444270
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	174	2	464480 444275
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	174	2	464475 444290
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	174	2	464490 444255
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	175	2	464470 444305
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (SW)	176	2	464480 444270
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	176	2	464475 444285
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	178	2	464465 444320
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	178	2	464465 444315
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	182	2	464460 444330

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	182	2	464460 444325
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	183	2	464485 444245
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	186	2	464455 444340
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	186	2	464455 444335
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	186	2	464485 444240
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	187	2	464455 444330
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 1.0m	A13SW (W)	188	2	464460 444290
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	190	2	464480 444240
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	191	2	464450 444341
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	191	2	464450 444340
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	191	2	464450 444335
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	193	2	464480 444235
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	196	2	464445 444341
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	196	2	464445 444345
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	197	2	464475 444235
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	200	2	464490 444210
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	201	2	464485 444215
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	202	2	464440 444355
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	202	2	464440 444350
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	202	2	464480 444220
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	203	2	464495 444200
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	204	2	464445 444395

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	204	2	464490 444205
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	204	2	464485 444210
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	207	2	464495 444195
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	207	2	464435 444360
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	208	2	464435 444365
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	211	2	464500 444185
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	213	2	464435 444395
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	213	2	464430 444365
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	214	2	464495 444185
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	218	2	464500 444175
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	222	2	464455 444220
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	224	2	464460 444210
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	225	2	464455 444215
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	226	2	464465 444200
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	228	2	464470 444190
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	229	2	464450 444215
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	230	2	464500 444160
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	233	2	464445 444215
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	236	2	464445 444210
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	239	2	464485 444160
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	239	2	464505 444145
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	240	2	464440 444210

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	243	2	464505 444140
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	244	2	464510 444135
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	246	2	464400 444390
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	246	2	464515 444130
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	247	2	464400 444395
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	247	2	464435 444205
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	249	2	464510 444130
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	250	2	464515 444125
	JBA 75 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	250	2	464525 444120
	JBA 75 Year Return (undefended) - Coastal None				
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	169	2	464490 444265
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	170	2	464485 444275
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	171	2	464475 444300
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	171	2	464480 444285
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	172	2	464485 444270
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	172	2	464480 444280
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	174	2	464475 444290
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	174	2	464480 444275
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	174	2	464490 444255
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	175	2	464470 444305
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (SW)	176	2	464480 444270
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	178	2	464465 444320

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	178	2	464465 444315
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	182	2	464460 444330
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	182	2	464460 444325
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	183	2	464485 444245
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	186	2	464455 444340
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	186	2	464455 444335
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	186	2	464485 444240
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	187	2	464455 444330
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 1.0m	A13SW (W)	188	2	464460 444290
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	190	2	464480 444240
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	191	2	464450 444341
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	191	2	464450 444340
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	193	2	464480 444235
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	196	2	464445 444345
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	196	2	464480 444230
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	197	2	464445 444350
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	197	2	464475 444235
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	198	2	464485 444220
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	200	2	464490 444210
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	200	2	464495 444205
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	201	2	464485 444215
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	202	2	464445 444390

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	202	2	464440 444360
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	202	2	464440 444355
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	202	2	464480 444220
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	204	2	464485 444210
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	204	2	464490 444205
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	205	2	464480 444215
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	206	2	464440 444385
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	207	2	464440 444390
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	207	2	464435 444360
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	207	2	464490 444200
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	207	2	464495 444195
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	207	2	464500 444190
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	213	2	464430 444370
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	214	2	464495 444185
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	215	2	464505 444175
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	218	2	464500 444175
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	221	2	464430 444405
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	222	2	464455 444220
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	222	2	464500 444170
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	224	2	464460 444210
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	225	2	464455 444215
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	226	2	464465 444200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	227	2	464505 444160
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	228	2	464470 444190
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	229	2	464420 444400
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	233	2	464445 444215
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	236	2	464445 444210
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	239	2	464485 444160
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	239	2	464505 444145
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	240	2	464440 444210
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	243	2	464485 444155
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	243	2	464505 444140
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	243	2	464405 444395
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	244	2	464435 444210
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	244	2	464510 444135
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	246	2	464515 444130
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	247	2	464435 444205
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	249	2	464510 444130
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	250	2	464515 444125
	JBA 100 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	250	2	464525 444120
	JBA 100 Year Return (undefended) - Coastal None				
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	42	2	464655 444380
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (SE)	96	2	464725 444295
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (SE)	119	2	464750 444295

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (N)	150	2	464600 444485
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (E)	151	2	464790 444320
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (SE)	163	2	464730 444205
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	184	2	464465 444290
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	184	2	464470 444275
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	185	2	464460 444305
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	185	2	464475 444260
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (W)	187	2	464465 444280
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	189	2	464455 444310
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	192	2	464670 444530
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	193	2	464450 444315
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (N)	193	2	464675 444530
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	196	2	464470 444245
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	197	2	464655 444145
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	205	2	464685 444540
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	210	2	464470 444220
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	215	2	464705 444545
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	215	2	464475 444205
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	216	2	464425 444335
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (SW)	216	2	464470 444210
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	218	2	464480 444195
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	221	2	464420 444341

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	221	2	464450 444230
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (SW)	221	2	464475 444195
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (SW)	221	2	464480 444190
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	221	2	464485 444185
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (SW)	224	2	464485 444180
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	225	2	464475 444190
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	227	2	464865 444305
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	228	2	464480 444180
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	228	2	464490 444170
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	232	2	464410 444355
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (SE)	235	2	464770 444145
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	241	2	464495 444150
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	243	2	464405 444285
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (SW)	249	2	464495 444140
	JBA 200 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	250	2	464500 444135
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	167	2	464490 444270
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	168	2	464485 444280
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	169	2	464480 444290
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	169	2	464490 444265
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	170	2	464485 444275
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	171	2	464475 444300
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	171	2	464480 444285

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	172	2	464480 444280
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	172	2	464485 444270
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	172	2	464490 444260
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	173	2	464475 444295
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	174	2	464490 444255
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	174	2	464470 444310
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	174	2	464475 444290
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	175	2	464470 444305
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (SW)	176	2	464485 444260
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	177	2	464490 444250
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	177	2	464465 444325
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	178	2	464465 444320
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	181	2	464485 444250
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	181	2	464460 444335
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	182	2	464460 444330
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	182	2	464460 444325
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	186	2	464485 444240
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	186	2	464455 444340
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	186	2	464455 444335
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 1.0m	A13SW (W)	187	2	464460 444295
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	190	2	464480 444240
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	191	2	464450 444341

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	195	2	464485 444225
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	196	2	464480 444230
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	196	2	464450 444385
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	196	2	464495 444210
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	196	2	464500 444205
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	197	2	464445 444355
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	197	2	464445 444350
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	197	2	464490 444215
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	198	2	464485 444220
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	199	2	464450 444395
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	200	2	464475 444230
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	200	2	464490 444210
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	200	2	464495 444205
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	201	2	464485 444215
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	202	2	464450 444405
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	202	2	464445 444390
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	202	2	464440 444360
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	206	2	464440 444385
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	210	2	464445 444415
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	211	2	464500 444185
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	215	2	464505 444175
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	218	2	464500 444175

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	219	2	464435 444415
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	224	2	464460 444210
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	225	2	464455 444215
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	226	2	464465 444200
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	227	2	464425 444410
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	228	2	464470 444190
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	229	2	464420 444400
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	229	2	464450 444215
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	229	2	464465 444195
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	231	2	464420 444405
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	232	2	464470 444185
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	232	2	464475 444180
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	233	2	464445 444215
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	236	2	464445 444210
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	239	2	464505 444145
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	243	2	464485 444155
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	243	2	464505 444140
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	244	2	464510 444135
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	244	2	464405 444400
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	246	2	464515 444130
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	247	2	464435 444205
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	248	2	464520 444125

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	249	2	464510 444130
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	249	2	464400 444400
	JBA 200 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	250	2	464525 444120
	JBA 200 Year Return (undefended) - Coastal None				
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	36	2	464650 444375
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (S)	47	2	464635 444295
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (SE)	94	2	464725 444300
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (SE)	103	2	464735 444300
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (E)	141	2	464780 444320
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (N)	149	2	464605 444485
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (SE)	156	2	464725 444210
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	168	2	464520 444225
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	179	2	464475 444275
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	180	2	464470 444285
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	181	2	464480 444260
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	181	2	464465 444300
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	183	2	464460 444315
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (SW)	183	2	464475 444265
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	188	2	464455 444320
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	192	2	464670 444530
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	192	2	464475 444245
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13NE (N)	193	2	464675 444530

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	195	2	464685 444530
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	196	2	464665 444535
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (S)	197	2	464655 444145
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	201	2	464470 444235
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (S)	202	2	464655 444140
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13SW (W)	206	2	464445 444280
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SE (S)	207	2	464650 444135
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	207	2	464470 444225
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	212	2	464475 444210
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	214	2	464480 444200
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NE (N)	215	2	464705 444545
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	217	2	464485 444190
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	218	2	464460 444220
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	220	2	464455 444225
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	220	2	464465 444210
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Equal to 0.1m	A13SW (SW)	221	2	464490 444180
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	221	2	464420 444345
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	222	2	464470 444200
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (E)	223	2	464860 444300
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	225	2	464490 444175
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	227	2	464415 444355
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	228	2	464475 444185

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SE (SE)	231	2	464770 444150
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	232	2	464480 444175
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	232	2	464410 444360
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 1.0m	A13SW (W)	233	2	464410 444310
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	234	2	464410 444375
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	235	2	464485 444165
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	237	2	464495 444155
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	238	2	464405 444370
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (SW)	245	2	464495 444145
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	245	2	464400 444380
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	246	2	464500 444140
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	247	2	464395 444355
	JBA 1000 Year Return (undefended) - Pluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13NW (W)	250	2	464395 444385
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	161	2	464525 444230
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	161	2	464530 444225
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	161	2	464535 444220
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	164	2	464520 444230
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	164	2	464525 444225
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	164	2	464530 444220
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	165	2	464490 444275
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	165	2	464495 444265
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	166	2	464485 444285

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	167	2	464490 444270
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	168	2	464525 444220
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	168	2	464485 444280
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	169	2	464480 444290
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	169	2	464535 444210
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	169	2	464490 444265
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	170	2	464475 444305
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	170	2	464485 444275
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	171	2	464475 444300
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	171	2	464480 444285
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	172	2	464510 444230
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	173	2	464475 444295
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	173	2	464535 444205
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	173	2	464470 444315
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.3m and Less than or equal to 1.0m	A13SW (SW)	174	2	464485 444265
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	174	2	464470 444310
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	175	2	464510 444225
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	177	2	464465 444330
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	177	2	464465 444325
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	177	2	464490 444250
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	178	2	464465 444320
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	179	2	464490 444245

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (W)	181	2	464460 444340
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (W)	181	2	464460 444335
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	182	2	464460 444330
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	183	2	464500 444225
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	183	2	464485 444245
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 1.0m	A13SW (W)	185	2	464465 444285
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	186	2	464455 444345
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	186	2	464455 444341
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (W)	186	2	464455 444340
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	187	2	464460 444385
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	188	2	464490 444230
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	189	2	464485 444235
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	190	2	464455 444380
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	192	2	464455 444385
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	192	2	464450 444360
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	192	2	464450 444350
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	193	2	464505 444205
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	194	2	464450 444375
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	195	2	464450 444380
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	196	2	464455 444400
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	196	2	464505 444200
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	198	2	464445 444365

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (NW)	203	2	464455 444420
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (W)	207	2	464450 444420
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (NW)	209	2	464450 444425
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	211	2	464505 444180
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	212	2	464510 444175
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13NW (NW)	214	2	464445 444425
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (NW)	216	2	464445 444430
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 1.0m	A13SW (SW)	221	2	464480 444190
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	224	2	464460 444210
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	225	2	464455 444215
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	226	2	464465 444200
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	227	2	464505 444160
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	228	2	464455 444210
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	228	2	464470 444190
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	232	2	464470 444185
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	235	2	464475 444175
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	239	2	464445 444205
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	239	2	464505 444145
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	243	2	464440 444205
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	243	2	464485 444155
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	244	2	464510 444135
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	244	2	464520 444130

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	245	2	464525 444125
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.05m and Less than or equal to 0.1m	A13SW (SW)	246	2	464515 444130
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	247	2	464435 444205
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	248	2	464530 444120
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	248	2	464520 444125
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13NW (W)	248	2	464405 444415
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.1m and Less than or equal to 0.3m	A13SW (SW)	249	2	464510 444130
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	250	2	464535 444115
	JBA 1000 Year Return (undefended) - Fluvial Flood Depth: Greater than 0.01m and Less than or equal to 0.05m	A13SW (SW)	250	2	464435 444200
	JBA 1000 Year Return (undefended) - Coastal None				
	JBA Canal Failure Coverage Coverage: This area has not been mapped for risk of flooding from canal or aqueduct failure or breach.	A13NE (NE)	0	2	464641 444341
	JBA Canal Failure None				
	JBA Dam Break Coverage Coverage: This area has been mapped for flooding from dam or reservoir embankment failure or breach.	A13NE (NE)	0	2	464641 444341
	JBA Dam Break None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (N)	10	3	464641 444350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (W)	91	3	464550 444341
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	184	3	464550 444500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (N)	210	3	464650 444550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (W)	305	3	464350 444250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	364	3	464450 444650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NE (S)	455	3	464750 443900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NW (E)	460	3	465100 444341
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A7NE (SW)	483	3	464300 444000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NE (S)	495	3	464700 443850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A19SW (NE)	508	3	465000 444700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A19SW (NE)	545	3	465000 444750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NW (SW)	571	3	464350 443850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (N)	610	3	464641 444950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NE (W)	612	3	464050 444500
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A19SW (NE)	616	3	465100 444750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A7NE (SW)	660	3	464150 443900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (N)	660	3	464641 445000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SW (N)	661	3	464600 445000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SE (N)	669	3	464750 445000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8SE (S)	691	3	464641 443650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NW (W)	709	3	463950 444500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8SW (S)	742	3	464600 443600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8SE (S)	749	3	464750 443600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A19SW (NE)	751	3	465000 445000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8SE (S)	785	3	464900 443600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14NE (E)	788	3	465400 444550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9SW (SE)	824	3	465000 443600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NE (E)	836	3	465450 444550
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A19NW (NE)	845	3	465100 445050
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8SE (S)	856	3	464800 443500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A8SW (S)	863	3	464450 443500
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A9SW (SE)	869	3	465000 443550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A9SW (SE)	899	3	465150 443600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A7SE (SW)	906	3	464200 443550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A7SE (SW)	931	3	464150 443550
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A19SE (NE)	943	3	465400 444900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A7SW (SW)	978	3	463950 443650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A19NW (NE)	984	3	465200 445150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NW (W)	993	3	463650 444400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A13NE (NE)	0	2	464641 444341
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	774	2	464500 443580
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	777	2	464485 443580
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	780	2	464495 443575
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A8SW (S)	791	2	464490 443565
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A8SW (S)	798	2	464480 443560
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A8SW (S)	817	2	464460 443545
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A8SW (S)	824	2	464450 443540
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A8SW (S)	831	2	464440 443535
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A8SW (S)	844	2	464425 443525
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A8SW (S)	858	2	464410 443515
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A8SW (S)	872	2	464395 443505
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A7SE (SW)	892	2	464210 443560
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	895	2	464365 443490

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	901	2	464375 443480
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	905	2	464380 443475
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	908	2	464385 443470
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	912	2	464390 443465
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	915	2	464395 443460
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	918	2	464400 443455
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	922	2	464405 443450
	GeoSmart Information Groundwater Flood Data Risk: Negligible Risk Risk Details: There is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence has a chance of less than 1 in 100 (<1%) probability of occurrence.	A8SW (S)	923	2	464400 443450
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	923	2	464335 443470
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	927	2	464445 443435
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	933	2	464420 443435
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	938	2	464320 443460
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	940	2	464455 443420
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A7SE (SW)	941	2	464140 443545
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	946	2	464310 443455
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	953	2	464305 443450

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A7SE (S)	967	2	464290 443440
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A7SE (S)	976	2	464280 443435
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	981	2	464470 443375
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A7SE (S)	982	2	464275 443430
	GeoSmart Information Groundwater Flood Data Risk: Low Risk Risk Details: There is a low risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A8SW (S)	990	2	464475 443365
	GeoSmart Information Groundwater Flood Data Risk: Moderate Risk Risk Details: There is a moderate risk of groundwater flooding in this area with a chance of greater than 1 in 100 (>1%) probability of occurrence.	A7SE (SW)	992	2	464260 443425

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 153.7 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13NW (NW)	146	4	464572 444468
2	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 173.1 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13NW (NW)	149	4	464546 444455
3	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Lake Watercourse Length: 10.7 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13NE (N)	197	4	464688 444532
4	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Lake Watercourse Length: 9.3 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13NE (N)	202	4	464672 444540
5	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Lake Watercourse Length: 5.5 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13NE (N)	204	4	464681 444541
6	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 250.3 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13NE (N)	210	4	464683 444546
7	OS Water Network Lines Watercourse Name: Bridge Dike Watercourse Form: Inland river Watercourse Length: 295.8 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13SW (SW)	212	4	464447 444256
8	OS Water Network Lines Watercourse Name: Bridge Dike Watercourse Form: Inland river Watercourse Length: 91.8 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13NW (W)	240	4	464402 444360
9	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 6.4 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13SW (SW)	290	4	464505 444085

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 13.5 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13SE (SE)	294	4	464814 444104
11	OS Water Network Lines Watercourse Name: Bridge Dike Watercourse Form: Inland river Watercourse Length: 65.0 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13SW (SW)	295	4	464499 444083
12	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 53.2 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13SE (SE)	295	4	464831 444116
13	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 1336.2 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13NW (NW)	296	4	464517 444609
14	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 51.8 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13SE (SE)	297	4	464834 444115
15	OS Water Network Lines Watercourse Name: Bridge Dike Watercourse Form: Inland river Watercourse Length: 971.7 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13NW (W)	306	4	464350 444433
16	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 156.8 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13SE (SE)	306	4	464880 444150
17	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 156.3 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13SE (SE)	309	4	464881 444148
18	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 376.1 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13SW (SW)	346	4	464348 444157

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
19	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 3.8 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13SW (SW)	354	4	464497 444018
20	OS Water Network Lines Watercourse Name: Bridge Dike Watercourse Form: Inland river Watercourse Length: 1312.4 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13SW (SW)	354	4	464497 444018
21	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 170.3 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13SW (SW)	356	4	464493 444018
22	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 196.9 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A13SW (SW)	360	4	464376 444098
23	OS Water Network Lines Watercourse Name: Halfpenny Dike Watercourse Form: Inland river Watercourse Length: 1247.9 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A8NE (S)	372	4	464674 443971
24	OS Water Network Lines Watercourse Name: Halfpenny Dike Watercourse Form: Inland river Watercourse Length: 11.3 Watercourse Level: Underground Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A8NE (S)	375	4	464650 443967
25	OS Water Network Lines Watercourse Name: Halfpenny Dike Watercourse Form: Inland river Watercourse Length: 728.8 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A8NW (S)	377	4	464639 443964
26	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 148.7 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A8NW (SW)	468	4	464330 443991
27	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 48.8 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A8NW (SW)	468	4	464330 443991

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
28	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Lake Watercourse Length: 7.5 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A12SE (SW)	537	4	464199 444036
29	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 201.7 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A7NE (SW)	731	4	464022 443953
30	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 179.8 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A8SW (S)	767	4	464512 443586
31	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 408.0 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A8SW (S)	877	4	464604 443465
32	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 204.9 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A12SW (W)	881	4	463778 444166
33	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 178.5 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A8SW (S)	899	4	464362 443487
34	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 33.7 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A18NW (N)	907	4	464373 445207
35	OS Water Network Lines Watercourse Name: Bridge Dike Watercourse Form: Inland river Watercourse Length: 134.4 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A18NW (N)	907	4	464373 445207
36	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 109.8 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A18NW (N)	916	4	464401 445225

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
37	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 77.5 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A18NW (N)	916	4	464401 445225
38	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 106.7 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A18NW (N)	940	4	464501 445270
39	OS Water Network Lines Watercourse Name: Dunning Dike Watercourse Form: Inland river Watercourse Length: 357.0 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A18NW (N)	940	4	464501 445270
40	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 141.9 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A7NW (SW)	943	4	463842 443841
41	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 20.5 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A18NW (N)	991	4	464353 445288
42	OS Water Network Lines Watercourse Name: Not Supplied Watercourse Form: Inland river Watercourse Length: 192.6 Watercourse Level: On ground surface Primacy: 1 Permanent: True Catchment Name: Ouse Yorkshire	A18NW (N)	993	4	464372 445296
43	OS Water Network Nodes Hydronode Pseudo Category:	A13NW (NW)	149	4	464546 444455
44	OS Water Network Nodes Hydronode Source Category:	A13NE (N)	197	4	464688 444532
45	OS Water Network Nodes Hydronode Pseudo Category:	A13NE (N)	202	4	464672 444540
46	OS Water Network Nodes Hydronode Junction Category:	A13NE (N)	204	4	464681 444541
47	OS Water Network Nodes Hydronode Pseudo Category:	A13NE (N)	210	4	464683 444546
48	OS Water Network Nodes Hydronode Junction Category:	A13NW (W)	240	4	464402 444360
49	OS Water Network Nodes Hydronode Source Category:	A13SW (SW)	290	4	464505 444085

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
50	OS Water Network Nodes Hydrone Node Source Category:	A13SE (SE)	294	4	464814 444104
51	OS Water Network Nodes Hydrone Node Junction Category:	A13SW (SW)	295	4	464499 444083
52	OS Water Network Nodes Hydrone Node Outlet Category:	A13SE (SE)	295	4	464826 444112
53	OS Water Network Nodes Hydrone Node Source Category:	A13SE (SE)	295	4	464831 444116
54	OS Water Network Nodes Hydrone Node Source Category:	A13SE (SE)	297	4	464834 444115
55	OS Water Network Nodes Hydrone Node Outlet Category:	A13SE (SE)	305	4	464875 444146
56	OS Water Network Nodes Hydrone Node Source Category:	A13SE (SE)	306	4	464880 444150
57	OS Water Network Nodes Hydrone Node Junction Category:	A13NW (W)	306	4	464350 444433
58	OS Water Network Nodes Hydrone Node Outlet Category:	A13SE (SE)	307	4	464876 444145
59	OS Water Network Nodes Hydrone Node Source Category:	A13SE (SE)	309	4	464881 444148
60	OS Water Network Nodes Hydrone Node Outlet Category:	A13SE (E)	317	4	464946 444257
61	OS Water Network Nodes Hydrone Node Outlet Category:	A13SE (E)	323	4	464952 444258
62	OS Water Network Nodes Hydrone Node Outlet Category:	A13SW (SW)	346	4	464348 444157
63	OS Water Network Nodes Hydrone Node Junction Category:	A13SW (SW)	354	4	464497 444018
64	OS Water Network Nodes Hydrone Node Pseudo Category:	A13SW (SW)	356	4	464493 444018
65	OS Water Network Nodes Hydrone Node Source Category:	A13NE (NE)	359	4	464919 444566
66	OS Water Network Nodes Hydrone Node Outlet Category:	A13SW (SW)	360	4	464376 444098
67	OS Water Network Nodes Hydrone Node Pseudo Category:	A8NE (S)	375	4	464650 443967
68	OS Water Network Nodes Hydrone Node Pseudo Category:	A8NW (S)	377	4	464639 443964
69	OS Water Network Nodes Hydrone Node Junction Category:	A8NW (SW)	468	4	464330 443991

