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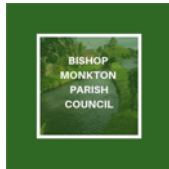
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MILNER FARM DEVELOPMENT

FORMAL PARISH COUNCIL OBJECTION

Planning Application Ref: 26/03292/OUTMAJ

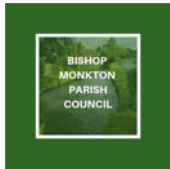
Outline application for up to 85 dwellings at Milner Farm / Mains Lane, Bishop Monkton



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Executive Summary

Bishop Monkton Parish Council OBJECTS to planning application 26/03292/OUTMAJ for up to 85 dwellings at Milner Farm. The objection is based on the scale and cumulative effect of the proposal, the present lack of foul sewer capacity identified by Yorkshire Water, documented recent sewage escapes within the village, unresolved gypsum and ground-stability implications, the constrained rural highway network, harm to the rural settlement edge and heritage setting, pressure on the effective developable area, and uncertainty over whether all necessary mitigation and infrastructure can be delivered together.

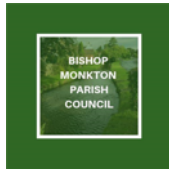
Principal reasons for objection

1. Conflict with the spatial strategy and national policy tests. The site lies outside the defined development limits of Bishop Monkton and is not an allocated housing site. The Parish Council recognises that the current five-year housing-land-supply shortfall is a material consideration under the 2026 NPPF. However, Policy S5 requires development outside settlements which addresses unmet housing need to be of a scale that can be accommodated taking account of existing or proposed infrastructure. The Parish Council is not satisfied that this has been demonstrated here.

2. Cumulative growth and village identity. The Parish Council's housing-stock analysis uses a baseline of 395 dwellings and shows a progression to 570 dwellings after Church Farm (+32), Avant (+58) and Milner Farm (+85): a cumulative increase of approximately 44%. The issue is the combined change to the scale, infrastructure and identity of Bishop Monkton, not 85 dwellings viewed in isolation.

3. Foul drainage capacity and existing network problems. Yorkshire Water states that the sewer network does not presently have sufficient available capacity for the development, that the proposal may cause Bishop Monkton Waste Water Treatment Works (WwTW) to fail an agreed standard, and that Yorkshire Water would likely not support the proposal. The previously proposed foul-water point of discharge is no longer valid. This current assessment sits alongside documented sewage escapes within the village, Yorkshire Water's earlier acknowledgement of operational issues and a network getting close to capacity, and 2024 Environment Agency EDM data recording storm-overflow operation at Bishop Monkton No. 2 STW.

4. Gypsum and ground stability. The JBA/Ousewem catchment study identifies soluble-rock and sinkhole risk across Bishop Monkton and advises that, absent supporting survey evidence, locations should be assumed susceptible to subsidence risk. Run-off attenuation and management is rated as having a high potential impact on development of a new or existing sinkhole network. The interaction between site-specific geology and the proposed drainage system requires resolution.



5. Highway network resilience and safety. The proposal adds traffic to a constrained rural road network characterised by narrow carriageways, single-width sections, pinch points, narrow bridges, limited passing opportunities and dependence on critical access points. Dated Parish Council photographs also demonstrate flooding affecting principal approach routes. The Parish Council's concern is the cumulative safety and resilience of the network, including pedestrians, cyclists, equestrians, agricultural vehicles and emergency access.

6. Landscape and settlement-edge harm. The site forms part of the transition from Bishop Monkton to open countryside. Development would urbanise this edge through housing, estate roads, lighting, drainage and associated infrastructure. The applicant's landscape mitigation is therefore fundamental, not optional.

7. Heritage setting. The proposal affects the rural setting of The Old Vicarage and views involving St John the Baptist Church. Building height, massing, setbacks, structural planting and development-free areas must be treated as substantive constraints on the layout.

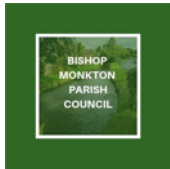
8. Effective site capacity and mitigation. The mitigation package is necessary to make the development acceptable and must therefore be treated as fixed. Once the land required for SuDS, landscape buffers, retained trees and hedgerows, biodiversity, public open space, heritage protection and highway infrastructure is properly allowed for, the Parish Council is not satisfied that the remaining effective developable area can accommodate 85 dwellings without compromising that necessary mitigation.

9. Community infrastructure. Growth must be matched by timely infrastructure. Healthcare, education, utilities, drainage and transport should be considered cumulatively. Financial mitigation does not itself create immediate physical capacity.

10. Planning balance. The Parish Council recognises the housing benefits and the current five-year housing-land-supply shortfall. It also notes that the 2025 Housing Delivery Test records North Yorkshire at 218%, with no HDT policy consequence. In the Parish Council's judgement, the cumulative harms, infrastructure constraints and unresolved environmental risks identified in this representation substantially outweigh the benefits of the proposal. Permission should be refused.

If the Local Planning Authority is nevertheless minded to grant permission, the Parish Council requests binding safeguards, including Grampian-style controls preventing development or occupation from getting ahead of foul drainage reinforcement and site-specific ground-stability/drainage resolution.

Source: Parish Council housing-stock analysis; Yorkshire Water correspondence dated 24 February 2026 and earlier Yorkshire Water correspondence; Environment Agency 2024 EDM storm-overflow regulatory data; JBA/Ousewem Technical Note dated December 2024; applicant SuDS and Foul Drainage Strategy; application and consultee material; National Planning Policy Framework 2026; Housing Delivery Test 2025 measurement.



1. The Parish Council's Objection and Planning Context

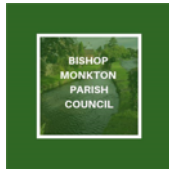
1.1 Nature of the application

The application seeks outline permission for up to 85 dwellings with associated access, landscaping, open space and infrastructure. Although detailed layout and other matters are reserved for later approval, this application seeks permission for up to 85 dwellings. The Local Planning Authority must therefore consider now whether the site can satisfactorily accommodate that number together with all necessary infrastructure and mitigation.

