NORTH YORKSHIRE COUNCIL

BUSINESS and ENVIRONMENTAL SERVICES

LEAD LOCAL FLOOD AUTHORITY

CONSIDERATIONS and RECOMMENDATION

Application No:	**FL/NY/2025/0030/ENV**		
Proposed Development:	PLANNING APPLICATION ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT FOR Construction of a temporary wellsite for the appraisal of gas, including drilling operation, proppant squeeze and flow testing operation and site restoration		
Location:	AT Land East of the Mill Yard, Burniston Mill, Coastal Road, Burniston, Scarborough, YO13 0DB		
Applicant:			
District/Borough:	County Application		
FRM Engineer:	Emily Andre	**LPA Case Officer:**	Amy Taylor

Note to the Planning Officer:

Thank you for consulting the Lead Local Flood Authority on the planning application referenced above. Initially, the LLFA encourage the applicant to review the NYC SuDS Guidance, as this outlines what is required for each type of planning application and what the LLFA expectations are for design requirements. The SuDS guidance can be found here: https://www.northyorks.gov.uk/environment-and-neighbourhoods/flooding/flood-and-water-management/sustainable-drainage-systems-guidance-2022-update

The following documents are noted:

- Flood risk assessment and surface water drainage strategy, Hafren water, 3729/FRA, F4, June 2025
- Location Plan, ZG-EOG-CLTN-PA-01

In assessing the submitted proposals and reaching its recommendation the Authority would like to make the following comments:

1. Flood Risk

Date:	1 July 2025	**Approved by:**	Meirion Jones LLFA Team Leader
FAO:	Amy Taylor		
Issued by:	Emily Andre		

The proposed development is located fully in flood zone one, with a low risk of surface water flooding. The applicant has supported this by providing a flood risk assessment that analyses all potential sources of flood risk to the site.

This is acceptable.

2. Runoff Destinations

As there is a risk of contamination it is proposed that all surface water runoff from site will be contained by an impermeable membrane and captured in ditches. This is then to be pumped to onsite storage and collected by tankers. Surface water will be pumped automatically from these ditches by a float switch and pump. The applicant will monitor the levels in the tank and empty when required.

This is acceptable.

3. Peak Flow Control

A float switch and pump will be used to transfer surface water from the ditches to the storage container. Further information is required on the back-up plan if this pump fails, there should be one duty pump in place and one back-up to allow maintenance to be carried out and provide a standby option in case of failure.

An impermeable area plan needs to be included to support the value provided in the drainage calculations.

Further information required.

4. Volume Control

Drainage calculations have been provided up to the 1 in 100-year event + climate change, these calculations show that the site requires an attenuation volume of 1353.8 m3 to contain run-off in the drainage system for all events up to a 1 in 30-year event.

The proposed drainage system provides a storage volume of 567m3, meaning the attenuation needs to be increased. However, the storage volume of the collection tanks has not been included in this value. It is required that the volume of the collection tanks is provided to confirm whether the proposed attenuation features have sufficient capacity.

The drainage calculations need to be updated to prove the suitability of all nodes and connections in the drainage system, including the pump, up to the 1 in 100 year + climate change event.

A detailed drawing of the drainage layout needs to be provided, displaying all proposed attenuation features, and the sizes and locations of ditches.

Further information required.

5. Designing for exceedance

The applicant has noted how exceedance flow will be contained on site in the event of a pump failure or 1 in 100 rainfall event + climate change, with it being highlighted that it will be contained by the bunds. A site volume has been provided for this which is suitable to contain the volume produced by a 1 in 100-year event + climate change.

This is acceptable.

However, this needs to be supported with an exceedance flow plan, with the bunds shown on this. This is required to show overland flow during a 1 in 100 rainfall event + climate change, in which the rainfall would exceed the capacity of the proposed drainage system.Site design must be such that when SUDs features fail or are exceeded, exceedance flows avoid risk to people and do not cause flooding of properties on or off site. This can be achieved by designing suitable ground exceedance or flood pathways and should be demonstrated with a series of arrows demonstrating flows on a topographical map across the whole site.

It should also be noted that a pumping station cannot flood during a 1 in 100 + climate change, the exceedance flow plan should display this.

Further information required.

6. Climate Change

Due to the lifetime of the development, and the site being classified as less vulnerable a climate change allowance of 25% has been chosen. However, the LLFA require that the upper end allowance of 40% is applied to ensure that the drainage system is suitably designed.

Further information required.

7. Maintenance Plan

The attached maintenance plan highlights the responsible party, actions and frequency for the maintenance of proposed ditches and tanks. This needs to be updated to include information on the maintenance of the float switch and pump.

Further information required.

Recommendation to the Local Planning Authority:

The submitted documents are limited and the LLFA recommends that the applicant provides further information before any planning permission is granted by the LPA. The following should be submitted and approved by the Local Planning Authority;

The LLFA recommends that the application is refused on the following grounds:

- An exceedance flow route is required.
- There is no attached drainage drawing, and the provided drainage calculations need to be updated with additional information.
- Details should be provided on the attenuation of the storage tanks.

- The climate change value needs to be updated to 40%.
- Further information is needed on the pumps, this should include a backup plan and a maintenance schedule and actions.
- A construction phase surface water management plan for ensuring that the SuDS features will function post development has not been provided.

Our objection may be overturned following the submission of adequate information as detailed in our comments above. The applicant is advised to ensure that the development meets the requirements set out in North Yorkshire County Council's SuDS Design Guidance.