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
70	OS Water Network Nodes Hydrone Node Source Category:	A7NE (SW)	509	4	464283 443979
71	OS Water Network Nodes Hydrone Node Pseudo Category:	A12SE (SW)	537	4	464199 444036
72	OS Water Network Nodes Hydrone Node Source Category:	A12SE (SW)	544	4	464192 444033
73	OS Water Network Nodes Hydrone Node Source Category:	A7NE (SW)	574	4	464230 443941
74	OS Water Network Nodes Hydrone Node Source Category:	A7NE (SW)	722	4	464029 443958
75	OS Water Network Nodes Hydrone Node Outlet Category:	A7NE (SW)	731	4	464022 443953
76	OS Water Network Nodes Hydrone Node Source Category:	A8SW (S)	767	4	464512 443586
77	OS Water Network Nodes Hydrone Node Source Category:	A8SW (S)	877	4	464604 443465
78	OS Water Network Nodes Hydrone Node Outlet Category:	A12SW (W)	892	4	463776 444123
79	OS Water Network Nodes Hydrone Node Junction Category:	A8SW (S)	899	4	464362 443487
80	OS Water Network Nodes Hydrone Node Junction Category:	A18NW (N)	907	4	464373 445207
81	OS Water Network Nodes Hydrone Node Source Category:	A12SW (W)	909	4	463734 444283
82	OS Water Network Nodes Hydrone Node Junction Category:	A18NW (N)	916	4	464401 445225
83	OS Water Network Nodes Hydrone Node Source Category:	A7NW (SW)	933	4	463850 443847
84	OS Water Network Nodes Hydrone Node Junction Category:	A18NW (N)	940	4	464501 445270
85	OS Water Network Nodes Hydrone Node Outlet Category:	A7NW (SW)	943	4	463842 443841
86	OS Water Network Nodes Hydrone Node Source Category:	A18NW (N)	991	4	464353 445288
87	OS Water Network Nodes Hydrone Node Junction Category:	A18NW (N)	993	4	464372 445296

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
88	Historical Flood Liabilities Use: Area liable to flood Date of Mapping: 1893	A13SW (SW)	218	2	464549 444143

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SW (SW)	137	1	464555 444235
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: High - Greater than or equal to 1 in 30 (3.3%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SW (SW)	140	1	464545 444240
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SW (SW)	145	1	464525 444255
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SW (W)	159	1	464485 444310
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NW (W)	166	1	464480 444380
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SW (SW)	168	1	464550 444200
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NW (NW)	187	1	464490 444450
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SW (S)	198	1	464610 444146
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NW (NW)	220	1	464450 444450
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SW (SW)	238	1	464450 444200
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SE (S)	241	1	464641 444100
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SE (S)	244	1	464679 444100
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SW (SW)	245	1	464488 444150
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SW (S)	245	1	464600 444100

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SW (W)	258	1	464400 444250
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SW (W)	294	1	464350 444300
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13SW (SW)	318	1	464450 444087
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A13NW (NW)	336	1	464345 444500
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	341	1	464300 444341
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8NE (S)	359	1	464700 443987
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8NW (S)	369	1	464500 444000
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8NW (SW)	373	1	464490 444000
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8NE (S)	375	1	464700 443971
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	393	1	464250 444380
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (NW)	418	1	464280 444550
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8NE (S)	441	1	464641 443900
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (NW)	444	1	464250 444550
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8NW (S)	446	1	464577 443900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	454	1	464200 444445
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	455	1	464200 444450
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (NW)	468	1	464223 444550
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8NW (SW)	480	1	464452 443900
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (NW)	495	1	464220 444600
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8NW (SW)	495	1	464450 443885
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (NW)	512	1	464200 444600
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	517	1	464150 444500
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (NW)	535	1	464174 444600
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8NW (SW)	540	1	464416 443850
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8NW (S)	550	1	464544 443800
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8NW (SW)	552	1	464400 443844
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (NW)	572	1	464160 444650
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8NW (SW)	574	1	464400 443820

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (W)	582	1	464100 444555
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (NW)	600	1	464100 444600
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8NW (S)	614	1	464477 443750
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	640	1	464150 444750
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	642	1	464160 444765
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	648	1	464205 444820
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A12NE (NW)	652	1	464050 444615
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	652	1	464290 444890
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SW (NW)	653	1	464305 444900
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	654	1	464250 444865
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	655	1	464300 444900
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	655	1	464255 444870
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	655	1	464300 443783
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	655	1	464230 444850

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8NW (S)	656	1	464450 443714
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	663	1	464163 444800
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	663	1	464200 444836
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	665	1	464253 444881
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	665	1	464214 444850
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	666	1	464280 444900
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8NW (S)	669	1	464451 443700
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	673	1	464150 444800
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	681	1	464300 443751
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	683	1	464300 443750
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18SW (NW)	692	1	464355 444970
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	692	1	464282 443750
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	713	1	464200 444900
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	751	1	464250 443700

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	752	1	464200 443732
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	774	1	464208 443700
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8SW (S)	796	1	464350 443600
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NW (N)	800	1	464405 445105
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NW (N)	808	1	464350 445094
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NW (N)	814	1	464350 445100
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7NE (SW)	823	1	464150 443681
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17NE (NW)	833	1	464300 445100
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Very Low - Less than 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	845	1	464100 444990
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	865	1	464150 443629
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17SE (NW)	871	1	464050 444980
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A17NE (NW)	879	1	464300 445150
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	889	1	464150 443600
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NW (N)	903	1	464460 445225

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NW (N)	909	1	464510 445240
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NW (N)	914	1	464375 445214
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	915	1	464104 443600
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8SW (S)	923	1	464400 443450
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NW (N)	927	1	464570 445265
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NW (N)	931	1	464450 445252
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NW (N)	937	1	464470 445261
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8SW (S)	938	1	464350 443450
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NW (N)	948	1	464375 445250
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A8SW (S)	960	1	464450 443400
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	963	1	464050 443581
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NW (N)	964	1	464548 445300
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Medium - Less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A7SE (SW)	973	1	464153 443500
	Risk of Flooding from Rivers and Sea (RoFRS) Flood Risk Assessment: Low - Less than 1 in 100 (1%) but greater than or equal to 1 in 1,000 (0.1%) chance in any given year Suitability Scale: County to Town Source: Environment Agency, Head Office	A18NE (N)	996	1	464700 445335








Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Postcode Sector Flood Insurance Claim Ratings Insurance Rating: Low Flood Insurance Claim Rating Postcode Sector: YO19 6	A13NE (NE)	0	2	464641 444341

EA / NRW / CEH Flood Data	Version	Update Cycle
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2018	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2018	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2018	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	February 2018	Quarterly
Flood Defences Environment Agency - Head Office	February 2018	Quarterly
EA / NRW Surface Water Flood Data	Version	Update Cycle
Surface Water 1 in 30 year Flood Depth Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Depth Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Depth Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 30 year Flood Velocity Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Velocity Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Velocity Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 30 year Flood Flow Direction 25m Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Flow Direction 25m Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Flow Direction 25m Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 30 year Flood Hazard Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Hazard Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Hazard Environment Agency - Head Office	October 2013	As notified
Surface Water Suitability Environment Agency - Head Office	October 2013	As notified

JBA Flood Data	Version	Update Cycle
JBA 75 Year Return (undefended) - Pluvial JBA Risk Management Limited	December 2017	Annually
JBA 75 Year Return (undefended) - Fluvial JBA Risk Management Limited	December 2017	Annually
JBA 75 Year Return (undefended) - Coastal JBA Risk Management Limited	December 2017	Annually
JBA 100 Year Return (undefended) - Fluvial JBA Risk Management Limited	December 2017	Annually
JBA 100 Year Return (undefended) - Coastal JBA Risk Management Limited	December 2017	Annually
JBA 200 Year Return (undefended) - Pluvial JBA Risk Management Limited	December 2017	Annually
JBA 200 Year Return (undefended) - Fluvial JBA Risk Management Limited	December 2017	Annually
JBA 200 Year Return (undefended) - Coastal JBA Risk Management Limited	December 2017	Annually
JBA 1000 Year Return (undefended) - Pluvial JBA Risk Management Limited	December 2017	Annually
JBA 1000 Year Return (undefended) - Fluvial JBA Risk Management Limited	December 2017	Annually
JBA 1000 Year Return (undefended) - Coastal JBA Risk Management Limited	December 2017	Annually
JBA Canal Failure JBA Risk Management Limited	October 2017	Annually
JBA Dam Break JBA Risk Management Limited	October 2017	Annually
BGS Flood Data	Version	Update Cycle
BGS Geological Indicators of Flooding British Geological Survey - National Geoscience Information Service	February 2011	As notified
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
GeoSmart Information Groundwater Flooding Data	Version	Update Cycle
GeoSmart Information Groundwater Flood Risk GeoSmart Information Ltd	November 2017	Bi-Annually
OS Water Network Data	Version	Update Cycle
OS Water Network Lines Ordnance Survey	January 2018	Quarterly
OS Water Network Nodes Ordnance Survey	January 2018	Quarterly
EA/NRW Historic Flood Events Data	Version	Update Cycle
Historic Flood Events Environment Agency - Head Office	February 2018	Quarterly
Historical Flood Liabilities Landmark Information Group Limited	December 1999	Not Applicable

EA/NRW Risk of Flooding from Rivers and Sea (RoFRS)	Version	Update Cycle
RoFRS - Risk of Flooding from Rivers and Sea Environment Agency - Head Office	March 2017	Annually
Flood Insurance Risk Data	Version	Update Cycle
Postcode Sector Flood Insurance Claim Ratings Crawford and Company	January 2018	Quarterly

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Natural Resources Wales	
Centre for Ecology and Hydrology	
British Geological Survey	
GeoSmart Information	
JBA Risk Management	

Contact	Name and Address	Contact Details
1	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
2	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9966 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk
3	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
4	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
5	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409

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JBA Flood Data Information

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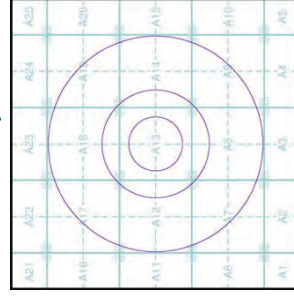
BGS Flood Data (1:50,000)

General
 Specified Site Specified Buffer(s) Bearing Reference Point
 Site Map ID

BGS Geological Indicators of Flooding

- Coastal
- Inland
- Bodies of Water

BGS Flood Data Map - Slice A

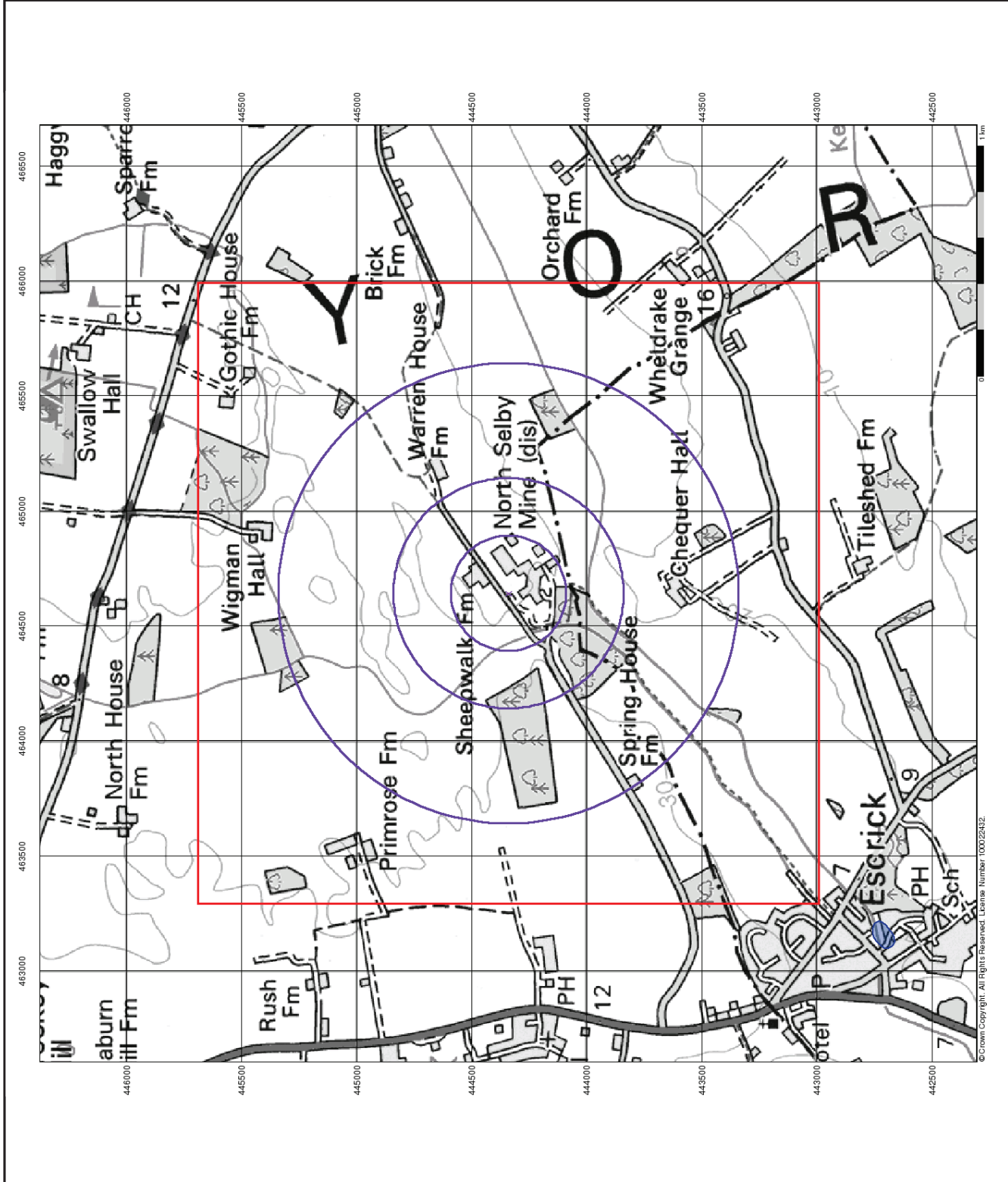


Order Details

Order Number: 164463226_1_1
 Customer Ref: 18001/1
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details




Site at 464640, 444340



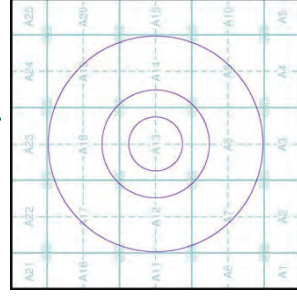
BGS Flood Data (1:50,000)

- General**
-  Specified Site
 -  Specified Buffer(s)
 -  Bearing Reference Point
 -  Site
 -  Map ID

BGS Groundwater Flooding Susceptibility

-  Potential for Groundwater Flooding to Occur at Surface
-  Potential for Groundwater Flooding of Property Situated Below Ground Level
-  Limited Potential for Groundwater Flooding to Occur

BGS Flood Data Map - Slice A

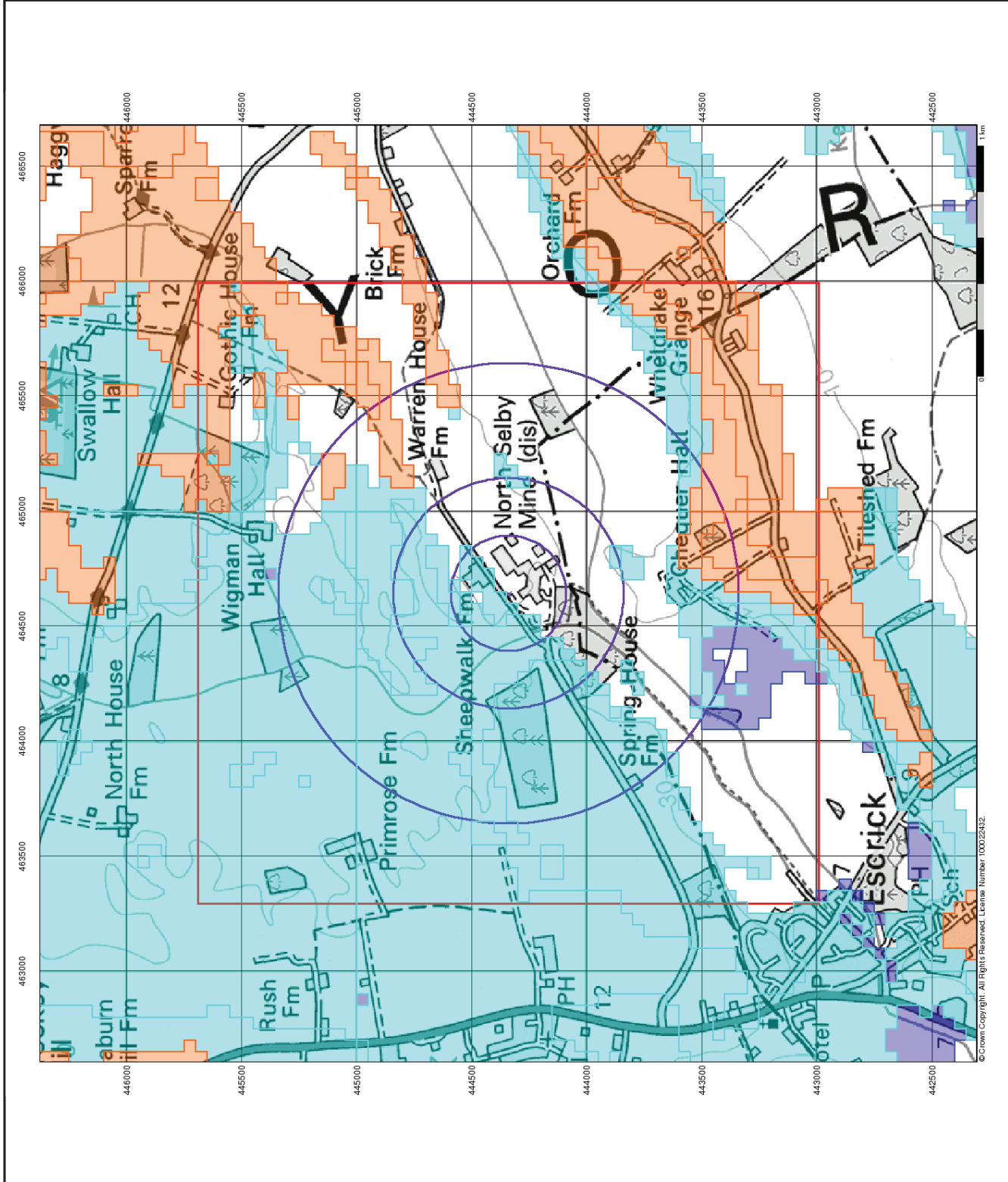


Order Details

Order Number: 164463226_1_1
 Customer Ref: 18001/1
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 464640, 444340







GeoSmart Information Groundwater Flood Map (1:50,000)

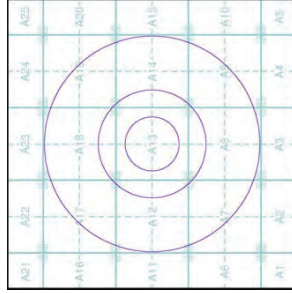
General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Slice

GeoSmart Information Groundwater Flooding Risk

-  High Risk
-  Moderate Risk
-  Low Risk
-  Negligible Risk

GeoSmart Information Groundwater Flood Map - Slice A

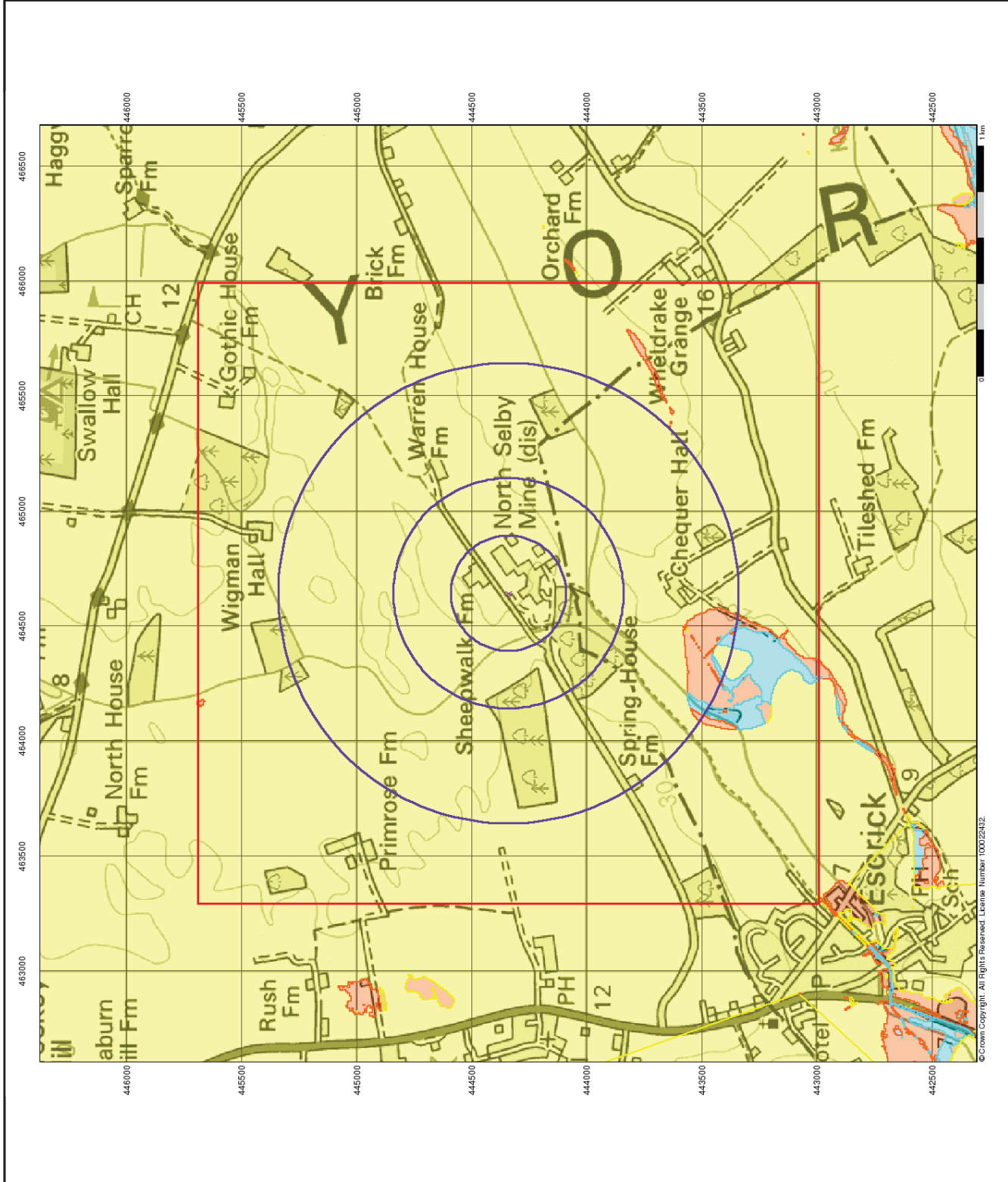


Order Details

Order Number: 164463226_1_1
 Customer Ref: 18001/1
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 464640, 444340