1.2 Development Plan conflict

The application site lies outside the defined development limits of Bishop Monkton established by Policy GS3 of the adopted Harrogate District Local Plan and is not one of the housing allocations identified through Policy DM1. It should therefore be assessed as residential development on an unallocated site outside the settlement boundary. Under section 38(6) of the Planning and Compulsory Purchase Act 2004, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The applicant relies on the housing-land-supply position and national policy support for housing delivery. The Parish Council recognises that the acknowledged five-year housing-land-supply shortfall is a material consideration. Under the National Planning Policy Framework published on 17 August 2026, Policy S3 directs proposals outside settlements to Policy S5. Policy S5 includes housing addressing evidenced unmet need, but requires such development to be physically well-related to a settlement and of a scale that can be accommodated taking account of existing or proposed infrastructure. Where Policy S5 applies, the proposal should be approved unless the benefits of doing so would be substantially outweighed by adverse effects when assessed against the national decision-making policies in the Framework. Those requirements are directly relevant to the foul drainage, highway and wider infrastructure evidence set out below. The latest 2025 Housing Delivery Test separately records North Yorkshire at 218%, with 9,106 homes delivered against a requirement of 4,171 over the relevant three-year period and no HDT policy consequence. That does not remove the five-year supply shortfall, but it is relevant context: recent delivery performance should not be conflated with the forward-looking land-supply deficit. Annex A of the 2026 NPPF also makes clear that the weight given to pre-existing Development Plan policies is not reduced merely because they pre-date the new Framework; the starting point therefore remains the adopted Development Plan, subject to the statutory planning balance and the new national decision-making policies. The Parish Council's position is that, when the



proposal is assessed against Policy S5 and the evidence set out in this representation, the benefits of the proposed development are substantially outweighed by its adverse effects and unresolved risks. The Parish Council therefore objects to the application and considers that planning permission should be refused.

1.3 Objection-led assessment

The Parish Council sets out below the material planning reasons for its objection. The representation focuses on identified planning harms, the cumulative effects of growth, infrastructure constraints and unresolved risks, while acknowledging benefits where necessary to undertake the planning balance. **This objection is not made from opposition to new housing in principle; it reflects the Parish Council's judgement, on the evidence set out below, that the adverse effects and unresolved risks of this specific proposal substantially outweigh its benefits when assessed under the applicable Development Plan and national decision-making framework.**

1.4 Core proposition

The proposal must be assessed as a whole. Its acceptability depends upon foul drainage reinforcement, safe highway operation, landscape and heritage mitigation, SuDS, ecology and biodiversity measures, public open space, utilities and good design all being capable of delivery together. The Parish Council is not satisfied that this has been demonstrated for up to 85 dwellings.

Source: Adopted Harrogate District Local Plan; National Planning Policy Framework 2026, including Policies S3 and S5 and Annex A; Housing Delivery Test 2025 measurement; applicant Planning Statement and application material.

2. Cumulative Growth, Village Identity and the Emerging Neighbourhood Plan

2.1 Scale of cumulative growth

The Milner Farm application should not be considered as an isolated addition of 85 dwellings. The Parish Council has considered the housing-stock journey for Bishop Monkton using a baseline of 395 dwellings, then Church Farm (+32, comprising development applied for, consented and/or under construction as applicable), Avant (+58, consented) and Milner Farm (+85, this application). On that basis the housing stock would rise to approximately 570 dwellings, an increase of about 44% over the baseline.

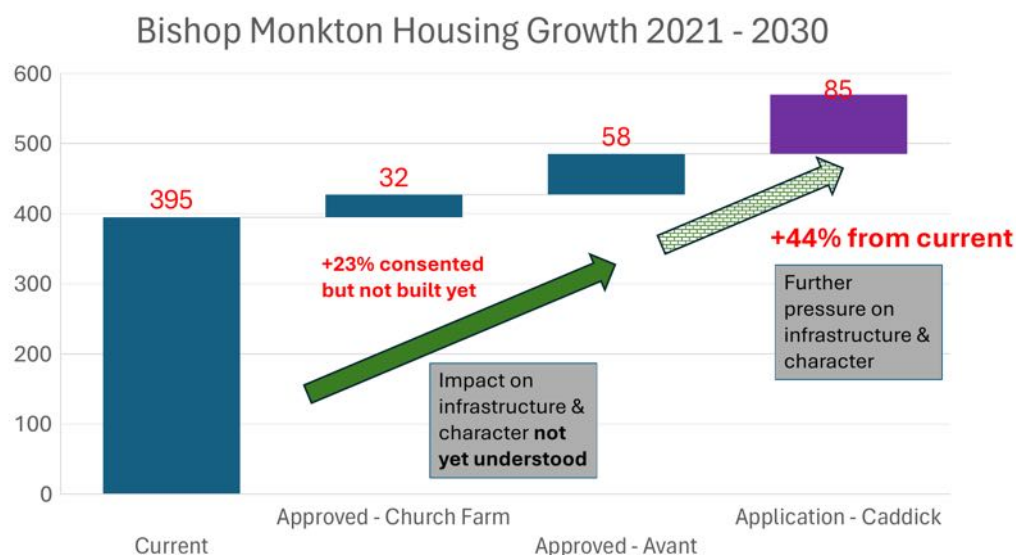
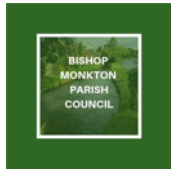


Figure 1 – Housing stock journey used by the Parish Council.

The 44% figure is a cumulative figure. It is not asserted that Milner Farm alone increases the village by 44%. The significance is the combined effect of successive developments on a small rural settlement.

2.2 Cumulative effects

The Parish Council considers it essential that Milner Farm is not assessed as though it were an isolated development. Its effects should be considered cumulatively with recent, committed and proposed development affecting Bishop Monkton. The cumulative consequences extend beyond dwelling numbers: additional growth affects the character, spatial form and physical extent of the village and adds demand to highways, foul drainage, healthcare, education, utilities and community services. These



effects should be assessed across completed, committed and proposed growth rather than segmented by individual application.

