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 & Surface Water Drainage Strategy, 3729/FRA
- 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:	23 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 provided 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 pump. The applicant will monitor the levels in the tank and empty when required.

This is acceptable.

3. Peak Flow Control

A floating switch and pump will be used to transfer surface water from the stone surround to the storage container. There is a contingency pump on site to provide a standby option in case of failure.

An impermeable area plan has been provided.

This is acceptable.

4. Volume Control

Surface water attenuation has been provided through a stone sub-base, stone surround and perforate pipe. This provides an attenuation volume of 567m^3.

Drainage calculations have been provided to display the required attenuation volume for a 1 in 2, 1 in 30 and 1 in 100-year event. All surface water run-off should be contained in the drainage system up to a 1 in 30-year event. These calculations show that the site requires an attenuation volume of 703.5 m^3 for a 1 in 30 year event with a 6-hour duration.

The calculations show that the runoff volume from a 1 in 30-year event is 703.5m^3. While there is sufficient volume within the site to contain this, this volume needs to be contained in the drainage system - the site should not flood during a 1 in 30-year event.

The proposed drainage system provides a storage volume of 567m^3, meaning the attenuation needs to be increased. However, the storage volume of the collection tanks has not been included in this value. These tanks are part of the drainage scheme therefore it is required that the volume of the collection tanks is provided to confirm whether the proposed attenuation features have sufficient capacity.

A drawing of the drainage layout has been provided, this displays the location of the perforated pipe, pump, stone sub-base and surface water collection tanks. Pipe dimensions should be labelled on the drainage drawing.

Further information required.

5. Designing for exceedance

Overland flow during a 1 in 100 rainfall event + climate change will be contained within the boundary of the site by bunds and a concrete access ramp. A site volume has been provided for this which is suitable to contain the volume of surface water runoff produced by a 1 in 100-year event + climate change.

This is acceptable.

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.

This is acceptable.

7. Maintenance Plan

The attached maintenance plan highlights the responsible party, actions and frequency for the maintenance of proposed ditches tanks and pumps.

This is acceptable.

Recommendation to the Local Planning Authority:

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:

- There is insufficient storage, it is required that all surface water runoff should be contained in the drainage system up to a 1 in 30-year event. However, the provided attenuation volume does not include storage provided by the collection tanks. As these are part of the drainage scheme it is required that the volume is included.
- The drainage drawing should be updated to include the dimensions of the perforated pipe.

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.

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