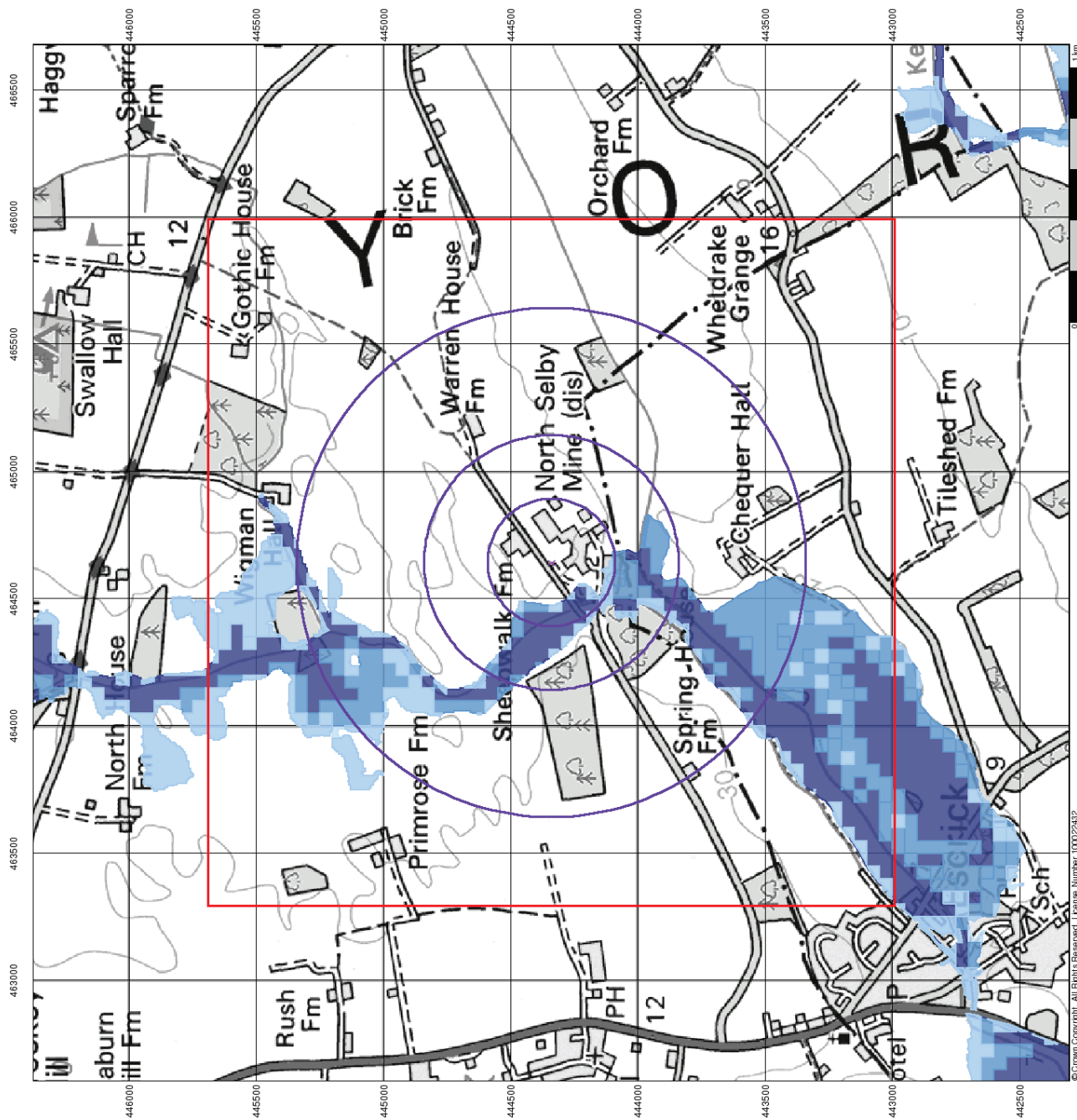


EANRW RoFRS Data (1:50,000)

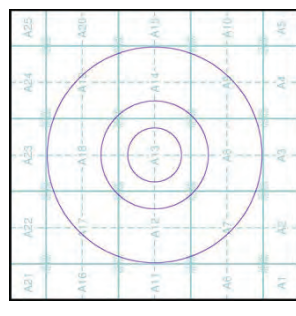
- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Slice
 - Map ID

Risk of Flooding from Rivers and Sea (RoFRS)

- High Risk
- Medium Risk
- Low Risk
- Very Low Risk



EANRW RoFRS Data Map - Slice A



Order Details

Order Number: 164463226_1_1
 Customer Ref: 18001/1
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 464640, 444340

EANRW Flood Data Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

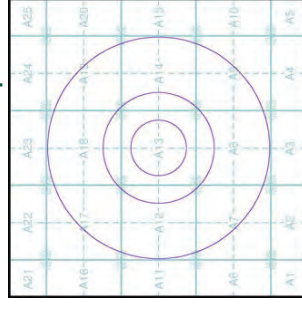
Flood Data

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- ▨ Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Contours (height in metres)

- Standard Contour — 0.5
- Master Contour — 0.5
- Spot Height — 167.8
- M/LW — Mean Low Water
- M/HW — Mean High Water

EANRW Flood Data Map - Slice A

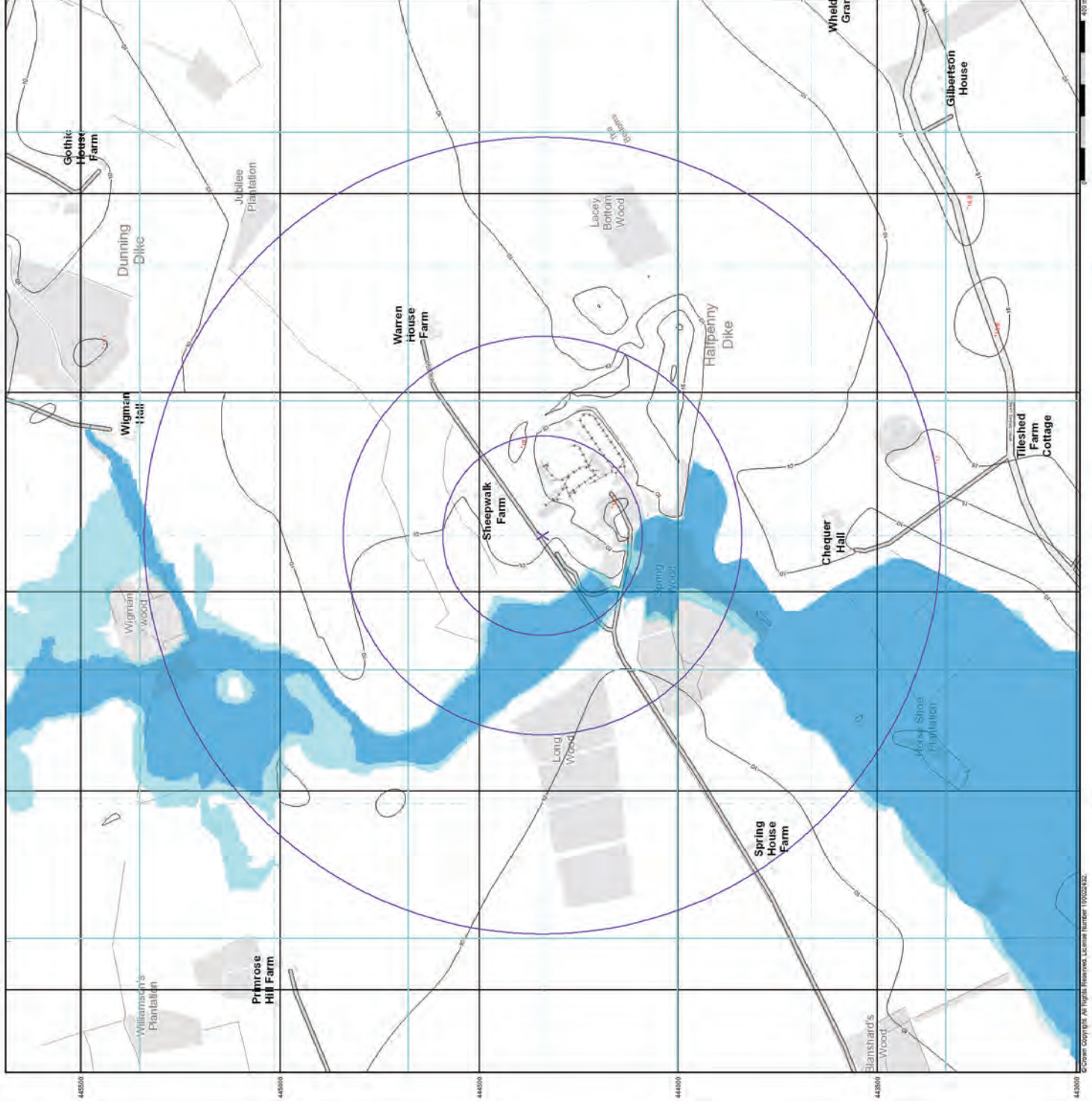


Order Details

Order Number: 164463226_1_1
 Customer Ref: 1800171
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 464640, 444340

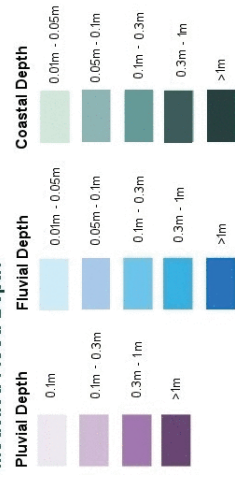


JBA 75 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

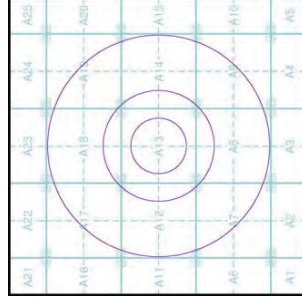
Modelled Flood Depth



Contours (height in metres)



JBA 75 Year Return Flood Map (Undefended) - Slice A

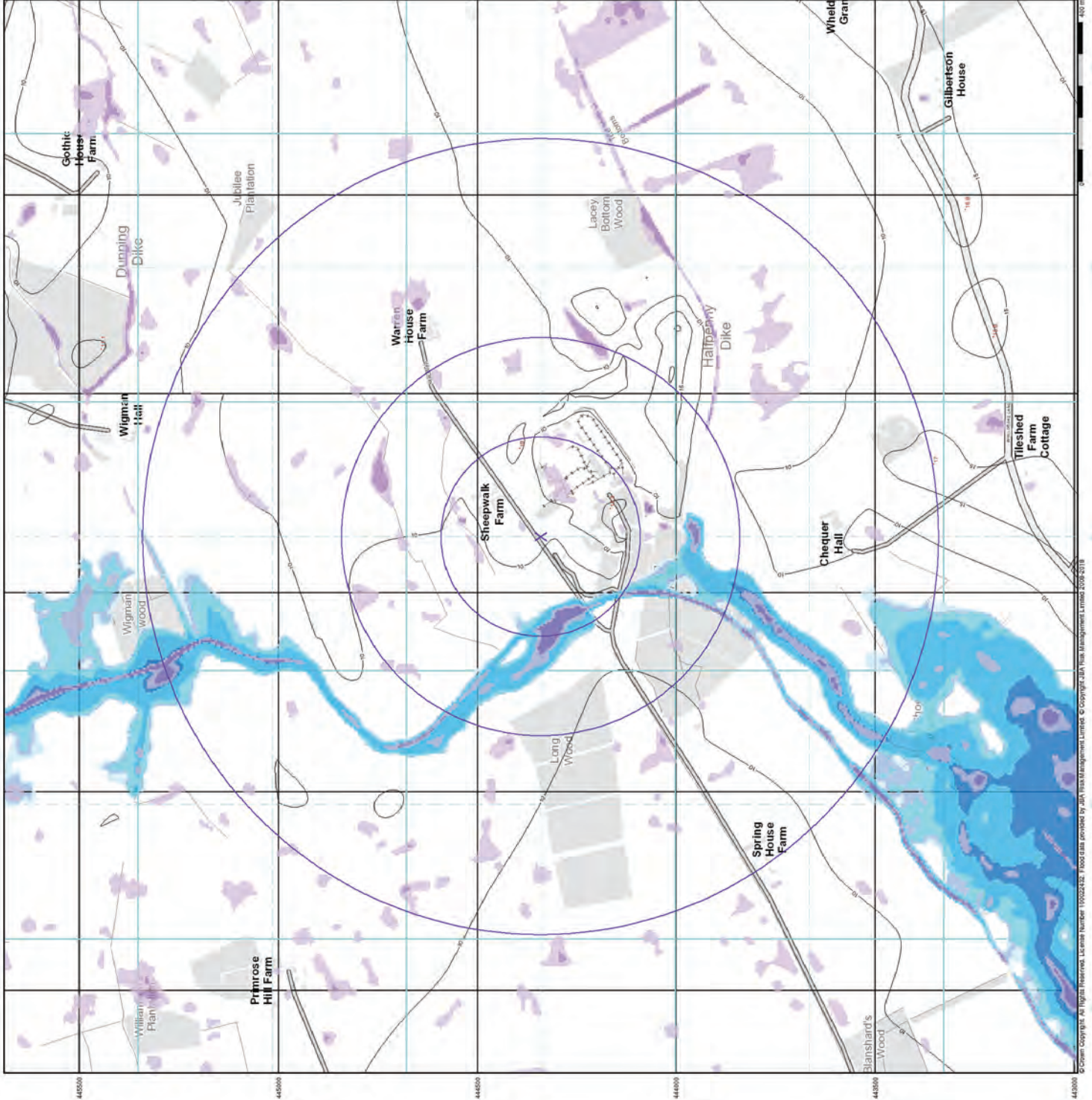


Order Details

Order Number: 164463226_1_1
 Customer Ref: 1800171
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 464640, 444340

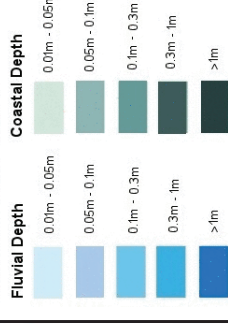


JBA 100 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

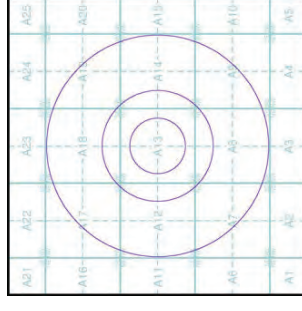
Modelled Flood Depth



Contours (height in metres)

- Mean Low Water
- Standard Contour
- Master Contour
- Spot Height
- Mean High Water

JBA 100 Year Return Flood Map (Undefended) - Slice A

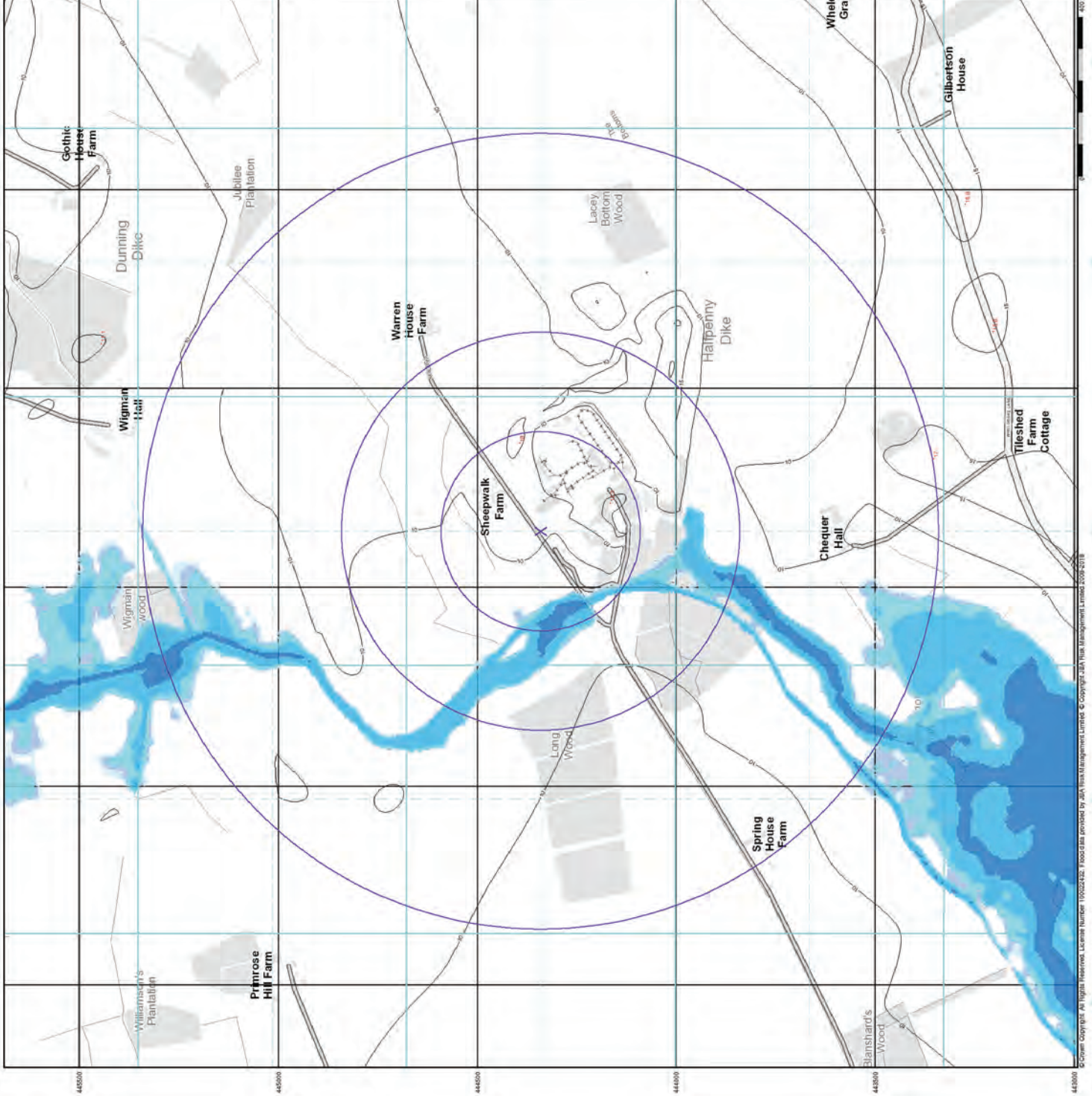


Order Details

Order Number: 164463226_1_1
 Customer Ref: 1800171
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 464640, 444340



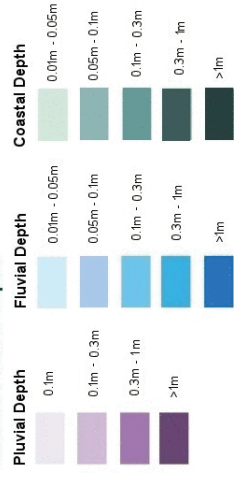
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JBA 200 Year Return Flood Map (Undefended) (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

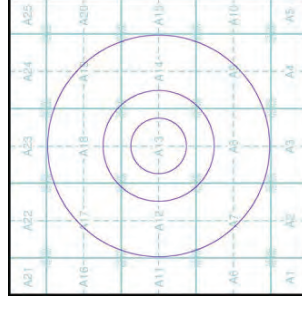
Modelled Flood Depth



Contours (height in metres)



JBA 200 Year Return Flood Map (Undefended) - Slice A



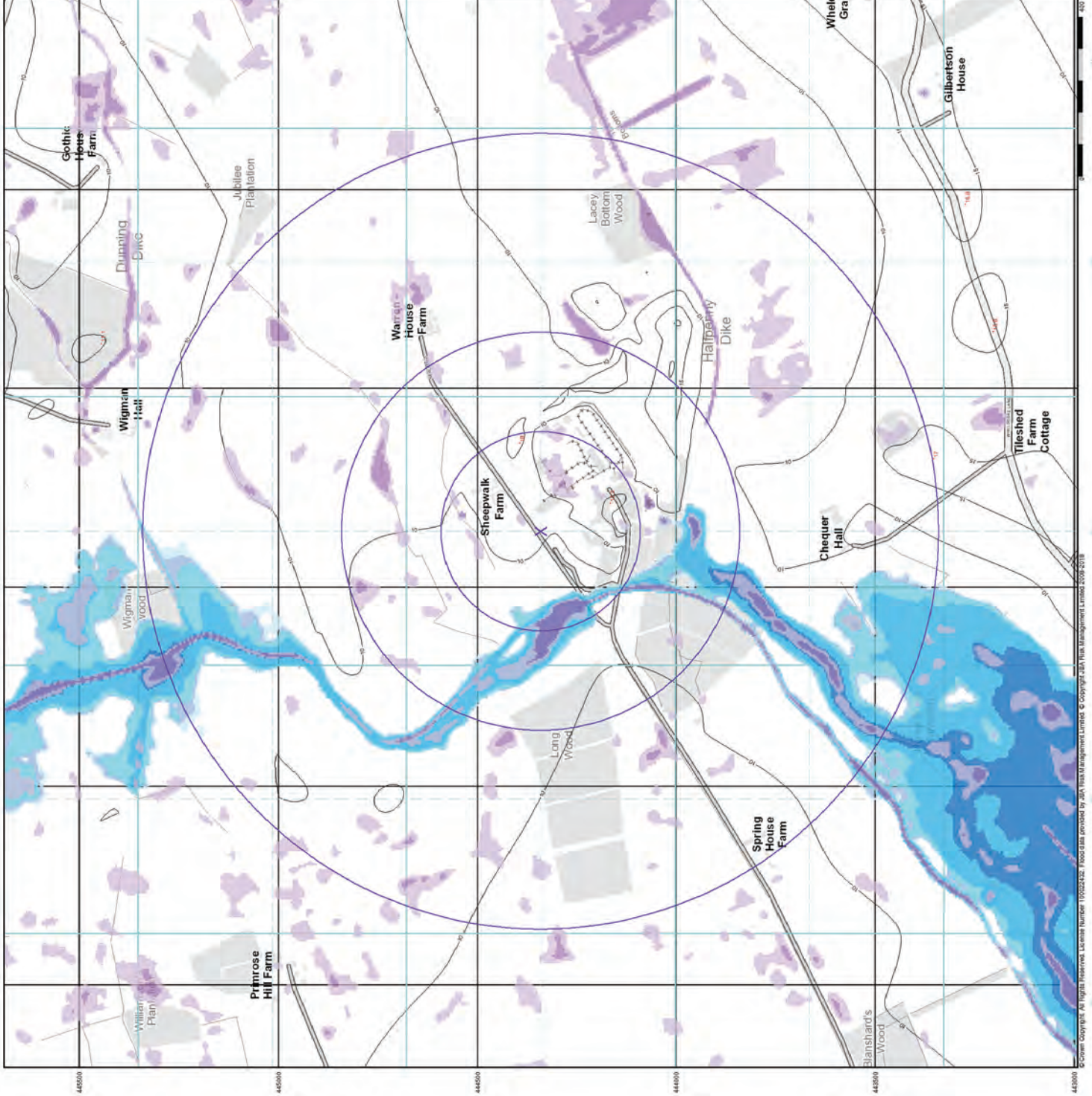
Order Details

Order Number: 164463226_1_1
 Customer Ref: 1800171
 National Grid Reference: 464640, 444340

Site: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 464640, 444340



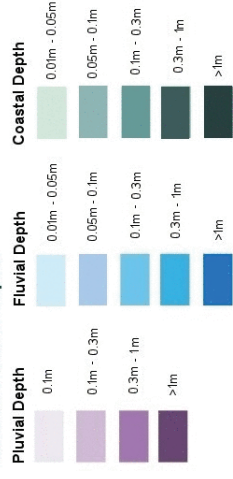
JBA 1000 Year Return Flood Map (Undefended)

(1:10,000)

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

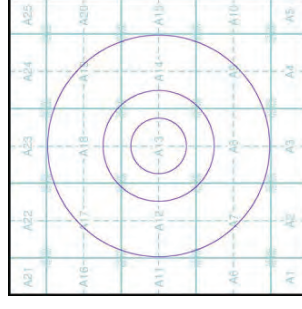
Modelled Flood Depth



Contours (height in metres)