2.3 Wider committed development

The cumulative assessment should also recognise major non-residential development already permitted in the immediate rural setting of Bishop Monkton. Planning permission HGTZC23/04361/EIAMAJ was granted on 31 July 2025 for a ground-mounted solar farm of up to 43MW on approximately 66.56 hectares of agricultural land between Wormald Green, Bishop Monkton and Burton Leonard. Pre-commencement conditions are now being discharged. Although this development does not contribute to the housing-stock figures above, it represents a further substantial committed change to the rural landscape surrounding the village and should form part of the assessment of cumulative landscape and settlement-setting effects.

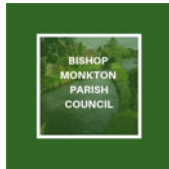
2.4 Village identity and settlement form

Successive edge expansion risks changing the relationship between Bishop Monkton and its surrounding countryside. Milner Farm would extend built development into agricultural land at a sensitive village edge and add estate roads, lighting, drainage infrastructure and other suburban features. The Parish Council considers that the cumulative urbanising effect should carry material weight.

2.5 Emerging Neighbourhood Plan

The Parish Council is developing a Neighbourhood Plan. It does not rely on prematurity as a freestanding reason for refusal. The emerging plan is relevant context because it reflects active community consideration of Bishop Monkton's future spatial form, infrastructure needs and development priorities, and reinforces the importance of assessing cumulative growth rather than individual proposals in isolation.

Source: Parish Council housing-stock analysis using 2021 ONS data, planning records for major developments and the current application; Bishop Monkton Neighbourhood Plan work. North Yorkshire Council planning history for HGTZC23/04361/EIAMAJ and condition-discharge decision 26/02675/DISCON.



3. Foul Drainage and Waste Water Capacity

3.1 Yorkshire Water's February 2026 position

Yorkshire Water's pre-planning sewerage response dated 24 February 2026 arose from the applicant's own pre-planning enquiry. It identifies Bishop Monkton Waste Water Treatment Works as the receiving works and states that the proposed development may cause the works to fail an agreed standard.

Yorkshire Water then states unequivocally that, at present, the sewer network does not have sufficient available capacity to support the size of development proposed.

Yorkshire Water also records that the site is not allocated within the adopted Local Plan and has therefore not been considered within the current Asset Management Plan period. It states that, should the site come forward as part of a planning application, Yorkshire Water would likely not support the proposal.

The February 2026 correspondence is now available on the planning portal as Appendix 6 to the applicant's drainage material. It should be read as central evidence on the current foul-drainage position.

3.2 Connection and reinforcement remain unresolved

The previous proposed foul-water point of discharge is expressly stated to be no longer valid. Yorkshire Water indicates that, if the site benefits from the necessary permissions, it may undertake a feasibility study to determine suitable foul connection points, available network capacity and timescales for upgrading works. Yorkshire Water also cautions that, following the October 2011 private-to-public sewer transfer, there are many uncharted Yorkshire Water assets not currently shown on its records. Against that background, the actual connection route, downstream network characteristics, available capacity and any necessary reinforcement remain matters requiring resolution.

The applicant's own submitted SuDS and Foul Drainage Strategy drawing likewise states that Yorkshire Water is to confirm the point of connection for foul drainage post-planning, and records the existing drainage information as indicative only and to be confirmed. The submitted scheme therefore does not establish a currently agreed foul connection point or downstream capacity solution.

Yorkshire Water further states that phasing, a robust build plan and a start date are essential so that required improvements to the network and/or receiving waste water treatment works can be undertaken. It also states that capacity is not reserved for future development and is used on a first-come, first-served basis. That is material in a village where other development is already committed.

3.3 Existing village sewerage problems

The Parish Council has photographic evidence from recent years of repeated sewage escapes from the existing sewerage system in the centre of Bishop Monkton, including

close to Bishop Monkton Primary School. In one incident close to the school, wider photographs show Bishop Monkton Beck remaining within its channel while sewage is escaping from the village system.

These incidents are directly relevant to the capacity and resilience of the existing village sewerage system into which the proposed development would ultimately discharge. They demonstrate that problems with the existing system are already experienced within Bishop Monkton, before the further demands arising from the development now proposed.

This local evidence is particularly significant when considered alongside Yorkshire Water's February 2026 assessment that the sewer network does not have sufficient available capacity to support the size of development proposed and that the development may cause Bishop Monkton Waste Water Treatment Works to fail an agreed standard.

Figure 2 – Example of a sewage escape from the existing sewerage system in the centre of Bishop Monkton, close to Bishop Monkton Primary School.



Figure 3 – Wider view of a further sewage escape in the centre of Bishop Monkton. Bishop Monkton Beck is visible within its channel.

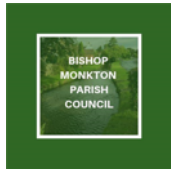


Figure 4 – Further view of the same village-centre incident, showing the escape while the Beck remains within its channel.



3.4 Historical Yorkshire Water evidence

The Parish Council recognises that Yorkshire Water did not object to the developments then under consideration. In March 2023 Yorkshire Water considered that, because those developments proposed separate foul and surface-water systems, the additional



sewage would not overwhelm the system. At the same time, however, Yorkshire Water expressly acknowledged operational issues at Bishop Monkton, confirmed that the village had been identified as needing improvement and stated that its operational and capital-investment colleagues were investigating what needed to be done. The significance for the present application is the progression from that position to Yorkshire Water's application-specific February 2026 conclusion that sufficient available sewer-network capacity is not now present for the scale of development proposed at Milner Farm.

3.5 Bishop Monkton WwTW storm-overflow evidence

Environment Agency 2024 Event Duration Monitoring regulatory data records storm-overflow operation at Bishop Monkton No. 2 STW. For the 6XDWF overflow it records 46 counted spills with a total duration of 110 hours. The same return records 138 counted spills totalling 151 hours 45 minutes from the separate 3XDWF outlet. The Parish Council does not rely on these figures as evidence of a permit breach; they are relevant operational evidence to be considered alongside Yorkshire Water's current warning that the proposed development may cause the receiving works to fail an agreed standard.

