

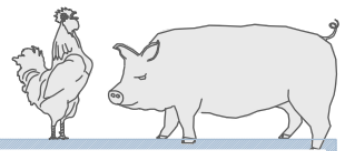
APPROVAL OF MATTERS RESERVED BY CONDITION ERECTION OF A GRAIN STORE

Land East Of Humbleton Hall, Fitling Road, Humbleton, East Riding Of
Yorkshire, HU11 4NS

R T Williams & Son Ltd

Ian Pick Associates Ltd
Station Farm Offices
Wansford Road
Nafferton
East Yorkshire

Email: mail@ianpick.co.uk
Office: 01377 253363
Ian Pick: 07702 814950
Sam Harrison: 07837 558724
www.ianpickassociates.co.uk



IAN PICK ASSOCIATES LTD
Specialist Agricultural & Rural Planning Consultants

1. INTRODUCTION

This application has been commissioned by R T Williams & Son Ltd.

The purpose of this application is to submit details for approval relating to matters that are reserved by condition. This application relates to the approval of matters reserved by conditions relating to application reference 23/01769/PLF.

This report has been prepared by Sam Harrison of Ian Pick Associates Ltd. Sam Harrison is a Chartered Planner and a Member of the Royal Town Planning Institute. He benefits from 11 years experience specialising in agricultural and rural planning consultancy whilst employed by Ian Pick Associates Ltd.

Ian Pick is a specialist Agricultural and Rural Planning Consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of the Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution. Ian Pick has 25 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

2. CONDITIONS REQUIRING APPROVAL

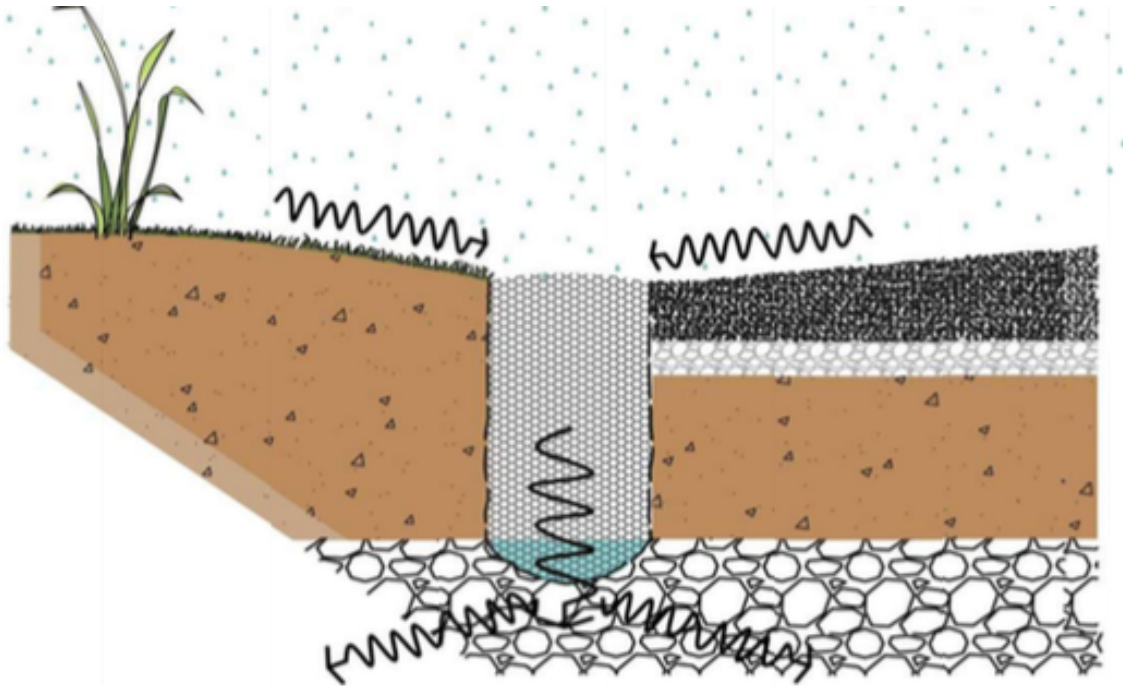
The approval was subject to 1No. pre-commencement condition. These are matters which require the submission of additional information to the LPA. These are summarised below:

Condition No. 5 – Surface water drainage design

3. CONDITION NO. 5 – SURFACE WATER MANAGEMENT PLAN

The grain store will discharge of clean roof water via soakaways. The existing land is of a free draining nature.

It is proposed to intercept all surface water from the building unit into a infiltration trench. The soakaway will be installed to the rear of the building. The design of the system will ensure that all surface flows from the development are intercepted via a sub-surface structure which will allow sufficient infiltration into the underlying geology. The diagram below shows a typical cross section of a soakaway and demonstrates the infiltration functionality. No contaminated (dirty) water will be allowed to enter the system.



Infiltration trenches are highly versatile, cost effective, require low maintenance and replace conventional piped systems without the need for kerbs and gullies etc.

Infiltration trenches will also fit in aesthetically with any landscaping and other site features. Infiltration trenches are also favorable due to their design robustness. The performance of a trench over the lifetime of the development is unlikely to be reduced dramatically. Infiltration devices are seen to be reliable with low probability of system failure. The potential for failures is particularly low considering that inflows into the trench are to be clean and free from sediments.

Soakaway tests can be seen below.

Infiltration Testing at Land East Of Humbleton Hall, Fitling Road, Humbleton, East Riding Of Yorkshire, HU11 4NS

Date of Test: Tuesday 19th September 2023.

Trench Size = 2m x 0.5m x 1m depth.

1 cubic meter of water was discharged into the trench using a tanker. The process was repeated 3 times.

The time taken for the water to completely soakaway is shown below.

1st Fill = 1 hours, 50 minutes

2nd Fill = 1 hours, 58 minutes

3rd Fill = 2 hours, 6 minutes

Photographs of the process are shown below.