JBA 1000 Year Return Flood Map (Undefended) - Slice A

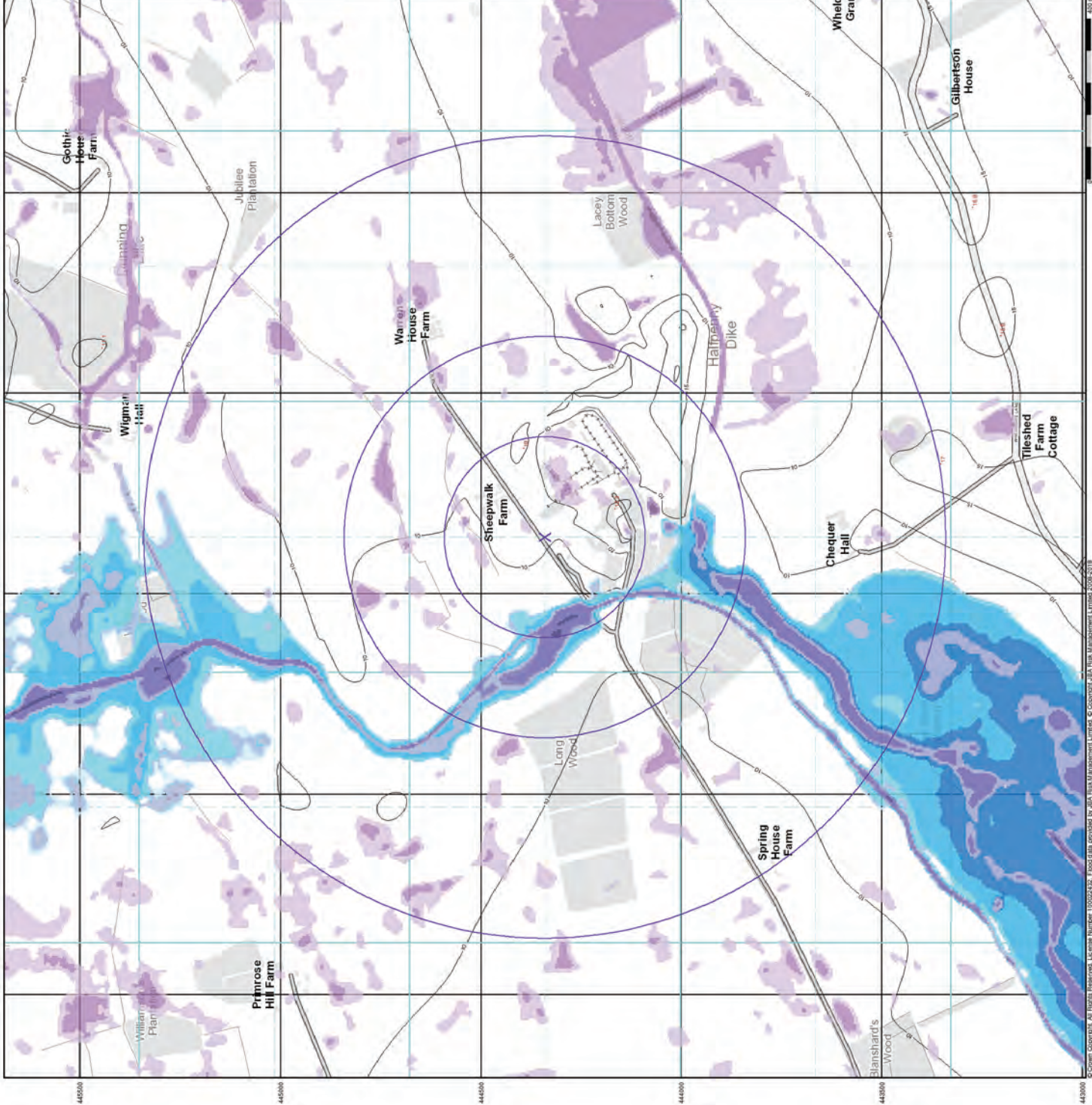


Order Details

Order Number: 164463226_1_1
 Customer Ref: 1800171
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 464640, 444340



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JBA Canal Failure Map (1:10,000)

General

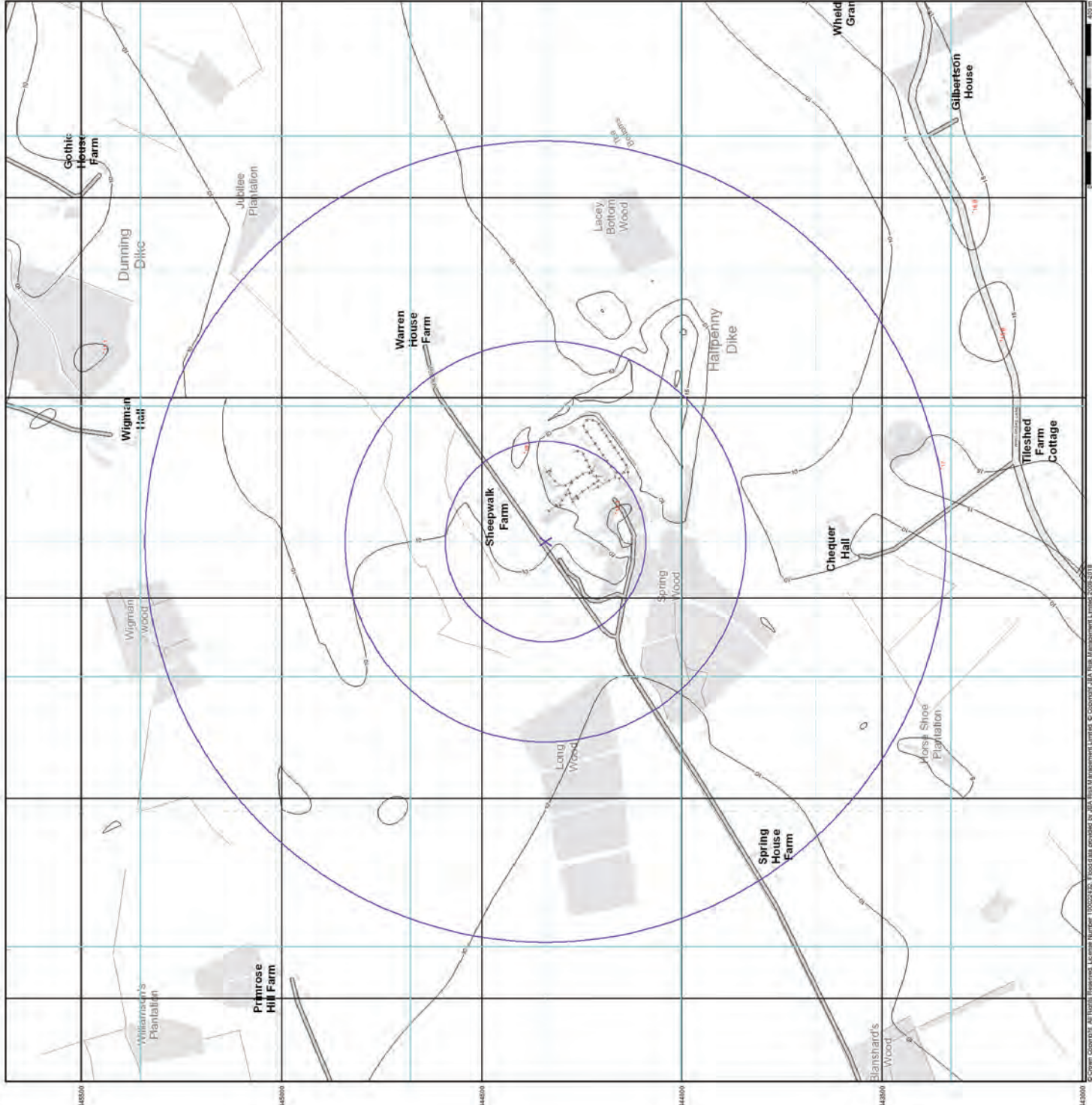
- Specified Site
- Specified Buffer(s)
- ✕ Bearing Reference Point

Flood Data

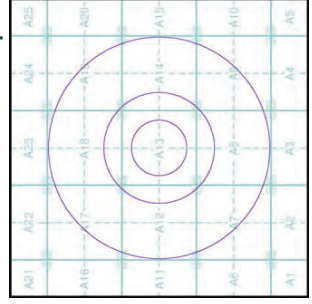
- Canal Failure
- Coverage

Contours (height in metres)

- MLW — Mean Low Water
- MHW — Mean High Water
- 0.5 — Standard Contour
- 1.0 — Master Contour
- 1.67.8 — Spot Height



JBA Canal Failure Flood Map - Slice A



Order Details

Order Number: 164463226_1_1
 Customer Ref: 1800171
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

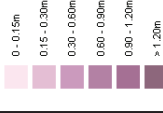
Site Details

Site at 464640, 444340

EANRW Surface Water 30 Year Return Depth Map (1:10,000)

General
 Specified Site
 Clearing Reference Point

Surface Water Depth



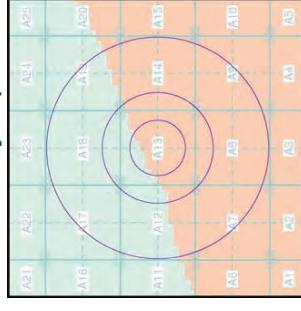
Contours (height in metres)



Suitability



EANRW Suitability Map - Slice A

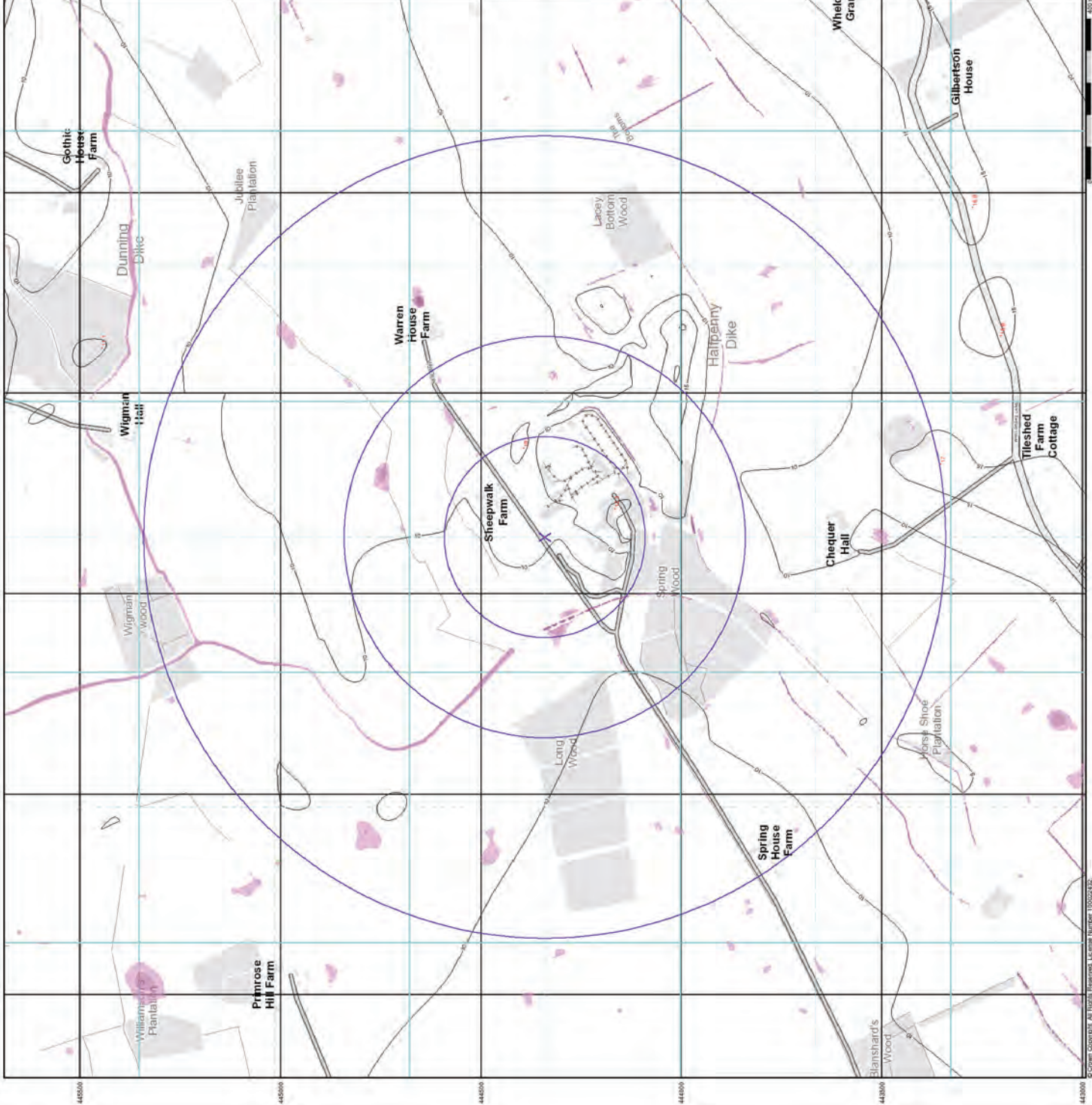


Order Details

Order Number: 164463226_1_1
 Customer Ref: 1800171
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

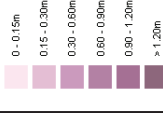
Site Details

Site at 464640, 444340



General
 Specified Site
 Specified Butler(s)
 Clearing Reference Point

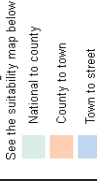
Surface Water Depth



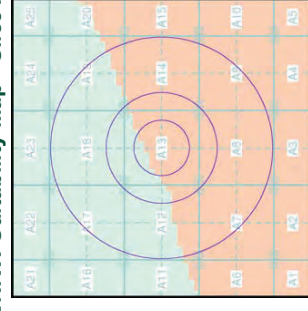
Contours (height in metres)



Suitability



EANRW Suitability Map - Slice A

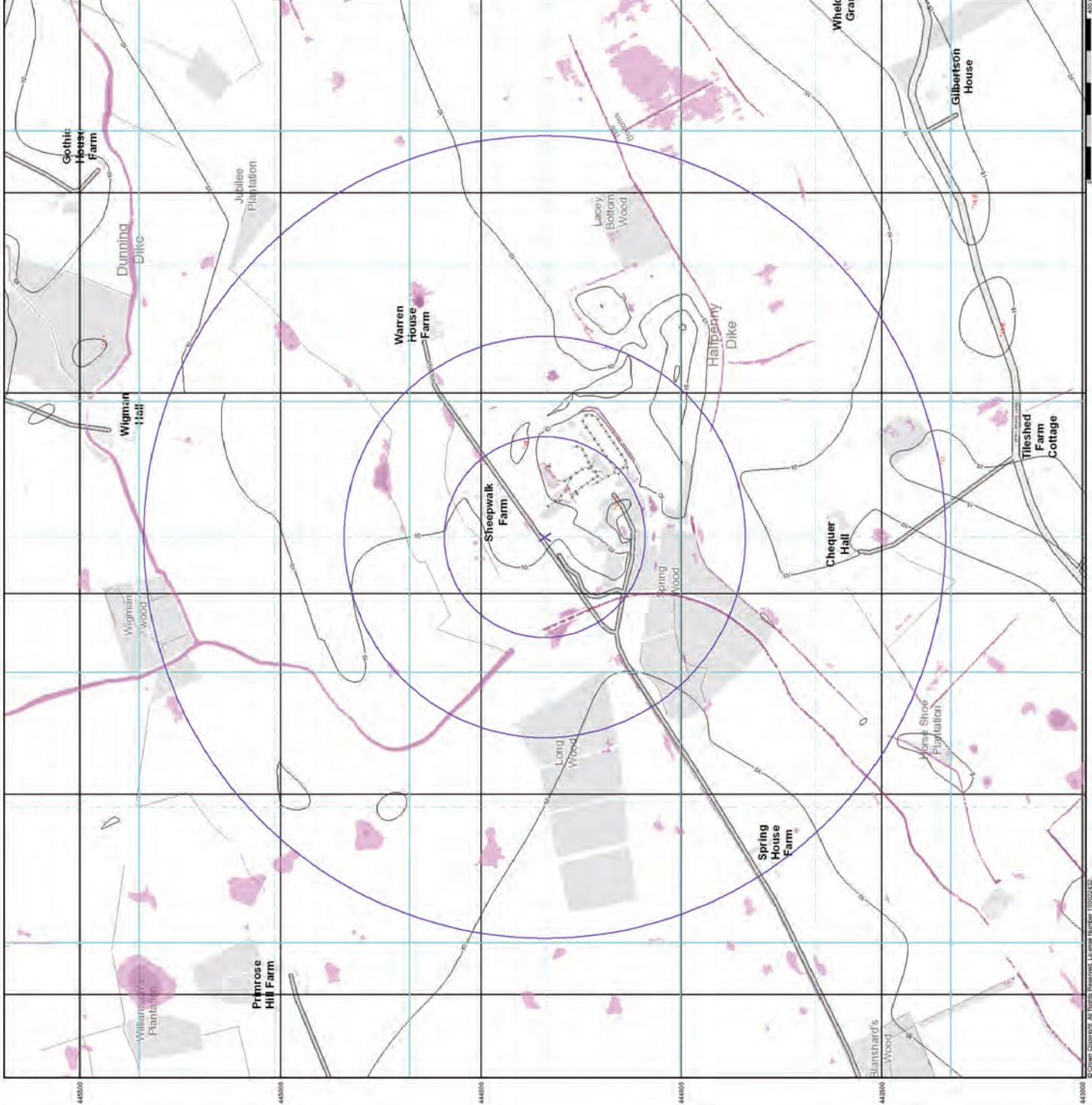


Order Details

Order Number: 164463226_1_1
 Customer Ref: 18001/1
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

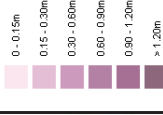
Site at 464640, 444340



EANRW Surface Water 1000 Year Return Depth Map (1:10,000)

General
 ○ Specified Site
 ○ Specified Buffer(s)
 X Clearing Reference Point

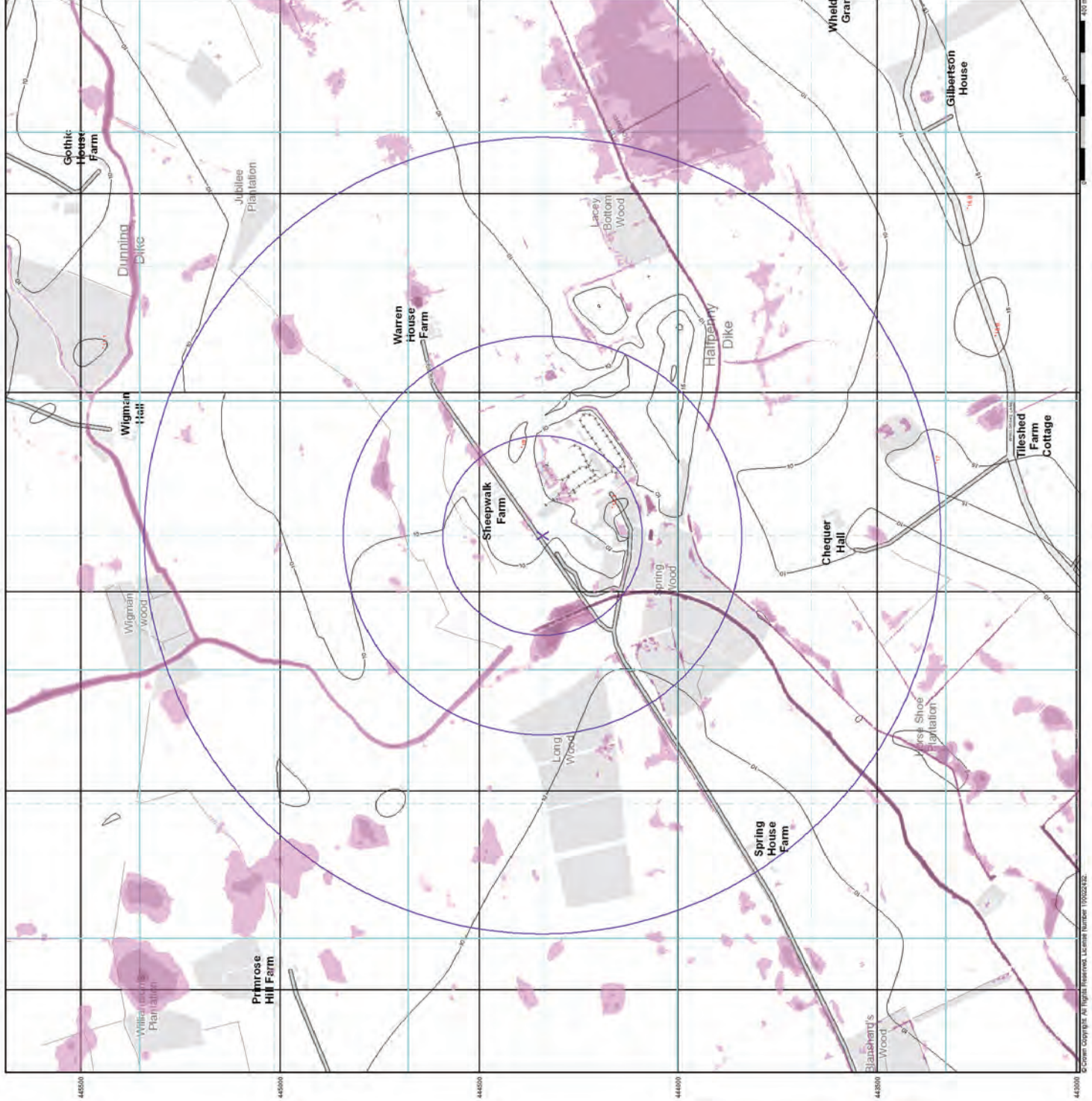
Surface Water Depth



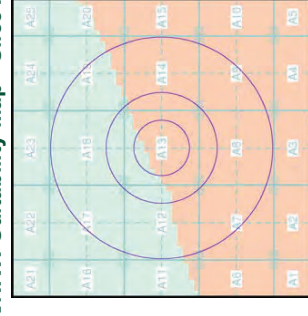
Contours (height in metres)



Suitability



EANRW Suitability Map - Slice A



Order Details

Order Number: 164463226_1_1
 Customer Ref: 18001/1
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

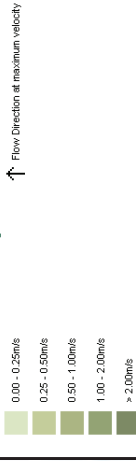
Site Details

Site at 464640, 444340

EANRW Surface Water 30 Year Return Velocity and Flow Direction Map (1:10,000)

General
 Specified Site Blewing Reference Point
 Specified Buffer(s) Flow Direction at maximum velocity

Surface Water Velocity and Direction



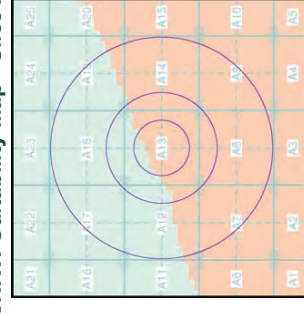
Contours (height in metres)



Suitability



EANRW Suitability Map - Slice A

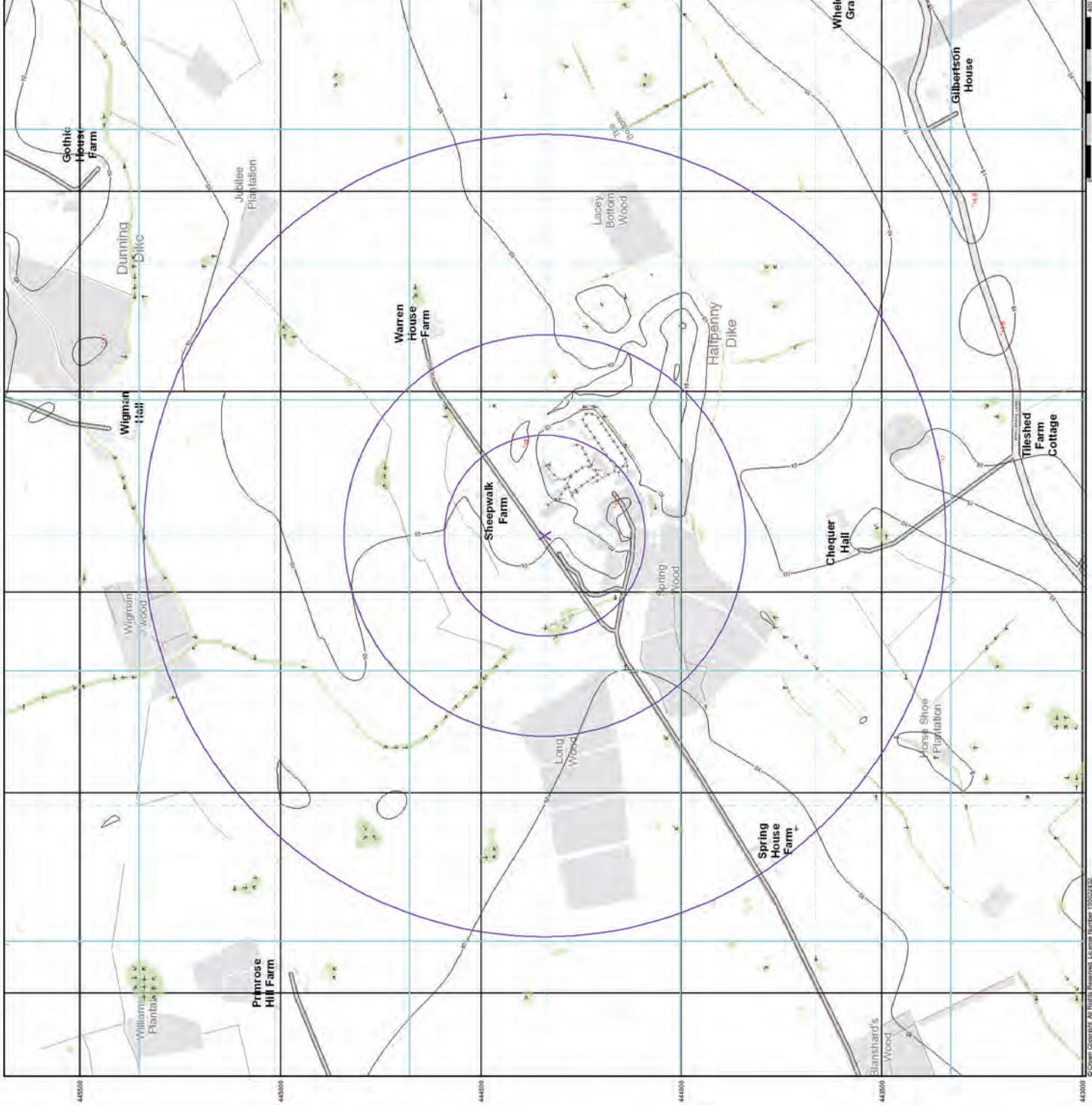


Order Details

Order Number: 164463226_1_1
 Customer Ref: 18001/1
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 464640, 444340