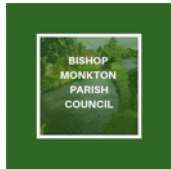
3.6 Surface water

The Parish Council distinguishes foul drainage from surface-water drainage. Yorkshire Water supports attenuation of surface water before discharge to Bishop Monkton Beck, and the Parish Council does not object to that principle. However, Yorkshire Water's 2022 Avant response stated that local highway drainage was likely to discharge to the public foul sewer network and recommended its diversion to reduce the likelihood of sewer flooding during heavy rainfall. The interaction between surface water and the existing village network therefore forms part of the local context, while the principal objection remains the unresolved foul-network and treatment capacity identified for Milner Farm.

3.7 Grampian-style safeguard

The Parish Council's primary position is refusal while the statutory undertaker identifies insufficient available capacity. If permission is nevertheless contemplated, a Grampian-style restriction should prevent development or occupation from proceeding beyond the appropriate stage until Yorkshire Water has confirmed an acceptable foul connection and all network and/or treatment-works reinforcement necessary to serve the relevant phase has been completed and is operational. In any event, no dwelling should be occupied before the necessary connection and reinforcement serving that phase are complete and operational.

Source: Yorkshire Water, Mains Lane, Bishop Monkton – Pre-Planning Sewerage Enquiry X226630, 24 February 2026; Yorkshire Water consultation response on 20/05181/FULMAJ dated 25 May 2022; Yorkshire Water correspondence of March and July 2023; Environment Agency 2024 EDM storm-overflow regulatory data; local photographic evidence supplied to the Parish Council; applicant SuDS and Foul Drainage Strategy.



4. Gypsum, Ground Stability and Drainage Interaction

4.1 Independent catchment evidence

The Parish Council has obtained the December 2024 JBA Consulting Technical Note prepared under the Ousewem project for City of York Council via Bloom Procurement Service Ltd. It is a catchment-level study, not a site-specific geotechnical report for Milner Farm. That limitation should be clear. It nevertheless provides directly relevant independent evidence about the geology and hydrology of Bishop Monkton.

JBA records that the area around Ripon and Bishop Monkton is prone to subsidence associated with dissolution of gypsum-bearing Permian strata. It states that the same geological units studied around Ripon occur in the Bishop Monkton study area.

4.2 Water as a trigger

JBA identifies heavy rainfall, leaking drainage pipes, burst water mains, construction, development and modification of surface drainage among potential triggers for sinkhole formation. It explains that increasing infiltration or groundwater movement can accelerate gypsum dissolution.

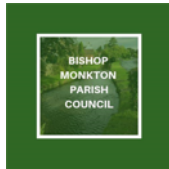
4.3 Bishop Monkton evidence

The report identifies historic subsidence evidence in the wider Bishop Monkton area and reproduces BGS mapping of subsidence hollows. It also uses modelling to identify potential depressions, while appropriately cautioning that not all such depressions are necessarily dissolution features.

4.4 Implications for drainage

JBA's summary states that, because gypsum-bearing strata occur across the catchment, all locations should be assumed susceptible to subsidence risk in the absence of supporting survey information demonstrating otherwise. Its identified triggers include construction and development activity as well as modification of surface drainage. Its advice on avoiding extended standing water or increased groundwater recharge is therefore relevant both to works during construction and to the permanent drainage/SuDS arrangements. Proposed measures should be subject to more detailed assessment, including detailed site appraisal and ground investigation where appropriate.

Its Table 4-1 rates run-off attenuation and management as having a high potential impact in relation to development of a new or existing sinkhole network because standing water may increase infiltration and groundwater levels or flows.



4.5 Applicant's drainage strategy

The applicant's current drainage strategy rules out infiltration because infiltration testing was too slow to calculate and proposes attenuated discharge to Bishop Monkton Beck. That removes one concern that might otherwise arise from soakaways. It does not remove the need to demonstrate that the engineered drainage system, attenuation basins, pipes, exceedance arrangements and ground works are compatible with the site-specific geological conditions.

4.6 Interaction with attenuation basins

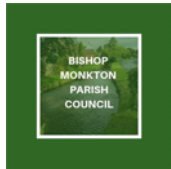
The applicant proposes a series of open attenuation basins forming a linear cascade along the southern boundary adjacent to Bishop Monkton Beck. The SuDS and Foul Drainage Strategy identifies a nominal basin depth of 1.3 m, 1:4 side slopes and a total top area of approximately 3,285 m², with approximately 1,825 m³ of attenuation storage. For the critical design event, the drainage drawing identifies a maximum water depth of approximately 0.978 m with approximately 0.312 m freeboard.

Given the scale and temporary water depths of these open features within a residential development, their detailed design should demonstrate appropriate public-safety measures, including safe side profiles, access and egress, edge treatment and any other protective measures shown to be necessary, together with safe inspection and maintenance arrangements.

There is also an unresolved interaction with the identified gypsum-dissolution risk. The applicant's own geoenvironmental evidence advises against soakaways in areas susceptible to gypsum dissolution because increased water movement may aggravate or accelerate dissolution features. It also indicates that detention basins should normally be dry, that groundwater conditions should be established through seasonal monitoring and that the ground must permit free drainage throughout the year. The Parish Council does not assert that the attenuation basins will cause gypsum dissolution. It does, however, consider that the interaction between repeated temporary water storage, groundwater movement and the identified gypsum risk requires explicit site-specific assessment before the drainage strategy can be regarded as technically resolved.

4.7 Grampian-style safeguard

The Parish Council considers that the interaction between ground stability and drainage should be resolved before development proceeds beyond the stage at which unresolved risk could be embedded in the scheme. If permission is contemplated, a Grampian-style condition should require site-specific investigation, an integrated geotechnical and drainage assessment, approval of necessary engineering measures and implementation of those measures at the appropriate stage before development or occupation proceeds.



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JBA Consulting, Bishop Monkton Sinkhole Constraints for NFM, December 2024, reproduced at Appendix B; applicant SuDS and Foul Drainage Strategy. National Planning Policy Framework 2026, Policy P2 (ground conditions); applicant's geoenvironmental/ground-investigation evidence.