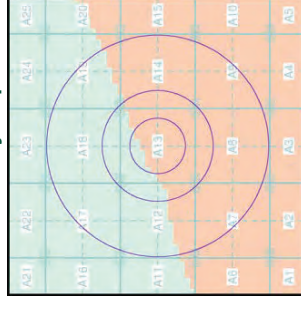


General
 Specified Site Blewing Reference Point
Surface Water Velocity and Direction
 0.00 - 0.25m/s
 0.25 - 0.50m/s
 0.50 - 1.00m/s
 1.00 - 2.00m/s
 > 2.00m/s
 ↑ Flow Direction at maximum velocity

Contours (height in metres)
 Standard Contour 0.5
 Master Contour 100
 Spot Height 167.8

Suitability
 See the suitability map below
 National to county
 County to town
 Town to street
 Street to parcels of land
 Property

EANRW Suitability Map - Slice A

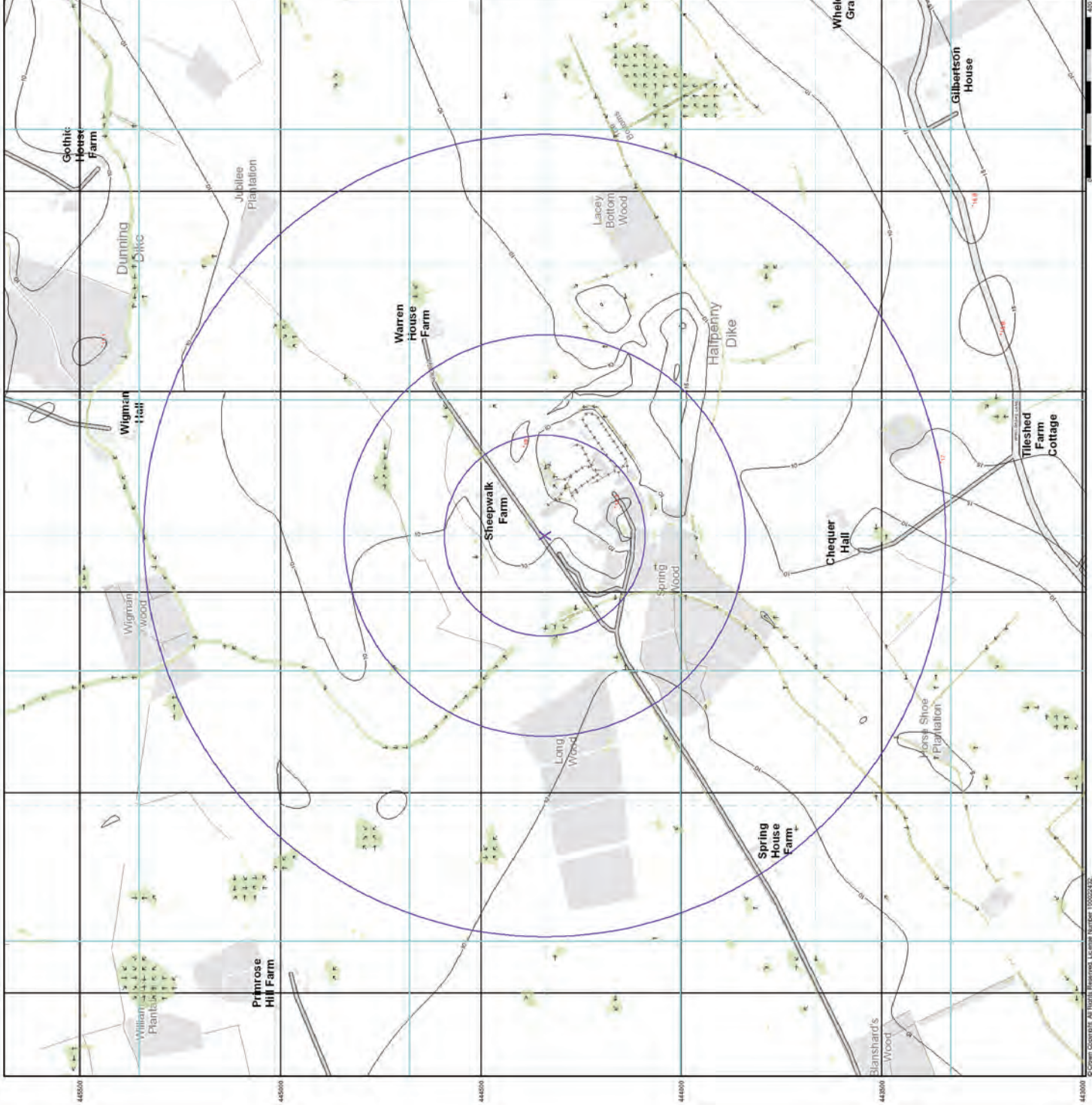


Order Details

Order Number: 164463226_1_1
 Customer Ref: 18001/1
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 464640, 444340



EANRW Surface Water 1000 Year Return Velocity and Flow Direction Map (1:10,000)

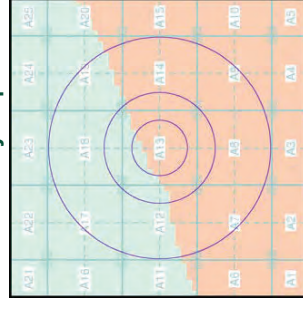
General
 Specified Site (X) Bearing Reference Point (↑)
Surface Water Velocity and Direction
 0.00 - 0.25m/s
 0.25 - 0.50m/s
 0.50 - 1.00m/s
 1.00 - 2.00m/s
 > 2.00m/s
 ↑ Flow Direction at maximum velocity

Contours (height in metres)
 Standard Contour (0.5m) Mean Low Water
 Master Contour (1.0m) Mean High Water
 Spot Height (167.8)

Suitability

See the suitability map below
 National to county
 County to town
 Town to street

EANRW Suitability Map - Slice A

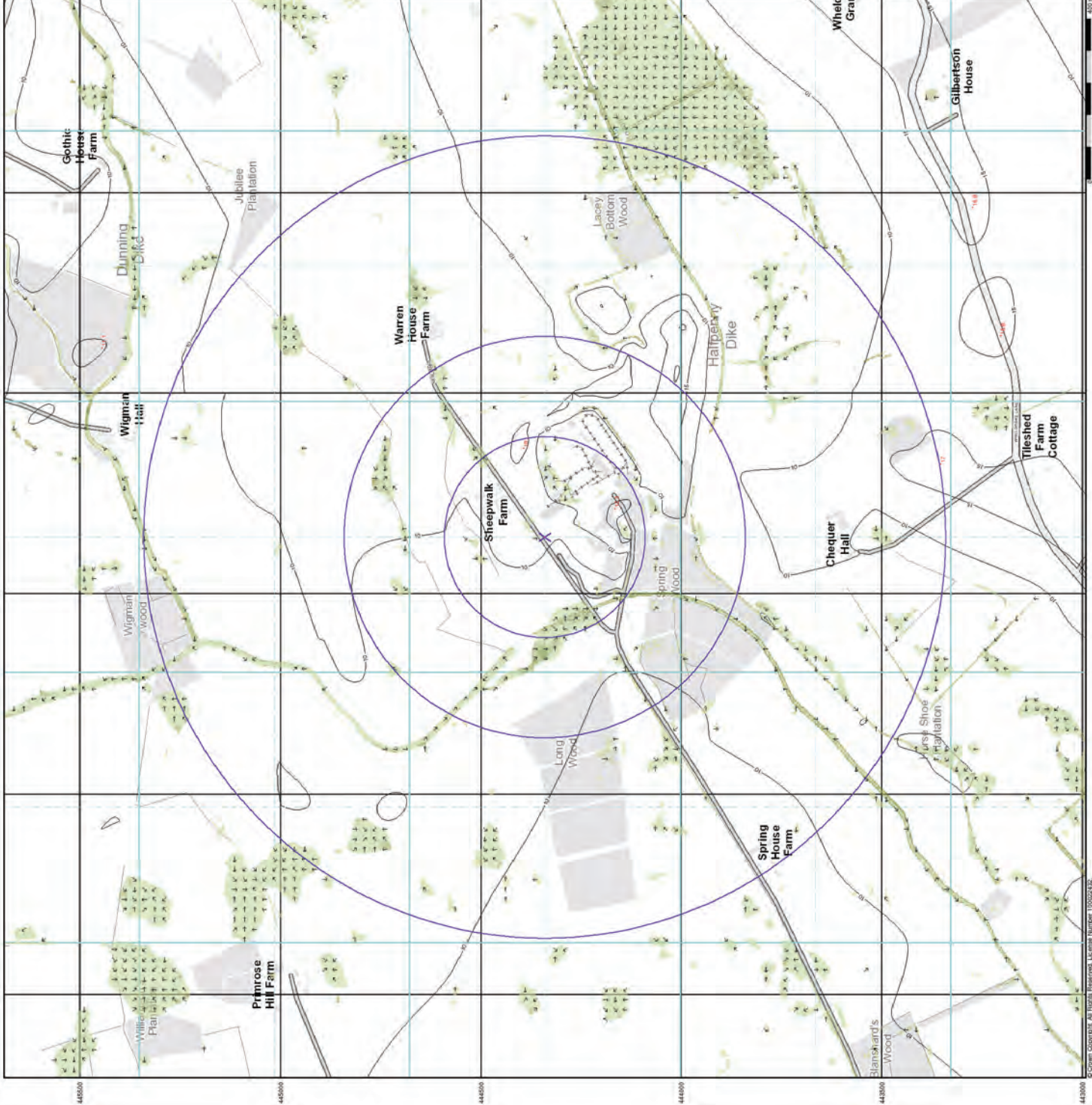


Order Details

Order Number: 164463226_1_1
 Customer Ref: 1800171
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 464640, 444340



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EANRW Surface Water 30 Year Return Hazard Rating Map (1:10,000)

General
 Specified Site
 Specified Buffer(s)
 Clearing Reference Point

Surface Water Hazard Rating

- Low (0.5 - 0.75)
- Moderate (0.75 - 1.25)
- Significant (1.25 - 2.0)
- Extreme (2.0)

Contours (height in metres)

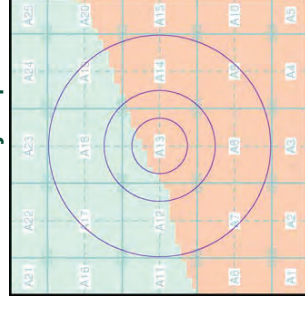
- Standard Contour
- Master Contour
- Spot Height
- Mean Low Water
- Mean High Water

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Sheet to parcels of land
- Property

EANRW Suitability Map - Slice A

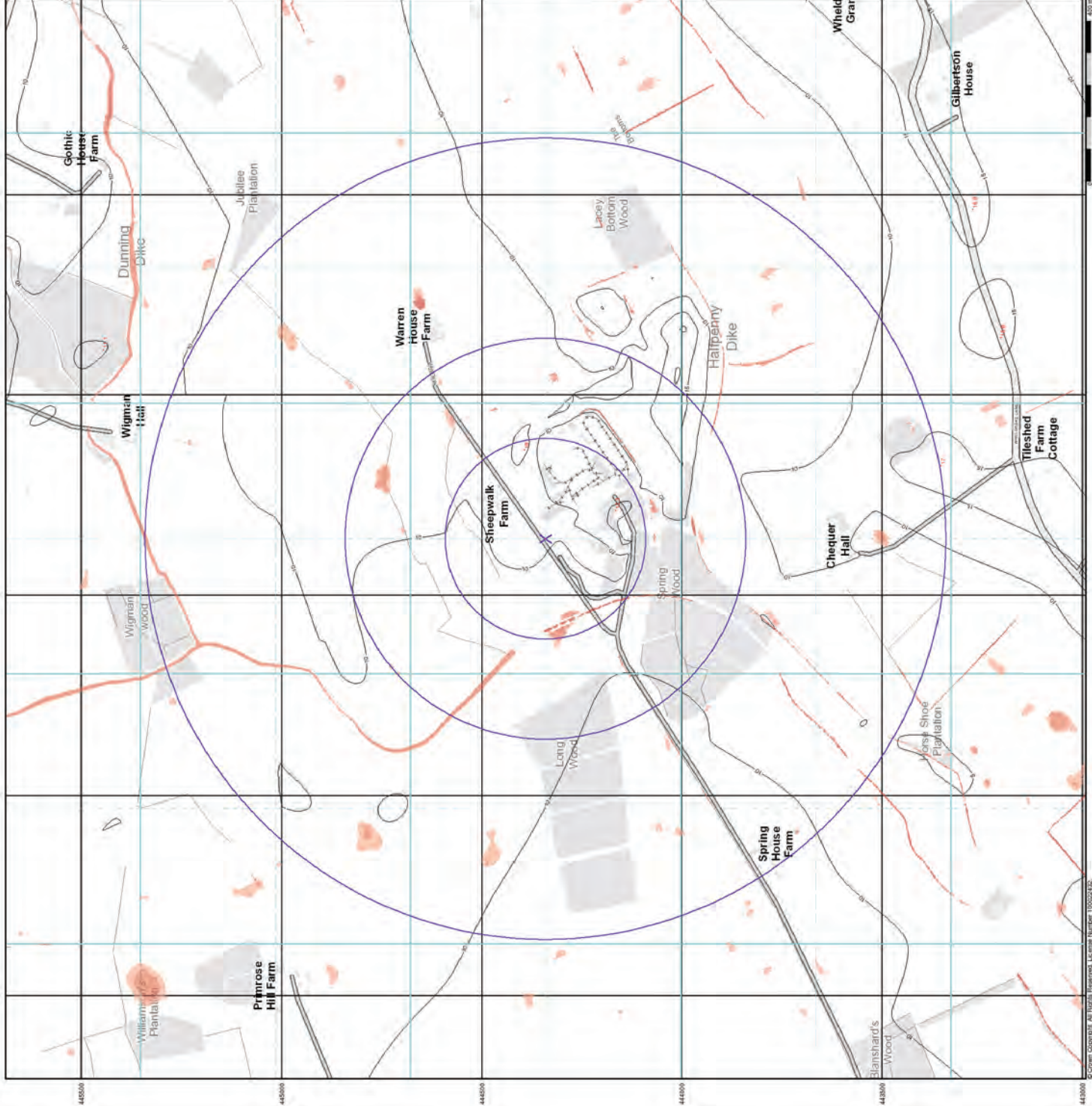


Order Details

Order Number: 164463226_1_1
 Customer Ref: 18001/1
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 464640, 444340



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EANRW Surface Water 100 Year Return Hazard Rating Map (1:10,000)

General
 ○ Specified Site
 X Blewing Reference Point

Surface Water Hazard Rating

- Low (0.5 - 0.75)
- Moderate (0.75 - 1.25)
- Significant (1.25 - 2.0)
- Extreme (2.0)

Contours (height in metres)

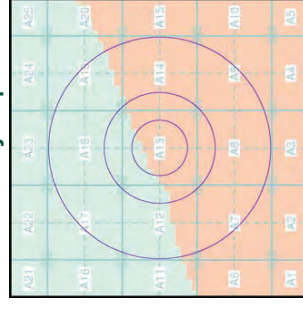
- Standard Contour
- Master Contour
- Spot Height
- Mean Low Water
- Mean High Water

Suitability

- See the suitability map below
- National to county
 - County to town
 - Town to street
 - Sheet to parcels of land
 - Property



EANRW Suitability Map - Slice A

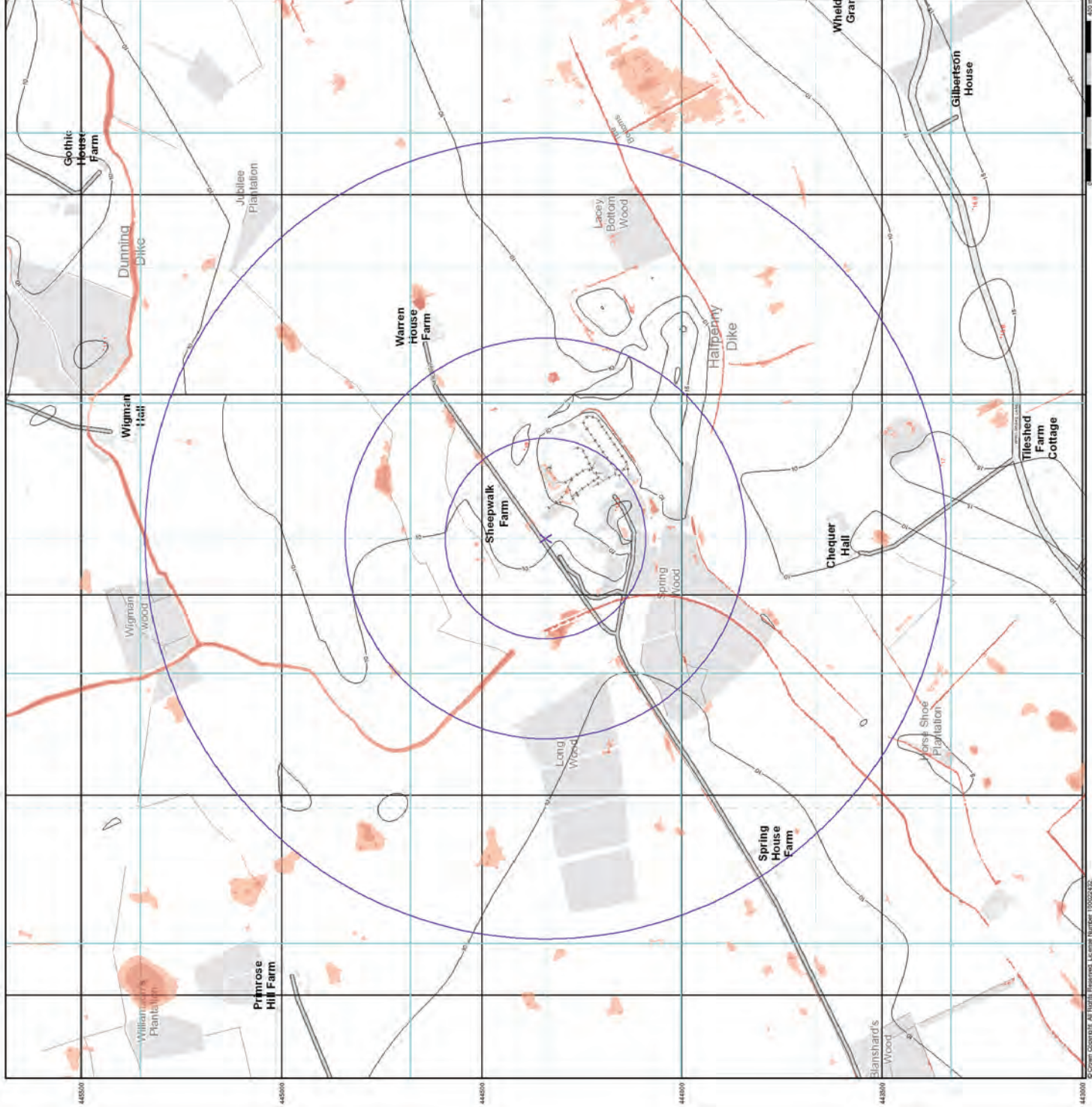


Order Details

Order Number: 164463226_1_1
 Customer Ref: 18001/1
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 464640, 444340



General
 Specified Site
 Specified Buffer(s)
 Bearing Reference Point

Surface Water Hazard Rating

- Low (0.5 - 0.75)
- Moderate (0.75 - 1.25)
- Significant (1.25 - 2.0)
- Extreme (2.0)

Contours (height in metres)

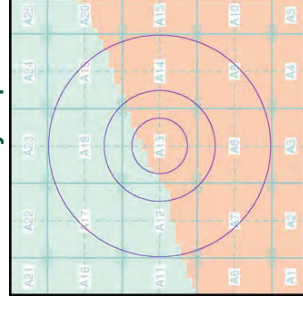
- Standard Contour
- Master Contour
- Spot Height
- Mean Low Water
- Mean High Water

Suitability

- See the suitability map below
- National to county
 - County to town
 - Town to street
 - Sheet to parcels of land
 - Property



EANRW Suitability Map - Slice A

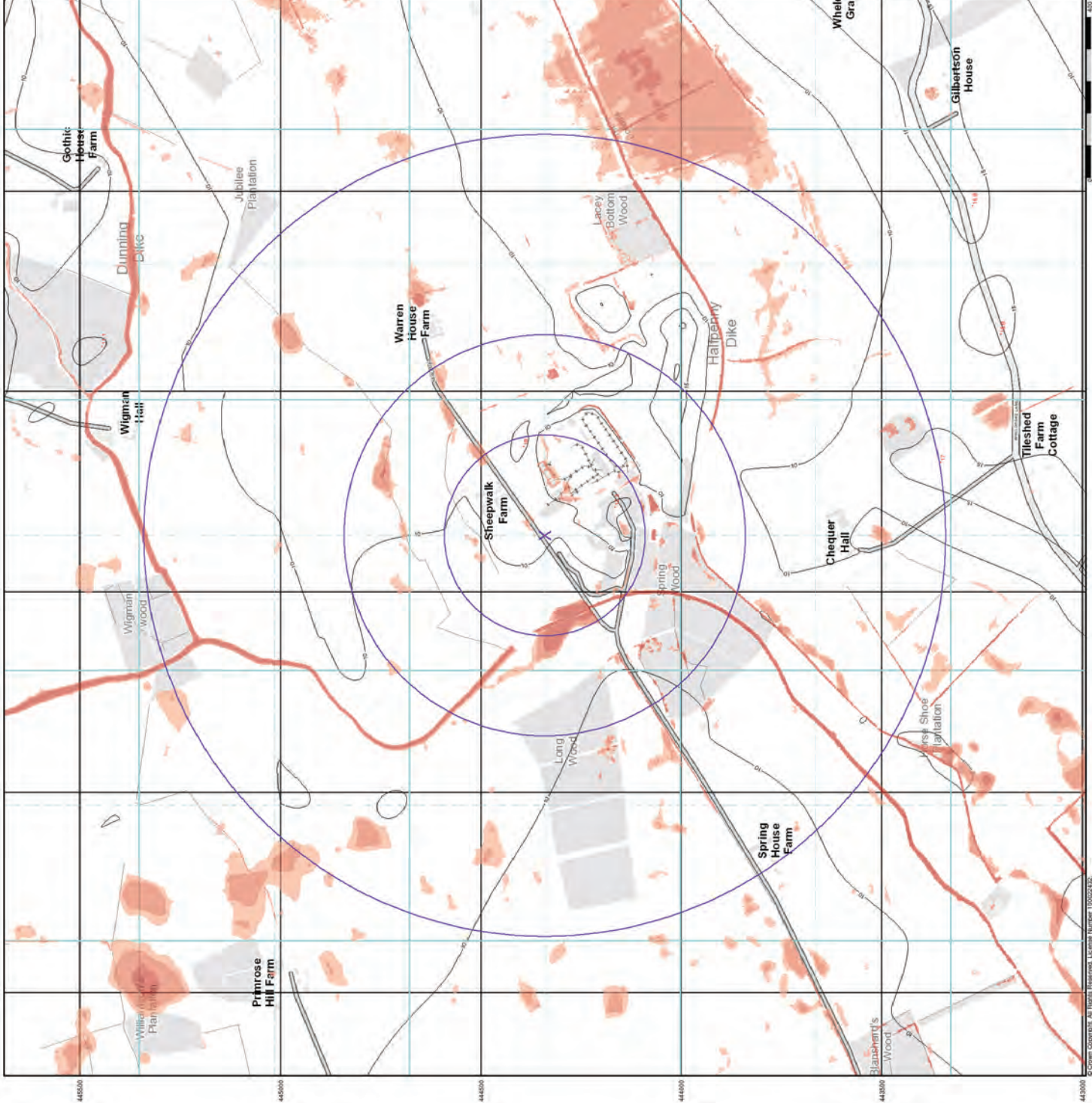


Order Details

Order Number: 164463226_1_1
 Customer Ref: 1800171
 National Grid Reference: 464640, 444340
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Site at 464640, 444340