5. Highways, Narrow Rural Roads and Network Resilience

5.1 Nature of the concern

The Parish Council's highway objection is not confined to theoretical junction capacity. Bishop Monkton is served principally by constrained rural approaches including the C263 and C377, with narrow carriageways, single-width sections, bends, narrow bridges, limited passing opportunities and constrained alternatives when a route is obstructed. These physical characteristics are relevant to both safety and network resilience.

5.2 Critical access points

Three of the principal approaches depend upon single critical points where disruption can materially affect the usability of the whole route. The A61 crossroads is a separate strategic constraint. These characteristics matter when assessing resilience during collisions, flooding, roadworks, agricultural movements or emergency incidents.

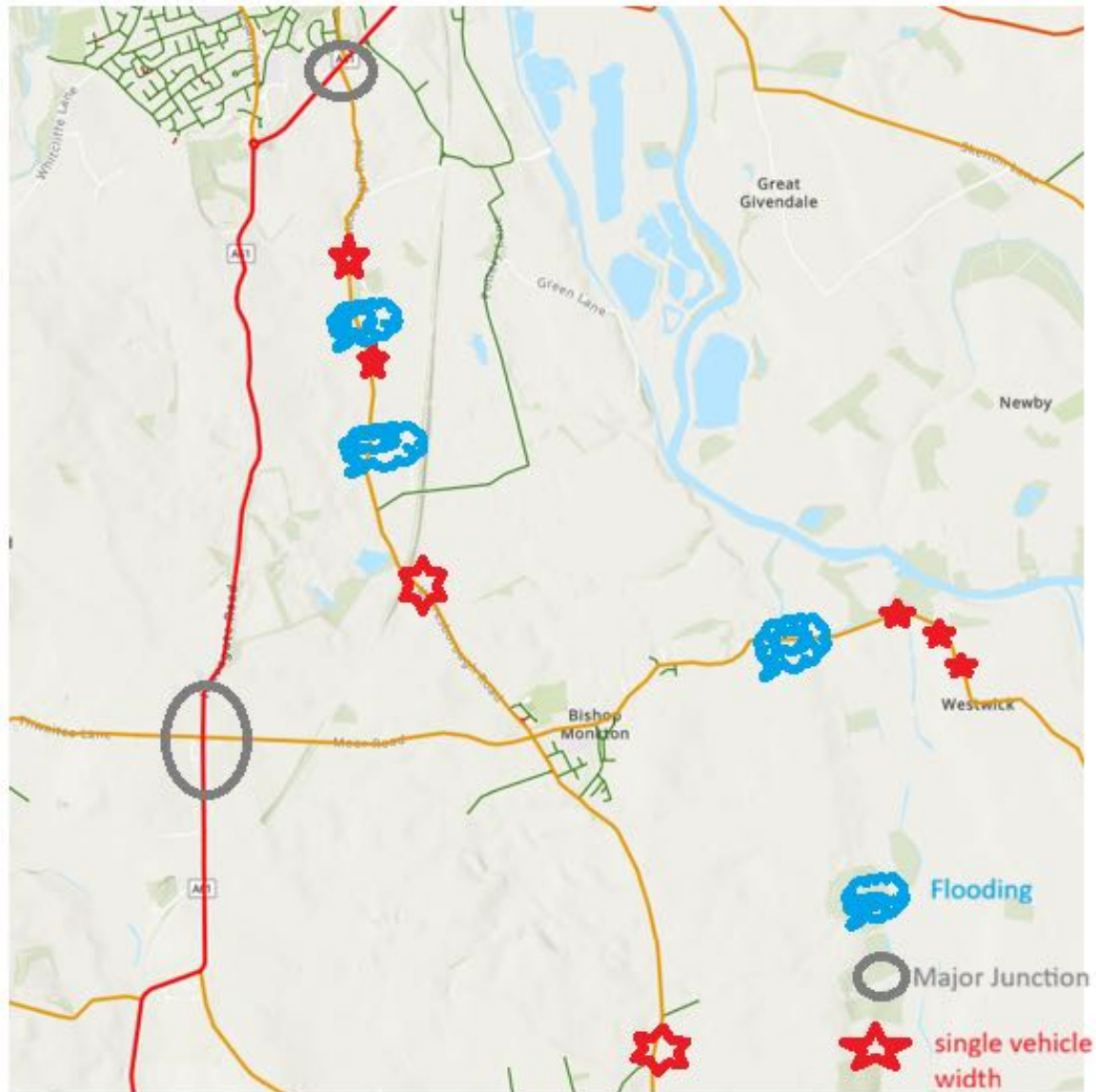


Figure 5 – Parish Council illustration of identified constraints on the principal highway approaches to Bishop Monkton, including major junctions, single-vehicle-width sections and locations affected by flooding.

The illustration is provided by the Parish Council to show the geographical relationship between the identified constraints. It is not presented as a highway-authority or engineering plan. The Parish Council relies on it to illustrate the cumulative network-resilience concern described above.

5.3 Mains Lane and vulnerable users

Mains Lane is a rural multi-user route used by motorists, pedestrians, cyclists, equestrians and agricultural traffic. The development would materially increase turning movements and general traffic on a lane whose physical character is not that of an urban distributor road.

5.4 Narrowness and pinch points

The physical limitations of the road network are central to the Parish Council's objection. The relevant planning question is whether the cumulative traffic generated by existing development, committed development not yet fully occupied and the proposed development can be accommodated safely and resiliently on roads where opposing vehicles cannot always pass freely and where vulnerable users share constrained carriageway space. The dated photographs below illustrate representative constraints on the principal approach network.



C263 from Roecliffe: single-width section, hidden dip and approach to Holbeck Bridge (2020).



Moor Road (C263): narrow humpback bridge (July 2021).



Knaresborough Road from Burton Leonard
Single Track

Knaresborough Road towards Burton Leonard (C377): long single-width section (February 2021).



Moor Road (C263): constrained carriageway and edge/drop-off (March 2021).

5.5 Road flooding and network resilience

Flooding is a further resilience constraint on the limited approach network. Parish Council photographs record flooding on the C263 Roecliffe/Boroughbridge approach and on the C377 route towards Ripon on a number of dates. The Parish Council does not rely on an unsupported estimate of annual closure frequency. Its point is that actual flooding can materially impair or render routes temporarily unavailable which already have limited alternative capacity. This should be considered alongside collisions, roadworks, agricultural movements and other incidents when assessing the reasonable future and cumulative operation of the network under NPPF Policy TR6.



C263 Roecliffe/Boroughbridge approach beyond Anchor House during flooding (January 2021).



C263 Roecliffe/Boroughbridge approach: road-closed warning during flooding (December 2015).



C263 Roecliffe/Boroughbridge approach during flooding (February 2022).

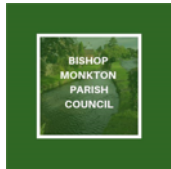


C377 route towards Ripon flooded beneath the bridge (November 2012).

5.6 Cumulative assessment

The Local Planning Authority should assess the combined traffic implications of existing, committed and proposed growth in Bishop Monkton against the physical constraints and documented resilience limitations of the approach network. The Parish Council does not rely on an unsupported assertion that a particular number of additional journeys will necessarily 'overwhelm' the network. Its objection is that the cumulative safety and resilience of this constrained rural network, including the consequences when one of the limited approaches is impaired by flooding or another incident, have not been demonstrated satisfactorily.

Source: Parish Council approach-network illustration and dated photographic evidence; application Transport Assessment and associated highway material; National Planning Policy Framework 2026, including Policy TR6 on assessment of transport impacts and cumulative effects.



6. Landscape, Settlement Edge and Heritage

6.1 Rural settlement edge

The application site forms part of the transition between the built village and open countryside. Development of up to 85 dwellings would replace agricultural land with housing, roads, lighting, drainage infrastructure, utilities and associated domestic activity. This is an urbanising change in the character of the western/southern village edge.

The cumulative landscape context also includes the permitted 43MW solar farm on approximately 66.56 hectares of agricultural land between Wormald Green, Bishop Monkton and Burton Leonard (HGTZC23/04361/EIAMAJ). That committed development reinforces the need to assess Milner Farm as part of the wider cumulative change to the rural setting of Bishop Monkton rather than as an isolated landscape intervention.

6.2 Landscape mitigation is essential

The applicant relies on structural planting, retained hedgerows and trees, open space, the central knoll, the southern green corridor and other green infrastructure to integrate the scheme. Those measures are therefore essential components of the planning case and must not be treated as residual land capable of later reduction to maintain housing numbers.

6.3 The Old Vicarage

The proposal lies immediately to the south of The Old Vicarage, a non-designated heritage asset. Its rural setting contributes to its significance. The Parish Council's concern is heritage setting, not preservation of private residential views.

A substantial development-free and landscaped relationship should be maintained south and east of the principal elevations. Building height, ridge levels, massing, orientation, spacing and structural planting must work together to avoid an abrupt suburban edge.

The reasoning applied to the Avant Homes site cannot simply be carried across to Milner Farm. In the Avant case, limited intervisibility was important because The Old Vicarage's principal elevations face east and south. Milner Farm lies directly to the south of those principal elevations. The very consideration relied upon to find the Avant relationship acceptable therefore requires particularly careful assessment here. The Parish Council does not suggest that the earlier decision determines the outcome, but the materially different relationship must be addressed explicitly in the layout and mitigation.

6.4 St John the Baptist Church and views

Retained and filtered views involving St John the Baptist Church form part of the applicant's landscape approach and should be protected through the detailed layout.

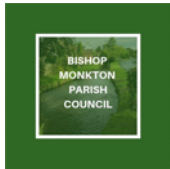


The central knoll should remain undeveloped and continue to perform its landscape and visual function.

6.5 Structural planting

Where screening is relied upon to mitigate landscape or heritage effects, planting should be implemented early, use appropriate species and appropriately sized and sufficiently established planting stock, and be secured through long-term management. Reliance on very young planting that may take many years to provide meaningful screening should not be treated as equivalent to an established landscape buffer at occupation.

Source: Application Landscape and Visual Appraisal, Heritage Statement, illustrative masterplan and associated landscape material. North Yorkshire Council planning history for HGTZC23/04361/EIAMAJ. National Planning Policy Framework 2026, including Policy HE7 on non-designated heritage assets.



7. Development Quantum, Effective Site Capacity and Mitigation

7.1 The finite land budget

Every legitimate requirement consumes or constrains land: housing, roads, SuDS, public open space, play, landscape buffers, retained trees and hedgerows and their Root Protection Areas, biodiversity habitat, ecological corridors, heritage mitigation and utilities. The acceptability of the proposed maximum quantum therefore depends on these requirements being capable of delivery together.

7.2 Drainage infrastructure is fixed into the masterplan

The applicant's SuDS and Foul Drainage Strategy states that attenuation basins form a linear cascade along the southern boundary adjacent to Bishop Monkton Beck and that their locations were fixed at an early stage of the design process, informing the wider masterplan.

The Strategy identifies an approximate 2.8 ha development platform, approximately 1.40 ha of impermeable area, approximately 1,825 m³ of attenuation storage and approximately 3,285 m² of attenuation basin area. These figures demonstrate that drainage is a material land-use component of the scheme, not spare open space. The attenuation land-take is therefore not merely a spatial allowance: detailed design must also accommodate the engineering, public-safety, maintenance and ground-stability requirements necessary for those features to function acceptably.

7.3 Effective density

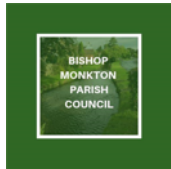
The application identifies a gross site area of approximately 5.7 ha and a density of around 30 dwellings per hectare, implying a materially smaller net residential area. Further constraints arising from heritage, landscape, drainage, ecology, utilities and engineering increase the effective pressure on the land available for housing.

7.4 Integrated mitigation

The mitigation measures interact, compete for land and must work together. The applicant should therefore demonstrate that the full package can be delivered simultaneously rather than treating each requirement in isolation.