Screen capture of the original hazard rating map. License Number: 17002432

OS Water Network Lines Map (1:10,000)

General

- Specified Site
- Specified Buffer(s)
- ✕ Bearing Reference Point

OS Water Network Data

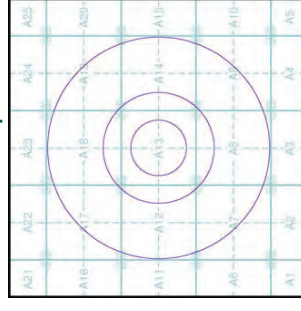
- Canal
- Reservoir
- Foreshore
- Marsh
- Tidal River
- Inland River
- Drain
- Other
- Lake
- Transfer
- Lock Or Flight Of Locks
- Sea

- Junction
- Outlet
- Pseudo
- Source
- Other

Contours (height in meters)

- Standard Contour
- Master Contour
- Spot Height
- Mean Low Water
- Mean High Water

OS Water Network Map - Slice A

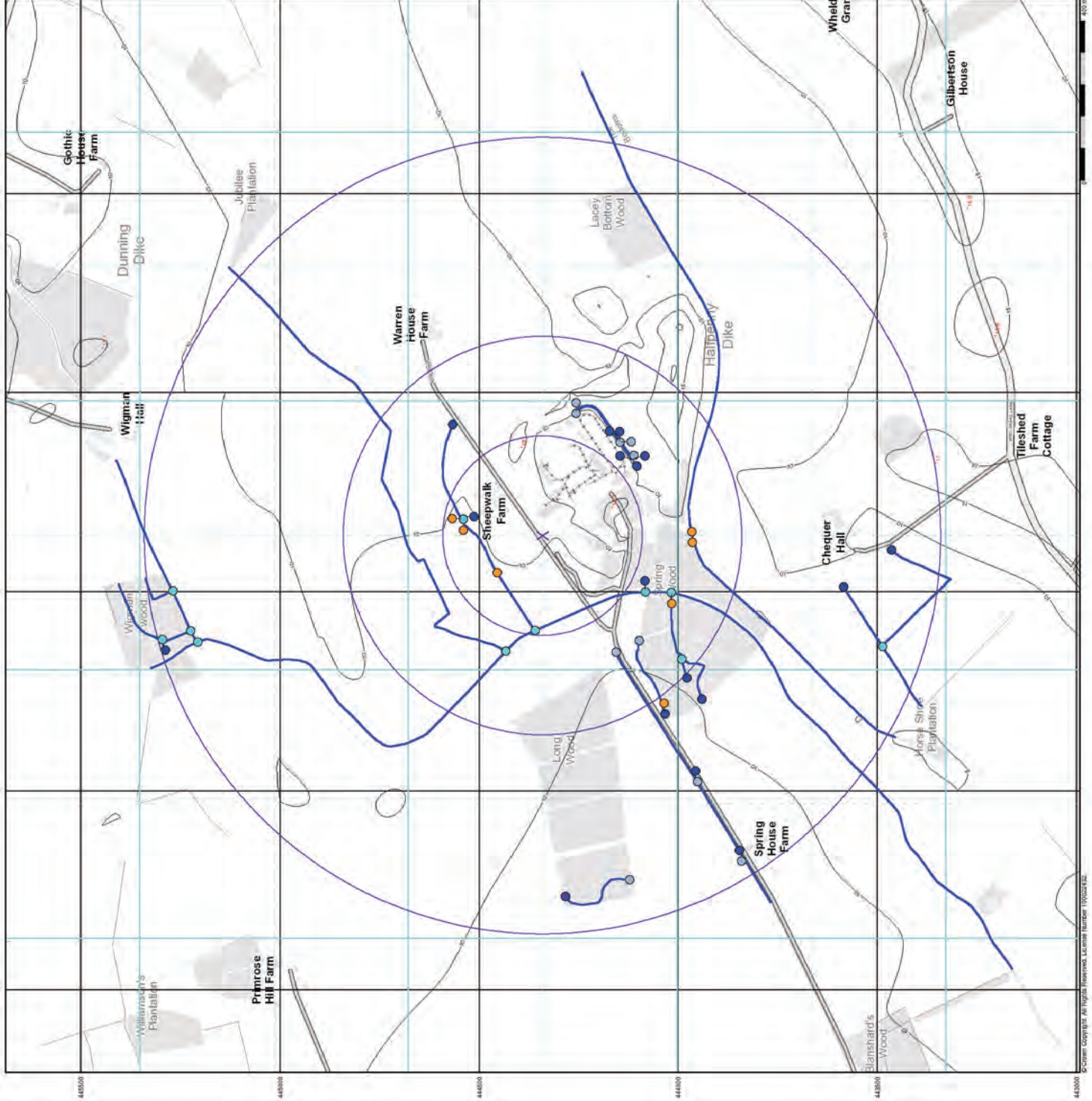


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General

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- Specified Buffer(s)
- Bearing Reference Point
- Map ID

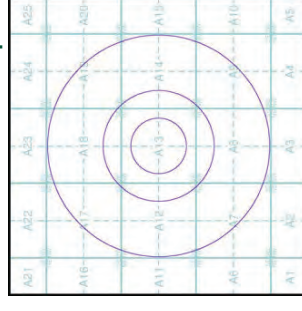
Historic Flood Events Data

- Channel Capacity Exceeded (no raised defences)
- Channel Capacity Exceeded /Surface Water
- Groundwater/High Water Table
- Local Drainage/Surface Water
- Mechanical Failure
- Obstruction/Blockage - Bridge
- Obstruction/Blockage - Channel
- Historical Flood Liabilities
- Obstruction/Blockage - Culvert
- Obstruction/Blockage - Debris Screen
- Operational Failure/Breach of Defence
- Other
- Overlapping of Defences
- Surface Water
- Unknown

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- Mean Low Water
- Mean High Water

EANRW Historic Flood Map - Slice A

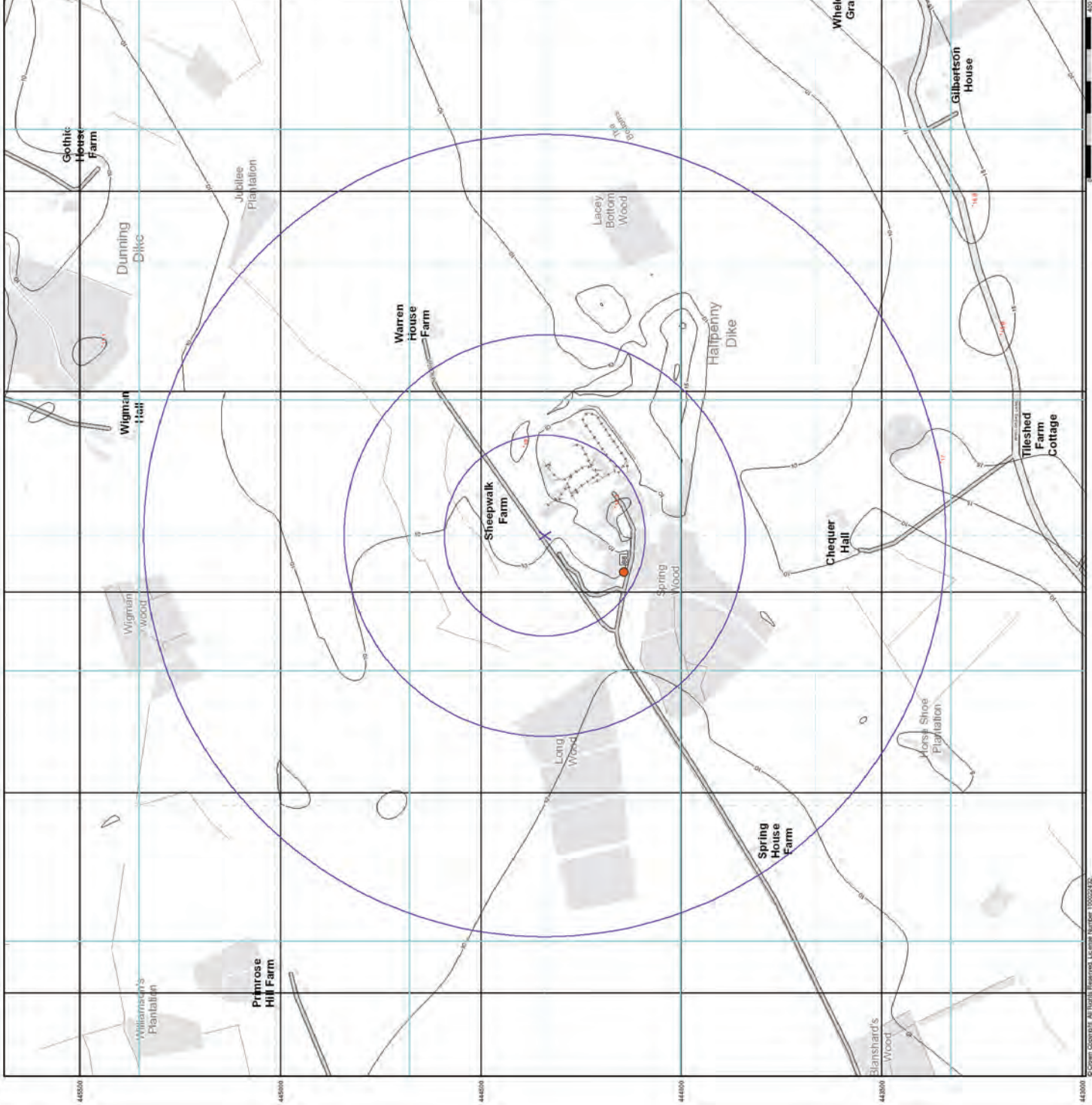


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Site Details

Site at 464640, 444340



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COMMITTEE REPORT

Date: 4 March 2021

Ward: Wheldrake

Team: East Area

Parish: Wheldrake Parish
Council

Reference: 20/01546/FUL

Application at: North Selby Mine New Road Deighton York YO19 6EZ

For: Variation of condition 4 of permitted application 19/00078/OUTM (redevelopment of the former North Selby Mine site to a leisure development comprising of a range of touring caravan and static caravans with associated facilities) to remove limit of 28 nights occupation in any one calendar year

By: Mr Peter Massie

Application Type: Full Application

Target Date: 18 December 2020

Recommendation: Approve

1.0 PROPOSAL

UPDATE

1.1 This application was reported to Planning Committee on 7 January 2021, recommended for approval. It was deferred by the Committee in order that further discussion take place with the applicant with regards the wording of condition 4 and the provisions for preventing the holiday accommodation becoming permanent residences. These discussions have taken place and the proposal is now to amend the wording of condition 4 to require reference to preclusion of use within Use Classes C2 (residential institutions), C3 (dellinghouses) and C4 (houses in multiple occupation) of the Use Classes Order and a requirement for a Site Management Plan to be submitted prior to occupation that would demonstrate how the site owner/operator would ensure that the holiday accommodation is not occupied as permanent, unrestricted accommodation, including a 6 week period of site closure from 15th January to 1st March each year. The revised wording seeks to ensure that there are sufficient safeguards in place to prevent permanent residential occupation, whilst meeting the tests required of planning conditions in paragraph 55 of the NPPF. The suggested wording is as follows:

“Notwithstanding Classes C2 (Residential Institutions), C3 (Dwellinghouses) and C4 (Houses in multiple occupation) of the Use Classes Order, the caravans shall be occupied for holiday accommodation purposes only and shall not be occupied as permanent residential accommodation as a person's sole or main place of residence.

A Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority before any occupation of the site commences. The Plan will demonstrate how the site owner/operator will ensure, in perpetuity, that the holiday accommodation is not occupied as permanent, unrestricted accommodation or as a primary place of residence. The Plan shall include, but not be restricted to:

- the site owner/operator maintaining an up-to-date register of the names and main home addresses of all owners/occupiers of the accommodation on site, including dates and durations of each stay by each occupier, and shall make this register available for inspection at all reasonable times when requested by the Local Planning Authority;
- confirmation of a continuous period of six weeks from 15th January until 1st March each calendar year that the site will be completely closed.

Reason: This condition is imposed to ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation. The site is not considered appropriate for full time residential use due to its remote position in the Green Belt and to prevent increased pressure on health and education services in the City.”

PROPOSAL

1.2 The application is made under Section 73 of the Town and Country Planning Act 1990 (as amended) and seeks to vary condition 4 of planning permission 19/00078/OUTM granted on 7.8.2020 for a leisure development of touring and static caravans at the former North Selby Mine site. Condition 4 imposed an occupancy restriction of a 28 day duration of stay in each year for each individual, family or group of people to prevent the caravans being used for permanent residential accommodation. It currently reads as follows:

“The static and mobile caravans shall be occupied for holiday letting purposes only and not as a person's sole or main place of residence. For the purpose of this

condition, "holiday letting" means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 nights in any one calendar year.

No individual caravan, motor home or tent (whether occupied or otherwise) shall be located on the site hereby permitted for a total of more than 28 nights in any one calendar year.

The site owner/operator shall maintain an up-to-date register of the names and main home addresses of all occupiers of the accommodation on site, including dates and durations of each stay by each occupier, and shall make this register available for inspection at all reasonable times when requested by the Local Planning Authority.

Reason: This condition is imposed to ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation. The site is not considered appropriate for full time residential use due to its position in the Green Belt.”

1.3 The application is supported by a Planning Statement, which sets out the reasons for the request to vary the condition. The applicant considers that the wording of condition 4 is overly restrictive and not in accordance with other similar sites in the locality and suggests a less restrictive form of wording, namely:

“The caravans on the site shall not be occupied otherwise than in accordance with the following terms:

- (i) the caravans shall be occupied for holiday purposes only;
- (ii) the caravans shall not be occupied as a person’s sole or main place of residence; and,
- (iii) the owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual caravans on the site, and their main home addresses, and shall make this information available at all reasonable times to the local planning authority.”

1.4 The application has been called-in to Committee by the local ward member, Councillor Vassie. This is on the basis that the site is of major strategic importance to the whole city as a potential source of renewable energy and should not be used as a caravan park.

1.5 The original outline application was accompanied by an Environment Statement as it was considered to be ‘EIA development’ following the publication of a screening and scoping opinion by the local planning authority. This Section 73 application, whilst related, would not have any significant further environmental impacts over and

above those considered as part of the original application. Also, given the short passage of time since the original application was considered and determined, there has been no substantial material change to the local environment or policy that requires the submission of further environmental information. The original EIA remains valid.

2.0 POLICY CONTEXT

2.1 Yorkshire and Humber Regional Spatial Strategy policies:

YH9(C)

Y1(C1 and C2)

2.2 City of York Draft Local Plan Incorporating the 4th set of changes – Development Control Local Plan (Approved April 2005) – relevant policies:

V5 – Caravan/Camping Sites

2.3 City of York Local Plan – Publication Draft February 2018 (Regulation 19 Consultation) (“2018 Draft Local Plan”) – relevant policies:

EC4 – Tourism

EC5 – Rural Economy

3.0 CONSULTATIONS

INTERNAL

Strategic Planning

3.1 The overall principles of the development, particularly in relation to the proposed development in the Green Belt and impact on the rural economy, were established through the granting of planning permission 19/00078/OUTM, and therefore do not form part of the policy analysis of this application.

3.2 The 2018 Draft Local Plan supports the principle of self-catering chalet type accommodation, but aims to restrict occupancy of this type of unit to ensure that they are not used as permanent residential accommodation. Justification for Policy EC5 provides the rationale identifying that whilst self-catering holiday provision supports the local tourism economy, it may be located in areas not supported for residential development in accordance with the plan. For this reason, occupancy

conditions are imposed on such developments to ensure that they are not used for permanent accommodation, and consequently, remain only available for holiday provision.

3.3 The 2019 outline application was granted consent for leisure development and considered appropriately against policy SS1 'Delivering Sustainable Growth for York'. In considering the application, the policies and analysis provided to the overarching application will have considered the temporary nature of people's stay at the site and likely activities/impacts as a result. As a leisure application and giving moderate weight to the provisions in policy EC5, permanent occupation of the site would not have been supported.

3.4 The Development Management Officer must consider whether the suggested revision to the condition wording would result in a greater risk of the caravans not being used for holiday accommodation, and potentially a greater risk of them being used as permanent residences.

Design Conservation and Sustainable Development

3.5 Development Management to assess.

Public Rights of Way

3.6 No objection.

Councillor Vassie

3.7 Raises concern at the disregard and disinterest given to the potential value of this site, which is of major strategic importance to the whole city as a potential source of renewable energy, and the approval to use the site for pitching of caravans.

- The site's significant power connection to the Grid means that it is ideally suited to be a generator of electricity.
- There are several potential renewable energy sources available on the site, from wind power to geothermal energy.
- CYC is committed to delivering a zero carbon future, as is the nation, and ensuring that all potential renewable energy sources are properly audited and exploited is key to delivering that zero carbon future.

- The University of Leeds Earth Sciences department has identified the site as a potential source of geothermal energy and discussed this with the climate change policy and scrutiny committee in the past few weeks, and senior officers are aware of this.

- District heating derived from heat exchange systems using flooded tunnels in old mines is now an established technology exploited in British and European countries.

EXTERNAL

Natural England

3.8 No comments to make.

Highways England

3.9 No objection.

Ouse and Derwent Internal Drainage Board

3.10 As condition does not relate to drainage, the Board does not feel it is appropriate to comment.

North Yorkshire County Council

3.11 No comments.

Selby District Council

3.12 No comments.

Deighton Parish Council

3.13 Object on grounds that the original planning permission was given for residential use only and not residential use as site sits firmly within the Green Belt.

Escrick Parish Council

3.14 Qualified support in principle to amend the imposed condition. Following comments made:

- applicant agreed to the number of units being the maximum number required. Would strongly object if a further application to vary condition 3 (restricting number of caravans) was made in the future;
- supported change of use to leisure development in principle on basis that no permanent occupation of the holiday accommodation;
- no site management plan is provided to state whether the site will operate the full 12 months a year and what occupancy restriction will be imposed;
- important that accommodation is not used as use class C3 (residential) as occupants living permanently on the site would have implications for education, health and social provision;
- applicant's comment of wanting parity with other holiday parks in surrounding area is difficult to reconcile as not aware of any other holiday parks of this large scale;
- parish councillors have knowledge of local examples where children living in caravans and holiday lodges at holiday parks on a full time basis as their only home and attend schools or retired people who live full time;
- 5 of the 14 dwellings for sale in Escrick on Rightmove are for holiday lodges at Hollicarrs;
- a replacement condition is proposed which restricts use to holiday accommodation and to same person, group or family for no more than 6 months in any one calendar year with occupation restricted to 12 weeks with 4 week break period; a site management plan to be submitted; and confirmation of a continuous 4 week annual closure period.

4.0 REPRESENTATIONS

4.1 Representations from 3 local residents – comments summarised as follows:

- Leisure development should not become residential site the size of a village;
- Environmental impact needs to be reviewed;
- Massive impact on road and dangerous junction with impact on local residents.

5.0 APPRAISAL

5.1 The main considerations relevant to the determination of this Section 73 application are as follows:

- Impact on local services
- Impact on tourism and rural economy

LEGISLATIVE BACKGROUND

5.2 Section 73 of the Town and Country Planning Act 1990 (as amended) allows for development of land that has planning permission without compliance with conditions attached to the previous approval. It allows for modification of approved proposals where these are not fundamental or substantial.

POLICY CONTEXT

Development Plan

5.3 Section 38(6) of the Planning and Compensation Act 2004 requires determinations be made in accordance with the development plan unless material considerations indicate otherwise. There is no development plan for York other than the retained policies in the Yorkshire and Humber Regional Spatial Strategy ("RSS"), saved under the Regional Strategy for Yorkshire and Humber (Partial Revocation) Order 2013. These policies, YH9(C) and Y1(C1 and C2), relate to York's Green Belt and the key diagram, Figure 6.2, insofar as it illustrates the general extent of the Green Belt around York with an outer boundary about 6 miles from the City Centre. The policies state that the detailed inner and the rest of the outer boundaries of the Green Belt around York should be defined to protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster and important open areas.

Development Control Local Plan

5.4 The Development Control Local Plan Incorporating the Fourth Set of Changes was approved for development management purposes in April 2005 (DCLP). Whilst the DCLP does not form part of the statutory development plan, its policies are considered to be capable of being material considerations in the determination of planning applications where policies relevant to the application are consistent with those in the NPPF. However, such policies can be afforded very limited weight. Relevant policies are listed in section 2. The site falls outside the main urban area of the City and within the general extent of Green Belt on the proposals map accompanying the 2005 Draft Plan.

Publication Draft Local Plan

5.5 The Publication Draft Local Plan ('2018 Draft Plan') was submitted for examination on 25 May 2018. Phase 1 of the hearings into the examination of the 2018 Draft Plan took place in December 2019. In accordance with paragraph 48 of the NPPF as revised in July 2018, the relevant 2018 Draft Plan policies can be afforded weight according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the previous NPPF published in March 2012. (NB: Under transitional arrangements plans submitted for examination before 24 January 2019 will be assessed against the 2012 NPPF).

5.6 Relevant policies are set out in section 2 and are attributed moderate weight. The evidence base underpinning the 2018 Draft Plan is capable of being a material consideration in the determination of planning applications. This evidence base includes the 2003 Approach to Green Belt Appraisal, Historic Character and Setting Technical Paper (Jan 2011) and update (June 2013) and the Green Belt Topic Paper TP1 Addendum (March 2019), which confirm that the site is within the general extent of York's Green Belt. As such, the site is shown on the proposals map accompanying the 2018 Draft Plan as being within the general extent of Green Belt.

5.7 Relevant policies in the 2018 Draft Plan are EC4 'Tourism' and EC5 'Rural Economy'. Policy EC4 acknowledges the role tourism plays in York in contributing to a diverse economy. To encourage this, proposals that improve the choice and quality of visitor accommodation are supported, especially higher spending visitors.

5.8 Policy EC5 states that York's rural economy will be sustained and diversified through, inter alia, permitting camping and caravan sites for holiday and recreational use where proposals can be satisfactorily integrated into the landscape without detriment to its character, are in a location accessible to local facilities and within walking distance of public transport to York, and would not generate significant volumes of traffic. It goes on to advise the attaching of a seasonal occupancy condition to permissions for visitor accommodation where it is not suitable for year-round occupation by nature of its location, design or proximity to a habitat that needs extra protection at certain times of the year. The supporting text to this policy explains that whilst the provision of self-catering chalet holiday home parks will be supported in principle where they will support the tourism industry in York. However, the occupancy of the units will be restricted to ensure that they cannot be used as residential accommodation as a sole or main place of residence and to ensure the accommodation is only available for holiday lettings.

5.9 Central Government guidance is contained in the National Planning Policy Framework (NPPF), which places emphasis on achieving sustainable development. Paragraph 11 establishes the presumption in favour of sustainable development, which runs through both plan-making and decision-taking. In decision-taking this means approving development proposals without delay that accord with an up-to-date development plan. In the absence of relevant development plan policies or where they are out-of-date, permission should be granted unless policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the proposed development or any adverse impacts of doing so would significantly or demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole. The footnote to Paragraph 11 lists those areas and assets of particular importance where this presumption in favour of sustainable development does not apply, which include land in Green Belt.