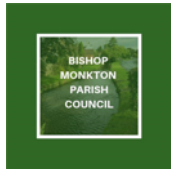
7.5 Viability and deliverability

The Parish Council is not asserting, without evidence, that the development is financially unviable. Its concern is that acceptance of up to 85 dwellings at outline stage must not later be used to justify reducing policy-compliant affordable housing, landscape, drainage, ecology, heritage, highway or other mitigation because the scheme economics cannot support the full package. The proposal should therefore be



assessed on the basis that the requirements necessary to make it acceptable will be delivered in full. If viability is subsequently relied upon to seek departure from policy requirements or agreed obligations, the case should be fully evidenced and subject to the transparency required by national policy. The land price or an assumed fixed entitlement to 85 dwellings should not become a reason to dilute necessary mitigation.

Source: Applicant SuDS and Foul Drainage Strategy; illustrative masterplan; landscape, ecology, heritage and infrastructure material submitted with the application. National Planning Policy Framework 2026, including Policy DM5 on viability.



8. Ecology, Biodiversity and Green Infrastructure

8.1 Interconnected green infrastructure

The southern green corridor, retained hedgerows and trees, structural planting, SuDS, biodiversity areas, ecological corridors, public open space and the central knoll form an interconnected system. Their value depends on continuity and long-term management.

8.2 Biodiversity Net Gain

Any Biodiversity Net Gain claimed for the development must be secured through an auditable Biodiversity Gain Plan and the required long-term management and monitoring. Habitat areas should not be eroded or fragmented at Reserved Matters stage to maintain the maximum dwelling number.

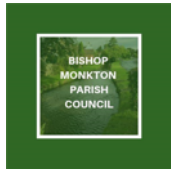
8.3 Compatibility of functions

Where the same land is relied upon for more than one purpose - for example drainage, public open space, landscape mitigation and biodiversity - the applicant should demonstrate that those uses can operate together without materially reducing the effectiveness of any of them.

8.4 Lighting and dark corridors

Ecological buffers and dark corridors should be reconciled with access, streets, security, drainage and public use. The detailed lighting strategy should avoid undermining habitat connectivity or the rural edge.

Source: Preliminary Ecological Appraisal, Biodiversity Net Gain material and landscape/ecology documents submitted with the application. National Planning Policy Framework 2026, including Policy F8 on sustainable drainage.



9. Community Infrastructure and Services

9.1 Infrastructure must keep pace with growth

The Parish Council's objection is cumulative. Infrastructure should be assessed against the combined effect of existing, committed and proposed development, not only the marginal demand generated by Milner Farm.

9.2 Healthcare

The Integrated Care Board response identified a need for healthcare mitigation associated with the development. A financial contribution does not itself create immediate clinical capacity. Any required contribution should be secured, but the wider capacity implications remain part of the planning balance.

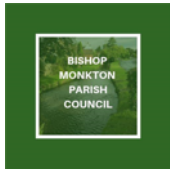
9.3 Education and utilities

Any education mitigation identified by the relevant authority should be secured and appropriately phased. Electricity, telecommunications, water and other utility infrastructure must also be coordinated with drainage, landscape, trees and the detailed layout.

9.4 Foul drainage is not a generic infrastructure issue

Foul drainage is treated separately in Chapter 3 because Yorkshire Water has now provided specific evidence of insufficient available capacity. It should not be diluted into a generic infrastructure condition.

Source: Humber and North Yorkshire Integrated Care Board consultation response; Northern Powergrid consultation responses; other relevant infrastructure consultee material.



10. Design, Building Height and Place-making

10.1 Landscape-led design must control the layout

If development is permitted, the landscape framework should determine the disposition of built development rather than being progressively adjusted to fit the maximum housing number.

10.2 Building height and massing

Building height, ridge levels and massing are particularly important at sensitive edges, around The Old Vicarage and in view corridors. The Parish Council considers that 2.5-storey or otherwise visually dominant forms should not be used where they would intensify the urban edge or harm sensitive views.

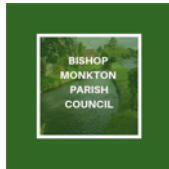
10.3 Streets and public realm

The development should not import an over-engineered suburban highway character into Mains Lane or the rural edge. Streets, paths, lighting, parking and boundary treatments should be integrated with the landscape and ecological structure.

10.4 Reserved Matters

Outline permission should not become a mechanism by which the principles relied upon to justify the scheme are weakened later. The maximum quantum should be reduced at Reserved Matters if that is necessary to retain the required buffers, SuDS, ecological measures, heritage protection and design quality.

Source: Design and Access Statement, illustrative masterplan, Landscape and Visual Appraisal and Heritage Statement.



11. Overall Planning Balance

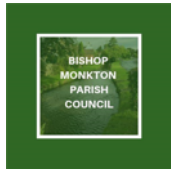
The proposal would deliver housing, including affordable housing, and associated economic activity. Those benefits are material and the Parish Council recognises the current five-year housing-land-supply shortfall. The latest 2025 Housing Delivery Test nevertheless records North Yorkshire at 218%, with no HDT policy consequence, demonstrating that recent actual delivery has been substantially above the applicable requirement even though the forward-looking land-supply deficit remains.

Against those benefits, the Parish Council gives substantial weight to the cumulative scale of growth and committed landscape change affecting Bishop Monkton, including the permitted solar farm; conflict with the adopted spatial strategy; Yorkshire Water's express statement that sufficient foul sewer capacity is not presently available; documented existing sewerage problems and the progression of Yorkshire Water's own evidence; unresolved treatment-works and connection issues; independent evidence of gypsum and subsidence risk requiring more detailed assessment; the constrained C263/C377 rural highway network, including narrow and single-width sections, narrow bridges and documented flooding affecting principal approaches; landscape and heritage effects, including the setting of The Old Vicarage and church-related views; and uncertainty over whether the full mitigation package can coexist with up to 85 dwellings. Under NPPF Policy S5, the question whether development outside the settlement is of a scale that can be accommodated taking account of existing or proposed infrastructure is directly engaged by this evidence.

The Parish Council considers that these are not minor implementation details capable of being deferred wholesale. Several go directly to infrastructure availability, development quantum, spatial form and the acceptability of the proposal in this location.