5.10 Paragraph 80 of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. There is no specific guidance on 'holiday parks' in the NPPF, beyond general support for sustainable rural tourism and leisure developments which respect the character of the countryside (paragraph 83).

5.11 Paragraph of the NPPF makes clear that planning conditions should be kept to a minimum and only used where they satisfy the following six tests: necessary; relevant to planning, relevant to the development to be permitted; enforceable; precise; and, reasonable in all other respects.

APPLICANT'S CASE

5.12 The proposed variation to condition 4 of the original outline approval is sought because the applicant believes that it is overly restrictive and makes the scheme unable to compete successfully with other businesses of a similar size in the surrounding area. The applicant contends that the condition is not considered to be appropriate to the size of the scheme and its use as a holiday park, which it considers is less likely to be open to abuse than units unrelated to a holiday park. Further, an issue is raised relating to the siting of individual caravans, motor homes or tents for not more than 28 nights in any one calendar year, which it is pointed out is not precise as it includes static caravans, which by their nature would remain on site. The agent also confirms that the intention is for touring caravan pitches only, which owners can pay a seasonal fee for a pitch meaning the caravans can be sited permanently.

5.13 An alternative condition is suggested (see paragraph 1.2 above) that reflects the essence of the original condition and thereby ensures the proposal would not result in permanent residential accommodation. This condition seeks to restrict occupation to holiday purposes only and requires a register to be kept of names and addresses of owner/occupants.

5.14 Other applications in the City's administrative area are cited that have similar worded conditions and not the restrictive wording of condition 4. Reference is also made to planning applications for developments of a similar scale and use in the surrounding area, such as Hollicarrs Holiday Park at Escrick (granted by Selby District Council) and the Allerthorpe Golf and Holiday Park Retreat (refused by ERYC but allowed on appeal), and nationally, particularly East Riding, which have less restrictive conditions along the lines suggested by the applicant. Further, numerous appeal decisions including the wording of conditions to restrict permanent residential occupancy by Inspectors are cited, which are also similar to the wording suggested by the applicant.

5.15 It goes to state that the variation of the condition would not affect the impact of the site on openness of the Green Belt as the current wording does not restrict occupation throughout the year. Nor would it affect visual amenity for the same reason and considering the extensive landscaping. The condition with a more frequent turnover is considered to lead to a higher level of comings and goings.

5.16 It highlights the diverse nature of holidays in the UK and the need for flexibility within the leisure sector in the UK, especially in light of Brexit and Covid-19. Advice from the selling agent (Savills) has advised that the 28 day stay limitation would considerably impact the economic viability and sale of caravans on the site. It refers to the move away from hire fleet sites by the large holiday park operators and move towards private ownership of holiday caravans.

ASSESSMENT

5.17 The principle of the use of the site with operational works for a leisure development providing holiday accommodation in static caravans and touring caravans has been established by the original outline planning permission 19/00078/OUTM. The proposal, which would remain in the same use, over the same area of land with the same overall number of units of accommodation, would have no additional impact on biodiversity, archaeology, access and highway safety, or contamination subject to the imposition of conditions to mitigate any previously identified harm.

Background for condition 4 and occupancy conditions

5.18 The application relates to a previously developed site located outside the main urban area of York, within the general extent of York's Green Belt close to Escrick village. The intention of condition 4 is to prevent the unfettered use of the permitted holiday accommodation for permanent residential occupation, which would not be supported given the site's rural and remote location. The use of holiday occupancy conditions is a response to the change in demand in recent years in the UK to self-catering accommodation of a standard that could equally support permanent residence. The conditions also address the potential impact on local health and education services as well as preventing the introduction of residential paraphernalia that can detract from openness of the Green Belt. It can also be useful to restrict occupancy in places near to fragile habitat to allow for seasonal breeding or winter feeding to take place.

5.19 Planning Practice Guidance (PPG) references model conditions contained Government Circular 11/95. This circular has been cancelled and replaced by the PPG with the exception of Appendix A (model conditions) which is retained. Appendix A includes a model condition that restricts occupation of caravans to a date range referring to a defined season (e.g. February to November), often the winter months, where the holiday accommodation was unsuitable for occupation all year round. However, a seasonal occupancy condition does not take account for improvements in caravan standards and increased interest in all-year round holidays, including visits to Christmas markets, seasonal events and visits in winter school holidays.

5.20 Policy EC5 of the 2018 Draft Plan advises attaching a seasonal occupancy condition to permissions where its location, design or proximity to special habitat make the site not suitable for year-round occupation. In the supporting text to the policy rather the wording of the policy itself, it affirms the support for a range of tourist accommodation and the growing interest in self-catering chalet holiday home parks that are available throughout the year, which is supported in principle by the Council on the basis that they will support the tourism industry in York. However, it refers to the imposition of occupancy conditions to ensure the accommodation is not used as a sole or main place of residence thereby ensuring it is only available for holiday lettings. The word 'lettings' suggests accommodation for rent/hire, but is not defined in the text.

Consideration of current condition 4

5.21 The wording of condition 4 as applied to the granted permission restricts permanent residential occupancy by limiting stay to a 28 night period for a person, family or group within any one calendar year. However, it would prevent the caravans being viable as holiday homes as periods of occupation permitted by the owner would be overly restricted to no more than 28 nights. The applicant has confirmed that there is no demand within the market for development of the site with such a restrictive condition as this is not reflective of the operation of holiday parks, with the exception of companies such as Centre Parcs whose draw is the setting and on-site facilities, such as swimming pools and activities. These facilities are not proposed within the outline application, with only a reception/shop and café/bar being indicated as likely provision on the indicative masterplan and parameters plan.

5.22 Conditions which restrict holiday lettings to short periods or with specified intervals between occupation by the same occupier have been considered at appeal to be unnecessarily complicated with issues for enforceability or unreasonable, respectively. The wording of the conditions imposed by an inspector in allowing 150 holiday lodges and caravans on appeal at Allerthorpe in 2017 is of relevance. The conditions, which sought to address permanent occupancy, are as proposed by the applicant in that they require the accommodation to be for holiday purposes only, not occupied as a sole or main place of residence and require an up to date register to be provided. The Inspector was satisfied that the conditions would prevent occupation of the units as permanent residential accommodation, despite challenges by the authority to the efficacy of the conditions.

Discussions with applicant

5.23 Previously, a longer time period has been discussed with the applicant in an attempt to find a compromise that seeks to restrict the use to holiday accommodation to prevent permanent residential accommodation and to assist in its contribution to the local rural and tourism economy, whilst allowing longer periods of stay by owners of the caravans. However, imposing limits on periods of stay by owners of their caravans would be unduly restrictive and likely unreasonable in light of the intended operation of the site. Further, it is noted that there is no basis for such a restriction in an adopted Local Plan policy and there is a lack of such stringent conditions on other larger caravan sites in the local area or close to York's administrative boundary, such as Hollicarrs and Allerthorpe.

5.24 Following the deferral of the application at the January Planning Committee, there has been further discussion with the applicant as requested by Committee Members. The suggested wording of condition 4, as set out below, seeks to ensure that there are sufficient safeguards in place to prevent permanent residential

occupation, whilst meeting the tests required of planning conditions in paragraph 55 of the NPPF.

“Notwithstanding Classes C2 (Residential Institutions), C3 (Dwellinghouses) and C4 (Houses in multiple occupation) of the Use Classes Order, the caravans shall be occupied for holiday accommodation purposes only and shall not be occupied as permanent residential accommodation as a person's sole or main place of residence.

A Site Management Plan shall be submitted to and approved in writing by the Local Planning Authority before any occupation of the site commences. The Plan will demonstrate how the site owner/operator will ensure, in perpetuity, that the holiday accommodation is not occupied as permanent, unrestricted accommodation or as a primary place of residence. The Plan shall include, but not be restricted to:

- the site owner/operator maintaining an up-to-date register of the names and main home addresses of all owners/occupiers of the accommodation on site, including dates and durations of each stay by each occupier, and shall make this register available for inspection at all reasonable times when requested by the Local Planning Authority;
- confirmation of a continuous period of six weeks from 15th January until 1st March each calendar year that the site will be completely closed.

Reason: This condition is imposed to ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation. The site is not considered appropriate for full time residential use due to its remote position in the Green Belt and to prevent increased pressure on health and education services in the City.”

6.0 CONCLUSION

6.1 The applicant considers the wording of condition 4 previously imposed to be unduly restrictive and, therefore, would not be attractive to the market; it would potentially make the development economically unviable and not on a level playing field with other large holiday sites in neighbouring authorities that the site would compete with.

6.2 It is considered that a condition is required to restrict occupancy in order to avoid permanent residential accommodation and, on the basis of the case put forward by the applicant, this could be achieved through similar wording to that suggested by

the applicant, but amended with the applicant's agreement to include a Site Management Plan and closure of the site for 6 weeks. Subject to the retention of an occupancy condition, there would be no further harm identified.

6.3 Overall, the changes are not substantial or fundamental in the context of the approved scheme and can therefore be dealt with as a variation to the original approval, and that the wording of the condition should be varied for the reasons set out above.

COMMITTEE REPORT

Date: 7 January 2021 **Ward:** Wheldrake
Team: East Area **Parish:** Wheldrake Parish
Council

Reference: 20/01546/FUL
Application at: North Selby Mine New Road Deighton York YO19 6EZ
For: Variation of condition 4 of permitted application 19/00078/OUTM (redevelopment of the former North Selby Mine site to a leisure development comprising of a range of touring caravan and static caravans with associated facilities) to remove limit of 28 nights occupation in any one calendar year
By: Mr Peter Massie
Application Type: Full Application
Target Date: 18 December 2020
Recommendation: Approve

1.0 PROPOSAL

1.1 The application is made under Section 73 of the Town and Country Planning Act 1990 (as amended) and seeks to vary condition 4 of planning permission 19/00078/OUTM granted on 7.8.2020 for a leisure development of touring and static caravans at the former North Selby Mine site. Condition 4 imposed an occupancy restriction of a 28 day duration of stay in each year for each individual, family or group of people to prevent the caravans being used for permanent residential accommodation. It currently reads as follows:

“The static and mobile caravans shall be occupied for holiday letting purposes only and not as a person's sole or main place of residence. For the purpose of this condition, "holiday letting" means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 nights in any one calendar year.

No individual caravan, motor home or tent (whether occupied or otherwise) shall be located on the site hereby permitted for a total of more than 28 nights in any one calendar year.

The site owner/operator shall maintain an up-to-date register of the names and main home addresses of all occupiers of the accommodation on site, including dates and

durations of each stay by each occupier, and shall make this register available for inspection at all reasonable times when requested by the Local Planning Authority.

Reason: This condition is imposed to ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation. The site is not considered appropriate for full time residential use due to its position in the Green Belt.”

1.2 The application is supported by a Planning Statement, which sets out the reasons for the request to vary the condition. The applicant considers that the wording of condition 4 is overly restrictive and not in accordance with other similar sites in the locality and suggests a less restrictive form of wording, namely:

“The caravans on the site shall not be occupied otherwise than in accordance with the following terms:

- (i) the caravans shall be occupied for holiday purposes only;
- (ii) the caravans shall not be occupied as a person’s sole or main place of residence; and,
- (iii) the owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual caravans on the site, and their main home addresses, and shall make this information available at all reasonable times to the local planning authority.”

1.4 The application has been called-in to Committee by the local ward member, Councillor Vassie. This is on the basis that the site is of major strategic importance to the whole city as a potential source of renewable energy and should not be used as a caravan park.

1.5 The original outline application was accompanied by an Environment Statement as it was considered to be ‘EIA development’ following the publication of a screening and scoping opinion by the local planning authority. This Section 73 application, whilst related, would not have any significant further environmental impacts over and above those considered as part of the original application. Also, given the short passage of time since the original application was considered and determined, there has been no substantial material change to the local environment or policy that requires the submission of further environmental information. The original EIA remains valid.

2.0 POLICY CONTEXT

2.1 Yorkshire and Humber Regional Spatial Strategy policies:

YH9(C)

Y1(C1 and C2)

2.2 City of York Draft Local Plan Incorporating the 4th set of changes – Development Control Local Plan (Approved April 2005) – relevant policies:

V5 – Caravan/Camping Sites

2.3 City of York Local Plan – Publication Draft February 2018 (Regulation 19 Consultation) (“2018 Draft Local Plan”) – relevant policies:

EC4 – Tourism

EC5 – Rural Economy

3.0 CONSULTATIONS

INTERNAL

Strategic Planning

3.1 The overall principles of the development, particularly in relation to the proposed development in the Green Belt and impact on the rural economy, were established through the granting of planning permission 19/00078/OUTM, and therefore do not form part of the policy analysis of this application.

3.2 The 2018 Draft Local Plan supports the principle of self-catering chalet type accommodation, but aims to restrict occupancy of this type of unit to ensure that they are not used as permanent residential accommodation. Justification for Policy EC5 provides the rationale identifying that whilst self-catering holiday provision supports the local tourism economy, it may be located in areas not supported for residential development in accordance with the plan. For this reason, occupancy conditions are imposed on such developments to ensure that they are not used for permanent accommodation, and consequently, remain only available for holiday provision.

3.3 The 2019 outline application was granted consent for leisure development and considered appropriately against policy SS1 'Delivering Sustainable Growth for York'. In considering the application, the policies and analysis provided to the overarching application will have considered the temporary nature of people's stay at the site and likely activities/impacts as a result. As a leisure application and giving moderate weight to the provisions in policy EC5, permanent occupation of the site would not have been supported.

3.4 The Development Management Officer must consider whether the suggested revision to the condition wording would result in a greater risk of the caravans not being used for holiday accommodation, and potentially a greater risk of them being used as permanent residences.

Design Conservation and Sustainable Development

3.5 Development Management to assess.

Public Rights of Way

3.6 No objection.

Councillor Vassie

3.7 Raises concern at the disregard and disinterest given to the potential value of this site, which is of major strategic importance to the whole city as a potential source of renewable energy, and the approval to use the site for pitching of caravans.

- The site's significant power connection to the Grid means that it is ideally suited to be a generator of electricity.
- There are several potential renewable energy sources available on the site, from wind power to geothermal energy.
- CYC is committed to delivering a zero carbon future, as is the nation, and ensuring that all potential renewable energy sources are properly audited and exploited is key to delivering that zero carbon future.
- The University of Leeds Earth Sciences department has identified the site as a potential source of geothermal energy and discussed this with the climate change

policy and scrutiny committee in the past few weeks, and senior officers are aware of this.

- District heating derived from heat exchange systems using flooded tunnels in old mines is now an established technology exploited in British and European countries.

EXTERNAL

Natural England

3.8 No comments to make.

Highways England

3.9 No objection.

Ouse and Derwent Internal Drainage Board

3.10 As condition does not relate to drainage, the Board does not feel it is appropriate to comment.

North Yorkshire County Council

3.11 No comments.

Selby District Council

3.12 No comments.

Deighton Parish Council

3.13 Object on grounds that the original planning permission was given for residential use only and not residential use as site sits firmly within the Green Belt.

Escrick Parish Council

3.14 Qualified support in principle to amend the imposed condition. Following comments made:

- applicant agreed to the number of units being the maximum number required. Would strongly object if a further application to vary condition 3 (restricting number of caravans) was made in the future;
- supported change of use to leisure development in principle on basis that no permanent occupation of the holiday accommodation;
- no site management plan is provided to state whether the site will operate the full 12 months a year and what occupancy restriction will be imposed;
- important that accommodation is not used as use class C3 (residential) as occupants living permanently on the site would have implications for education, health and social provision;
- applicant's comment of wanting parity with other holiday parks in surrounding area is difficult to reconcile as not aware of any other holiday parks of this large scale;
- parish councillors have knowledge of local examples where children living in caravans and holiday lodges at holiday parks on a full time basis as their only home and attend schools or retired people who live full time;
- 5 of the 14 dwellings for sale in Escrick on Rightmove are for holiday lodges at Hollicarrs;
- a replacement condition is proposed which restricts use to holiday accommodation and to same person, group or family for no more than 6 months in any one calendar year with occupation restricted to 12 weeks with 4 week break period; a site management plan to be submitted; and confirmation of a continuous 4 week annual closure period.

4.0 REPRESENTATIONS

4.1 Representations from 3 local residents – comments summarised as follows:

- Leisure development should not become residential site the size of a village;
- Environmental impact needs to be reviewed;
- Massive impact on road and dangerous junction with impact on local residents.

5.0 APPRAISAL

5.1 The main considerations relevant to the determination of this Section 73 application are as follows:

- Impact on local services
- Impact on tourism and rural economy

LEGISLATIVE BACKGROUND

5.2 Section 73 of the Town and Country Planning Act 1990 (as amended) allows for development of land that has planning permission without compliance with conditions attached to the previous approval. It allows for modification of approved proposals where these are not fundamental or substantial.

POLICY CONTEXT

Development Plan

5.3 Section 38(6) of the Planning and Compensation Act 2004 requires determinations be made in accordance with the development plan unless material considerations indicate otherwise. There is no development plan for York other than the retained policies in the Yorkshire and Humber Regional Spatial Strategy ("RSS"), saved under the Regional Strategy for Yorkshire and Humber (Partial Revocation) Order 2013. These policies, YH9(C) and Y1(C1 and C2), relate to York's Green Belt and the key diagram, Figure 6.2, insofar as it illustrates the general extent of the Green Belt around York with an outer boundary about 6 miles from the City Centre. The policies state that the detailed inner and the rest of the outer boundaries of the Green Belt around York should be defined to protect and enhance the nationally significant historical and environmental character of York, including its historic setting, views of the Minster and important open areas.

Development Control Local Plan

5.4 The Development Control Local Plan Incorporating the Fourth Set of Changes was approved for development management purposes in April 2005 (DCLP). Whilst the DCLP does not form part of the statutory development plan, its policies are considered to be capable of being material considerations in the determination of planning applications where policies relevant to the application are consistent with those in the NPPF. However, such policies can be afforded very limited weight. Relevant policies are listed in section 2. The site falls outside the main urban area of the City and within the general extent of Green Belt on the proposals map accompanying the 2005 Draft Plan.

Publication Draft Local Plan

5.5 The Publication Draft Local Plan ('2018 Draft Plan') was submitted for examination on 25 May 2018. Phase 1 of the hearings into the examination of the 2018 Draft Plan took place in December 2019. In accordance with paragraph 48 of the NPPF as revised in July 2018, the relevant 2018 Draft Plan policies can be afforded weight according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the previous NPPF published in March 2012. (NB: Under transitional arrangements plans submitted for examination before 24 January 2019 will be assessed against the 2012 NPPF).

5.6 Relevant policies are set out in section 2 and are attributed moderate weight. The evidence base underpinning the 2018 Draft Plan is capable of being a material consideration in the determination of planning applications. This evidence base includes the 2003 Approach to Green Belt Appraisal, Historic Character and Setting Technical Paper (Jan 2011) and update (June 2013) and the Green Belt Topic Paper TP1 Addendum (March 2019), which confirm that the site is within the general extent of York's Green Belt. As such, the site is shown on the proposals map accompanying the 2018 Draft Plan as being within the general extent of Green Belt.

5.7 Relevant policies in the 2018 Draft Plan are EC4 'Tourism' and EC5 'Rural Economy'. Policy EC4 acknowledges the role tourism plays in York in contributing to a diverse economy. To encourage this, proposals that improve the choice and quality of visitor accommodation are supported, especially higher spending visitors.

5.8 Policy EC5 states that York's rural economy will be sustained and diversified through, inter alia, permitting camping and caravan sites for holiday and recreational use where proposals can be satisfactorily integrated into the landscape without detriment to its character, are in a location accessible to local facilities and within walking distance of public transport to York, and would not generate significant volumes of traffic. It goes on to advise the attaching of a seasonal occupancy condition to permissions for visitor accommodation where it is not suitable for year-round occupation by nature of its location, design or proximity to a habitat that needs extra protection at certain times of the year. The supporting text to this policy explains that whilst the provision of self-catering chalet holiday home parks will be

supported in principle where they will support the tourism industry in York. However, the occupancy of the units will be restricted to ensure that they cannot be used as residential accommodation as a sole or main place of residence and to ensure the accommodation is only available for holiday lettings.

National Planning Policy Framework

5.9 Central Government guidance is contained in the National Planning Policy Framework (NPPF), which places emphasis on achieving sustainable development. Paragraph 11 establishes the presumption in favour of sustainable development, which runs through both plan-making and decision-taking. In decision-taking this means approving development proposals without delay that accord with an up-to-date development plan. In the absence of relevant development plan policies or where they are out-of-date, permission should be granted unless policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the proposed development or any adverse impacts of doing so would significantly or demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole. The footnote to Paragraph 11 lists those areas and assets of particular importance where this presumption in favour of sustainable development does not apply, which include land in Green Belt.

APPLICANT'S CASE

5.10 The proposed variation to condition 4 of the original outline approval is sought because the applicant believes that it is overly restrictive and makes the scheme unable to compete successfully with other businesses of a similar size in the surrounding area. The applicant contends that the condition is not considered to be appropriate to the size of the scheme and its use as a holiday park, which it considers is less likely to be open to abuse than units unrelated to a holiday park. An alternative condition is suggested (see paragraph 1.2 above) that reflects the essence of the original condition and thereby ensures the proposal would not result in permanent residential accommodation. This condition seeks to restrict occupation to holiday purposes only and requires a register to be kept of names and addresses of owner/occupants.

5.11 Other applications in the City's administrative area are cited that have similar worded conditions and not the restrictive wording of condition 4. Reference is also made to planning applications for developments of a similar scale and use in the surrounding area, such as Hollicarrs Holiday Park at Escrick (granted by Selby

District Council) and the Allerthorpe Golf and Holiday Park Retreat (refused by ERYC but allowed on appeal), and nationally, particularly East Riding, which have less restrictive conditions along the lines suggested by the applicant. Further, numerous appeal decisions including the wording of conditions to restrict permanent residential occupancy by Inspectors are cited, which are also similar to the wording suggested by the applicant.

5.12 It goes to state that the variation of the condition would not affect the impact of the site on openness of the Green Belt as the current wording does not restrict occupation throughout the year. Nor would it affect visual amenity for the same reason and considering the extensive landscaping. The condition with a more frequent turnover is considered to lead to a higher level of comings and goings.

5.13 It highlights the diverse nature of holidays in the UK and the need for flexibility within the leisure sector in the UK, especially in light of Brexit and Covid-19. Advice from the selling agent (Savills) has advised that the 28 day stay limitation would considerably impact the economic viability and sale of caravans on the site. It refers to the move away from hire fleet sites by the large holiday park operators and move towards private ownership of holiday caravans.

ASSESSMENT

5.14 The principle of the use of the site with operational works for a leisure development providing holiday accommodation in static and touring caravans has been established by the original outline planning permission 19/00078/OUTM. The proposal, which would remain in the same use, over the same area of land with the same overall number of units of accommodation, would have no additional impact on biodiversity, archaeology, access and highway safety, or contamination subject to the imposition of conditions to mitigate any previously identified harm.

5.15 The intention of condition 4 is to prevent the unfettered use of the permitted holiday accommodation for permanent residential occupation. This condition has been applied to many permissions for holiday accommodation in York in order to prevent use as permanent residential accommodation. This is to address the potential impact on local health and education services and avoid the introduction of residential paraphernalia that can detract from openness of the Green Belt. It can also be useful in places near to fragile habitat to allow for seasonal breeding or winter feeding to take place.

5.16 The national policy context is outlined in the NPPF at paragraph 83(c), which seeks sustainable rural tourism and leisure developments which respect the character of the countryside. Circular 11/95, cancelled and replaced by the Planning Practice Guidance, contained model conditions, including a condition that restricted holiday accommodation to a date range referring to a defined season (e.g. February to November), often the winter months, where the holiday accommodation was unsuitable for occupation all year round. However, a seasonal occupancy condition does not take account for improvements in caravan standards and increased interest in all-year round holidays, including visits to Christmas markets, seasonal events and visits in winter school holidays.

5.17 Policy EC5 of the 2018 Draft Plan advises attaching a seasonal occupancy condition to permissions where its location, design or proximity to special habitat make the site not suitable for year-round occupation. In the supporting text to the policy it affirms the support for a range of tourist accommodation and the growing interest in self-catering chalet holiday home parks that are available throughout the year, which is supported in principle by the Council on the basis that they will support the tourism industry in York. However, it refers to the imposition of occupancy conditions to ensure the accommodation is not used as a sole or main place of residence thereby ensuring it is only available for holiday lettings. This is not defined in the text, but the word 'lettings' suggests accommodation for rent/hire.

5.18 The wording of condition 4 as applied to the granted permission prevents permanent residential occupancy and limits stay to a 28 day period for a person, family or group within any one year. However, it would prevent the caravans being viable as holiday homes as periods of occupation by the owner would be overly restricted. The applicant has confirmed that there is no demand within the market for development of the site with such a restrictive condition as this is not reflective of the operation of holiday parks, with the exception of companies such as Centre Parcs whose draw is the setting and on-site facilities, such as swimming pools and activities.

5.19 A longer time period has been discussed with the applicant in an attempt to find a compromise that seeks to sufficiently restrict the use to holiday accommodation that contributes to the local rural and tourism economy and prevent permanent residential accommodation, whilst allowing longer periods of stay by owners of the static caravans. However, the applicant points to the lack of such stringent conditions on other larger caravan sites in the local area or close to York's

administrative boundary, such as Hollicarrs and Allerthorpe, which would make this site less competitive.

5.20 In particular, the wording of the conditions imposed by an inspector in allowing 150 holiday lodges and caravans on appeal at Allerthorpe in 2017 is of relevance. The conditions, which sought to address permanent occupancy, are as proposed by the applicant in that they require the accommodation to be for holiday purposes only, not occupied as a sole or main place of residence and require an up to date register to be provided. On this basis, and despite challenges to the efficacy of the conditions, the inspector was satisfied that the conditions would prevent occupation of the units as permanent residential accommodation.

5.21 Overall, it is considered that the changes are not substantial or fundamental in the context of the approved scheme and can therefore be dealt with as a variation to the original approval, and that the wording of the condition should be varied to reflect that sought by the applicant for the reasons set out above.

6.0 CONCLUSION

6.1 The applicant considers the wording of condition 4 previously imposed to be unduly restrictive and, therefore, would not be attractive to the market; it would potentially make the development economically unviable and not on a level playing field with other large holiday sites in neighbouring authorities that the site would compete with. It is considered that a condition is required to restrict occupancy in order to avoid permanent residential accommodation and on the basis of the case put forward by the applicant could be achieved through similar wording to that suggested by the applicant. It is, therefore, recommended that condition 4 be varied by removal of the reference to the 28 days period of occupation as requested.

6.2 Subject to the retention of an occupancy condition, there would be no further harm identified.

7.0 RECOMMENDATION: Approve

1 Application for approval of all reserved matters shall be made to the Local Planning Authority not later than the expiration of three years beginning with the

date of this permission and the development hereby permitted shall be begun before:

the expiration of two years for the date of approval of the last of the reserved matters to be approved.

Reason: In order that the Local Planning Authority may be satisfied as to the details of the development and to comply with the Town and Country Planning (General Development Procedure) (England) Order 2015.

2 Fully detailed drawings illustrating all of the following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of change of use of the land, building or engineering works, and the development shall be carried out in accordance with such details:

These details shall include: internal access road details, appearance, landscaping of site, layout and scale of the proposed development to be carried out, including a schedule of all external materials to be used.

Reason: In order that the Local Planning Authority may be satisfied as to the details of the development and to comply with the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006.

3 The number of static caravan pitches on site shall be restricted to no more than 231, to be sited in the area totalling 6.24ha that is marked as the Bowl and shown coloured lilac on the submitted Parameters Plan no.2356.02 Rev.03.

The number of touring caravans and tent pitches shall be restricted to 92, to be sited in the area totalling 1.49ha that is marked as the Woodland and shown coloured rose pink on the submitted Parameters Plan no.2356.02 Rev.03.

Reason: The condition is imposed to ensure that the number of caravans is not increased to a level which could harm the appearance or character of the area, openness of the Green Belt, nature conservation value of the wider site and in the interests of highway safety.

4 The site shall not be occupied otherwise than in accordance with the following terms;

(i) the caravans shall be occupied for holiday purposes only;

(ii) the caravans shall not be occupied as a person's sole or main place of residence;

(iii) the site owner/operator shall maintain an up-to-date register of the names and main home addresses of all owners/occupiers of the accommodation on site,

including dates and durations of each stay by each occupier, and shall make this register available for inspection at all reasonable times when requested by the Local Planning Authority.

Reason: This condition is imposed to ensure that approved holiday accommodation is not used for unauthorised permanent residential occupation. The site is not considered appropriate for full time residential use due to its remote position in the Green Belt and to prevent increased pressure on health and education services in the City.

5 Before the stationing of any static caravans hereby approved, details of the external materials and muted colours of the static caravans shall be submitted to and approved by the Local Planning Authority in writing. Only caravans constructed/sited in accordance with the approved details shall be stationed on site.

NOTE: The colour finish to the static caravans shall be a recessive colour(s).

Reason: In the interests of visual amenity given the sensitive rural location of the site.

6 No development shall take place (including ground works and vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP: Biodiversity shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of 'biodiversity protection zones'.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To secure practical measures to avoid or reduce impacts to biodiversity features and the Site of Importance to Nature Conservation (SINC) during construction, as appropriate to the scale of development. The details are required

prior to commencement in order to ensure that they are in force at an appropriate point in the development procedure and during the whole of the construction phase of the development.

7 Prior to or concurrently with the first Reserved Matters application, updated ecology surveys along with updates to the relevant mitigation plans shall be submitted to the Local Planning Authority for approval. This is with particular reference to Bats (roosting within building), Barn Owl, Water Vole and Grass Snake. The scheme shall be fully implemented in accordance with the approved mitigation plans.

NOTE: The plans shall include details of a timetable for delivery of any mitigation measures.

Reason: To ensure that species and their habitats are adequately protected. The details are required prior to commencement in order to prevent irreversible harm to a biodiversity.

8 No works (site clearance, preparatory work or development) shall commence until the Local Planning Authority has been provided with:

- a) a European Protected Species Licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead, along with appropriate mitigation for Great Crested Newts.
- b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To ensure the protection of a European protected species using the site. The details are required prior to commencement in order to prevent irreversible harm to a protected species.

9 Prior to or concurrently with the first reserved matters application, a survey of trees within and immediately adjacent to the site, an arboricultural impact assessment, a schedule of works, and a draft arboricultural method statement and tree protection plan, all in accordance with British Standard BS 5837, shall be submitted and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

NOTE: The details shall include a timetable for the delivery of any necessary works to trees.

Reason: To ensure the retention and protection of existing trees that are desirable and/or suitable for retention before, during and after development and to allow an accurate assessment of the compatibility of the detailed development proposals with

existing trees that make a significant contribution to landscape mitigation, and the amenity of the area and/or development.

10 Prior to or concurrently with the first Reserved Matters application, detailed long term management and monitoring of the Site of Importance to Nature Conservation (SINC) shall be submitted to and approved in writing by the Local Planning Authority. These shall be in line with the already submitted SINC Management Proposals, FPCR Environment and Design Ltd, July 2019. The scheme shall be implemented in accordance with the approved details.

Reason: To ensure that there is adequate long term management of the SINC.

11 Prior to or concurrently with the first Reserved Matters application, a detailed Site Wide Recreation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be in line with the already submitted Harworth Estates Investments Ltd, North Selby Leisure Proposal, Recreation Strategy, 5th August 2019 and drawing 2356.08 Recreation Strategy Plan. The scheme shall be implemented in accordance with the approved details.

NOTE: The strategy shall include a timetable for the its delivery.

Reason: To ensure that there is proper mitigation given to the impact of the development on ecology with the site.

12 Any reserved matters application shall include a detailed landscape scheme. This shall include the species, stock size, density (spacing), and position of trees, shrubs and other plants; and seed mixes, sowing rates and mowing regimes where applicable. It will also include details of ground preparation; tree planting details; paving and other hard landscape details, and street furniture, and any phasing of implementation. This scheme shall be implemented within a period of six months of the practical completion of the development or any phase thereof. Any trees or plants which within a period of five years from the substantial completion of the planting and development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the Local Planning Authority agrees alternatives in writing.

Reason: So that the Local Planning Authority may be satisfied with the variety, suitability and disposition of species and other landscape details across the site, since the landscape scheme, is integral to the landscape mitigation and/or amenity of the development and/or the immediate area.

13 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

Reason: In the interest of satisfactory and sustainable drainage.

14 No development shall take place until details of the proposed means of foul and surface water drainage, including details of any balancing works and off site works, have been submitted to and approved by the Local Planning Authority.

Design considerations: The developer's attention is drawn to Requirement H3 of the Building Regulations 2000 with regards to hierarchy for surface water dispersal and the use of Sustainable Drainage Systems (SuDS). Consideration should be given to discharge to soakaway, infiltration system and watercourse in that priority order. Surface water discharge to the existing public sewer network must only be as a last resort therefore sufficient evidence should be provided i.e. witnessed by CYC infiltration tests to BRE Digest 365 to discount the use of SuDS.

If the proposed method of surface water disposal is via soakaways, these should be shown to work through an appropriate assessment carried out under BRE Digest 365, (preferably carried out in winter), to prove that the ground has sufficient capacity to accept surface water discharge, and to prevent flooding of the surrounding land and the site itself.

City of York Council's Flood Risk Management Team should witness the BRE Digest 365 test.

As SuDS have been proven to be unsuitable then In accordance with City of York Councils City of York Councils Sustainable Drainage Systems Guidance for Developers (August 2018) and in agreement with the Environment Agency and the York Consortium of Internal Drainage Boards, peak run-off from Brownfield developments must be attenuated to 70% of the existing rate (based on 140 l/s/ha of proven by way of CCTV drainage survey connected impermeable areas). Storage volume calculations, using computer modelling, must accommodate a 1:30 year storm with no surface flooding, along with no internal flooding of buildings or surface run-off from the site in a 1:100 year storm. Proposed areas within the model must also include an additional 30% allowance for climate change. The modelling must use a range of storm durations, with both summer and winter profiles, to find the worst-case volume required.

If existing connected impermeable areas not proven then Greenfield sites are to limit the discharge rate to the pre developed run off rate. The pre development run off rate should be calculated using either IOH 124 or FEH methods (depending on catchment size).

Where calculated runoff rates are not available the widely used 1.4l/s/ha rate can be used as a proxy, however, if the developer can demonstrate that the existing site discharges more than 1.4l/s/ha a higher existing runoff rate may be agreed and used as the discharge limit for the proposed development. If discharge to public sewer is required, and all alternatives have been discounted, the receiving public

sewer may not have adequate capacity and it is recommend discussing discharge rate with Yorkshire Water Services Ltd at an early stage.

Surface water shall not be connected to any foul / combined sewer, if a suitable surface water sewer is available.

The applicant shall provide a topographical survey showing the existing and proposed ground and finished floor levels to ordnance datum for the site and adjacent properties. No part of the development to be raised above the level of the adjacent land, to prevent runoff from the site affecting nearby properties.

Details of the future management and maintenance of the proposed drainage scheme shall be provided.

Reason: So that the Local Planning Authority may be satisfied with these details for the proper and sustainable drainage of the site. It is necessary to require this information prior to commencement of any ground works on site to ensure that adequate measures are put in place for the disposal of drainage from the site.

15 Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no part of the development hereby permitted shall be occupied prior to completion of the approved foul drainage works.

Reason: So that the Local Planning Authority may be satisfied that no foul and surface water discharges take place until proper provision has been made for their disposal.

16 No construction works in the relevant area (s) of the site shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. No trees shall be planted within 5 metres of the centre line of any water main that is located within the site boundary i.e. protected strip widths of 10 metres per water main.

Reason: In the interest of public health and maintaining the public water supply. It is necessary to require this information prior to commencement of any ground works on site as such works may result in irreversible harm.

17 No works involved in the raising of the road at its access with New Road shall commence until a scheme for compensatory flood storage for the loss of floodplain

from raising the road has been submitted to and approved in writing by the local planning authority. The scheme shall provide level for level compensatory storage outside of flood zone 3. It must include:

- calculations and section drawings that show that the compensatory storage volume is hydraulically and hydrologically connected to the floodplain such that it provides level for level compensation allowing floodwaters to rise and fall as existing.
- a Flood Warning and Evacuation Plan for future users of the site. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing and phasing arrangements, or within any other period as may subsequently be agreed in writing by the local planning authority.
- no permanent structures shall be built within Flood Zone 3 as defined on the Environment Agency's Flood Map for Planning.

Reason: To reduce the risk of flooding to the proposed development and its future users.

18 A strip of land 9 metres wide adjacent to the top of both banks of Half Penny Dyke and Bridge Dyke on site shall be kept clear of all new buildings and structures (including gates, walls, fences and trees) unless otherwise agreed in writing with the Local Planning Authority. Ground levels shall not be raised in this area.

NOTE: Please ensure that access arrangements are agreed with the Internal Drainage Board.

Reason: To maintain access to the watercourse for maintenance or improvements.

19 Prior to commencement of the development, a Construction Environmental Management Plan (CEMP) for minimising the creation of noise, vibration and dust during the demolition, site preparation and construction phases of the development shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must include a site specific risk assessment of dust impacts in line with the guidance provided by IAQM (see <http://iaqm.co.uk/guidance/>) and include a package of mitigation measures commensurate with the risk identified in the assessment. All works on site shall be undertaken in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

NOTE: For noise details on hours of construction, deliveries, types of machinery to be used, use of quieter/silenced machinery, use of acoustic barriers, prefabrication off site etc, should be detailed within the CEMP. Where particularly noisy activities are expected to take place then details should be provided on how they intend to lessen the impact i.e. by limiting especially noisy events to no more than 2 hours in duration. Details of any monitoring may also be required, in certain situation, including the location of positions, recording of results and identification of mitigation measures required.

For vibration details should be provided on any activities which may results in excessive vibration, e.g. piling, and details of monitoring to be carried out. Locations of monitoring positions should also be provided along with details of standards used for determining the acceptability of any vibration undertaken. In the event that excess vibration occurs then details should be provided on how the developer will deal with this, i.e. substitution of driven pile foundations with auger pile foundations. Ideally all monitoring results should be recorded and include what was found and mitigation measures employed (if any).

With respect to dust mitigation, measures may include, but would not be restricted to, on site wheel washing, restrictions on use of unmade roads, agreement on the routes to be used by construction traffic, restriction of stockpile size (also covering or spraying them to reduce possible dust), targeting sweeping of roads, minimisation of evaporative emissions and prompt clean up of liquid spills, prohibition of intentional on-site fires and avoidance of accidental ones, control of construction equipment emissions and proactive monitoring of dust. Further information on suitable measures can be found in the dust guidance note produced by the Institute of Air Quality Management, see <http://iaqm.co.uk/guidance/>. The CEMP must include a site specific risk assessment of dust impacts in line with the IAQM guidance note and include mitigation commensurate with the scale of the risks identified.

For lighting, details should be provided on artificial lighting to be provided on site, along with details of measures which will be used to minimise impact, such as restrictions in hours of operation, location and angling of lighting.

Details shall be provided about the management of construction and contractor traffic and parking. The CEMP shall include a dilapidation survey of the area around the junction of the A19 and New Road should be provided.

In addition to the above the CEMP should provide a complaints procedure, so that in the event of any complaint from a member of the public about noise, dust, vibration or lighting the site manager has a clear understanding of how to respond to complaints received. The procedure should detail how a contact number will be advertised to the public, what will happen once a complaint had been received (i.e. investigation), any monitoring to be carried out, how they intend to update the complainant, and what will happen in the event that the complaint is not resolved. Written records of any complaints received and actions taken should be kept and details forwarded to the Local Authority every month during construction works by email to the following addresses public.protection@york.gov.uk and planning.enforcement@york.gov.uk.

Reason: To protect the amenity of the locality. It is necessary to require this information prior to commencement of any development to prevent irreversible harm occurring as part of the works.

20 Prior to development, an investigation and risk assessment (in addition to any assessment provided with the planning application) must be undertaken to assess the nature and extent of any land contamination. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination (including ground gases where appropriate);
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. It is necessary to require this information prior to commencement of any ground works on site as such works may result in irreversible harm.

21 Prior to development, a detailed remediation scheme to bring the site to a condition suitable for the intended use (by removing unacceptable risks to human health, buildings and other property and the natural and historical environment) must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Any remediation that is required to the area of Site of Importance to Nature Conservation to allow people access, should ensure that nature conservation interests take priority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters,

property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. It is necessary to require this information prior to commencement of any ground works on site as such works may result in irreversible harm.

22 Prior to first occupation or use, the approved remediation scheme must be carried out in accordance with its terms and a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems.

23 In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

24 Details of all machinery, plant and equipment to be installed in or located on the site, which is audible outside of the site, shall be submitted to the local planning authority for approval. These details shall include average sound levels (LAeq), octave band noise levels and any proposed noise mitigation measures. The machinery, plant or equipment and any approved noise mitigation measures shall be fully implemented and operational before the proposed use first opens and shall be appropriately maintained thereafter.

Note: The combined rating level of any building service noise associated with plant or equipment at the site should not exceed the representative LA90 1 hour during the hours of 07:00 to 23:00 or representative LA90 15 minutes during the hours of 23:00 to 07:00 at 1 metre from the nearest noise sensitive facades when assessed in accordance with BS4142: 2014, inclusive of any acoustic feature corrections associated with tonal, impulsive, distinctive or intermittent characteristics.

Reason: To protect the amenity of nearby properties and the environmental qualities

of the area.

25 Except in case of emergency no demolition and construction works or ancillary operations, including deliveries to and dispatch from the site which are audible beyond the boundary of the site shall take place on site other than between the hours of 08:00-18:00 Monday to Friday and between 09:00-13:00 on Saturdays.

The Local Planning Authority shall be notified at the earliest opportunity of the occurrence of any such emergency and a schedule of essential work shall be provided.

Reason: To protect the amenity of local residents.

26 Details of any acoustic noise barrier to protect the amenity of residential dwellings to the north eastern part of the site, where gardens back onto the A19, shall be submitted to and approved in writing by the local planning authority. These details shall include the construction method, height, thickness, acoustic properties and the exact position of the barrier. The barrier shall be erected in accordance with the approval before the use hereby permitted first comes into use and maintained thereafter.

Reason: To protect the amenity of local residents.

27 No part of the development hereby permitted shall commence be commenced until the full design and construction details of the following have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be carried out in full prior to the site coming into use.

- Improvements to the footpath on the A19 from the access point to New Road to the petrol station/shop to be widened to enable bicycles to use it to connect to National Cycle Route 65 (approx. 200m in length).
- Informal crossing point to be provided before the petrol station (making use of the central reservation for a two stage crossing) to enable users to cross the A19 and join the path on the western side of the A19 and safely access National Cycle Route 65.
- Signage to mark the link to the Sustrans route.
- Traffic calming measures near the site access road will be provided in the form of electronic flashing warning signs (or similar).

Reason: In the interests of highway safety and to provide for and promote appropriate safe and usable pedestrian and cycle access to facilities.

28 Prior to or concurrently with the first reserved matters application, details of the access road shall be submitted to and approved in writing by the Local Planning Authority. The details shall include passing places to facilitate traffic movements

when caravans, HGVs and agricultural vehicles might conflict with each other or with cyclists, pedestrians and horse riders. The scheme shall be implemented in accordance with the approved details.

NOTE: The details shall include a timetable for the delivery of the works to New Road.

Reason: In the interest of road safety.

29 Prior to or concurrently with the first reserved matters application, details of the following shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

- Internal road details;
- Consideration of pedestrian and cycle links to Wheldrake;
- Staff and visitor car parking and delivery bays/turning areas;
- Secure cycle parking for staff and visitors.

Reason: In the interest of road safety.

NOTE:

The site layout needs to ensure that queues can be accommodated without impeding access by local residents or emergency services and consider the needs of horse riders.

The details shall include a timetable for the delivery of the approved works.

30 Prior to the development hereby approved coming into use, a travel plan shall be submitted to and approved in writing by the Local Planning Authority. It shall include a site management strategy to ensure that peak traffic to and from the site (changeover times) avoid A19 peak hours (weekday am/pm peaks and Saturday midday peak). The approved travel plan shall thereafter be fully implemented and adhered to.

NOTE: The plan shall include details of a timetable for the delivery of mitigation measures.

Reason: In the interest of sustainable transport and road safety.

31 Prior to or concurrently with the first reserved matters application, a plan shall be submitted to and approved in writing by the Local Planning Authority showing a sensitive lighting design strategy for the development. The scheme shall ensure that there is no lighting within woodland areas or sensitive habitats or dispersed on to

New Road. The development shall be carried out in accordance with the approved scheme.

NOTE: The plan shall include a timetable for the delivery of the strategy.

Reason: In the interests of visual amenity, to achieve a safe environment and to protect biodiversity and residential amenity.

32 Before the occupation of the development, 2% of parking spaces on the site should include facilities for charging electric vehicles. The exact number, position and specification of points should be agreed in writing by the Council. Charging points should be located in a prominent position on the site and should be for the exclusive use of zero emission vehicles. Within 3 months of the first occupation of the development, the owner will submit to the Council for approval in writing (such approval not be unreasonably withheld or delayed) an Electric Vehicle Recharging Point Maintenance Plan that will detail the maintenance, servicing and networking arrangements for each Electric Vehicle Recharging Point for a period of 10 years.

Reason: To promote and facilitate the uptake of electric vehicles on the site in line with the Council's Low Emission Strategy (LES) and the National Planning Policy Framework (NPPF).

Notes:

- Electric Vehicle Charging Points should incorporate a suitably rated 32A 'IEC 62196' electrical socket to allow 'Mode 3' charging of an electric vehicle.
- Each Electric Vehicle Charge Points should include sufficient cabling and groundwork to upgrade that unit and to provide for an additional Electrical Vehicle Recharging Point of the same specification, should demand require this in this future.
- Charging points should be located in a prominent position on the site and should be for the exclusive use of zero emission vehicles. Parking bay marking and signage should reflect this.
- All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015).

8.0 INFORMATIVES: Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraph 38)

in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

- Pre-application advice provided;
- Revisions made to the scheme to address LPA opinion and consultee responses;
- Imposition of conditions.

2. INFORMATIVE NOTE - DRAINAGE

- i) The public sewer network does not have capacity to accept an unrestricted discharge of surface water. Surface water discharge to the existing public sewer network must only be as a last resort, the developer is required to eliminate other means of surface water disposal.
- ii) As per the above design considerations the modelling must use a range of storm durations, with both summer and winter profiles, to find the worst-case volume required and not just the 6 hour duration.
- iii) The applicant should be advised that the Ouse & Derwent Internal Drainage Board's prior consent is required (outside the planning process) for any development including fences or planting within 9.00m of the bank top of any watercourse within or forming the boundary of the site. Any proposals to culvert, bridge, fill in or make a discharge to the watercourse will also require the Board's prior consent.
- iv) The disposal of treated sewage effluent is not the intended function of the land drainage network and accordingly the Ouse & Derwent Internal Drainage Board will only be prepared to accept the treated foul flow if the combined rate of discharge for surface water and treated effluent does not exceed the discharge rate agreed/approved above.

3. MAINTENANCE RESPONSIBILITY - GENERAL

The proposed development is within the Internal Drainage Board's area and is adjacent to the Half Penny Dyke and Bridge Dyke, which at these locations, are maintained by the Board under permissive powers within the Land Drainage Act. 1991. However, the responsibility for maintenance of the watercourse and its banks rests ultimately with the riparian owner.

4. CONSENT - DISCHARGE

Under the Internal Drainage Board's Byelaws the written consent of the Board is required prior to any discharge into any watercourse within the Board's District.

5. INFORMATIVE:

The applicant or developer is encouraged to investigate improvements to the road surface, the provision of speed restricting measures and the creation of a segregated footpath/cycleway along the private road, New Road.

Contact details:

Case Officer: Hannah Blackburn

Tel No: 01904 551325