The Council therefore considers that the identified adverse effects and unresolved infrastructure constraints substantially outweigh the benefits of the proposal when assessed under the Development Plan and the 2026 NPPF. Planning permission should be refused.

Source: Application and consultee material; National Planning Policy Framework 2026, including Policies S3 and S5 and Annex A; Housing Delivery Test 2025 measurement; Yorkshire Water correspondence dated 24 February 2026 and earlier correspondence; Environment Agency 2024 EDM data; JBA/Ousewem Technical Note dated December 2024; North Yorkshire Council planning history for HGTZC23/04361/EIAMAJ.



12. Recommendation and Essential Safeguards if Permission is Contemplated

12.1 Recommendation

Bishop Monkton Parish Council OBJECTS to application 26/03292/OUTMAJ and recommends REFUSAL.

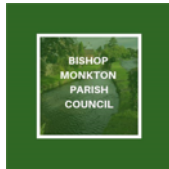
The objection is based on the cumulative scale and effects of development, present foul-drainage capacity constraints, unresolved ground-stability/drainage interaction, highway network constraints, landscape and heritage harm, pressure on the effective developable area, and uncertainty that the necessary mitigation and infrastructure can be delivered together without material compromise.

Taken together, the Parish Council considers that these adverse effects and infrastructure constraints substantially outweigh the benefits of the proposal and that the proposed scale of development has not been demonstrated to be capable of accommodation having regard to existing or proposed infrastructure, applying NPPF Policy S5.

12.2 Without prejudice: essential safeguards

If North Yorkshire Council is nevertheless minded to grant outline permission, the Parish Council requests that the following safeguards are secured through conditions, planning obligations and parameter plans as appropriate:

- Foul drainage – a Grampian-style restriction preventing development or occupation from proceeding beyond the appropriate stage until Yorkshire Water has confirmed an acceptable connection and all network and/or treatment-works reinforcement necessary for the relevant phase is complete and operational, with no dwelling occupied before the necessary works serving that phase are operational.
- Ground stability and drainage – a Grampian-style restriction requiring site-specific investigation and an integrated geotechnical/drainage assessment, approval of necessary engineering measures and implementation at the appropriate stage before development or occupation proceeds.
- Phasing – a robust build plan and start date coordinated with infrastructure delivery, reflecting Yorkshire Water’s stated requirement.
- Affordable housing – secure the applicable policy-compliant 40% affordable housing provision, with tenure and mix reflecting evidenced local housing needs, and prevent later dilution of that provision through an assumed fixed entitlement to the maximum 85 dwellings.
- Development quantum – an express mechanism ensuring that the dwelling number is reduced if necessary to retain all required affordable housing, landscape, drainage, ecological, heritage, highway and other mitigation.
- Viability – if viability is relied upon at any stage to seek a reduction in affordable housing, mitigation or planning obligations, require a fully evidenced and appropriately transparent viability case in accordance with national policy before any reduction is considered.
- SuDS safety and ground stability – detailed attenuation-basin design demonstrating appropriate public-safety measures, safe access and maintenance arrangements, groundwater monitoring

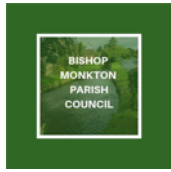


where required, and confirmation by appropriately qualified drainage and ground-stability specialists that the basin design will not materially increase the risk of gypsum dissolution or ground instability.

- Landscape and heritage – fixed development-free buffers and appropriate separation where required to protect the setting of The Old Vicarage and other sensitive edges; early structural planting using appropriate species and appropriately sized, sufficiently established stock capable of providing meaningful screening within a reasonable period; protection of the central knoll; and verified church-related view corridors.
- Building height – binding parameters preventing visually dominant development at sensitive edges and controlling ridge levels, massing and scale.
- Highways – independent confirmation of access visibility, speed-survey assumptions, land control and permanent maintenance, together with specific assessment of pedestrians, cyclists, equestrians and other vulnerable rural users; explicit consideration of cumulative network resilience, including the consequences of flooding or other incidents affecting the constrained approach routes; and binding delivery, funding and appropriate phasing of any off-site or other highway measures identified by the Highway Authority as necessary to make the development acceptable.
- Ecology and BNG – fixed buffers/dark corridors and a legally enforceable Biodiversity Gain Plan with long-term management and monitoring.
- Healthcare and other infrastructure – all mitigation identified by statutory consultees to be secured and phased in step with development.
- Stewardship – enforceable long-term management of SuDS, landscape planting, biodiversity habitats and public open space.

12.3 Closing position

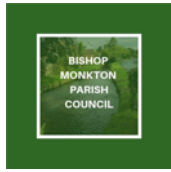
These fallback safeguards do not remove the Parish Council's objection. They identify the minimum protections that would be required if the Local Planning Authority reaches a different conclusion on the planning balance.



Planning Application Ref: 26/03292/OUTMAJ

Appendix A – Yorkshire Water Correspondence, 24 February 2026

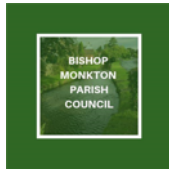
Reproduced in full because it is central to the foul-drainage objection.



Planning Application Ref: 26/03292/OUTMAJ

APPENDIX 6

FOUL WATER DRAINAGE –STATUTORY CORRESPONDENCE



Planning Application Ref: 26/03292/OUTMAJ



Mr N Shaw
Shaw Stephens Consulting Ltd
Eden Point
Three Acres Lane
Cheadle Hulme
Cheadle
SK8 6RL

Yorkshire Water Service:
Land and Property
Western House
Western Way
Halifax Road
Bradford
BD6 2SZ

Your Ref:
Our Ref: B/00216

For enquiries contact:
Becca Khan on
technical.sewerage@yorkshirewater.co.uk
Or Tel: 0345 120 8482

24th February 2026

Dear Mr Shaw,

Mains Lane, Bishop Monkton, HG3 3QJ - Pre-Planning Sewerage Enquiry X226630

Thank you for your recent enquiry and remittance. Our official VAT receipt has been sent to you under separate cover. Please find enclosed a complimentary extract from the Statutory Sewer Map which indicates the recorded position of the public sewers. Please note that as of October 2011 and the private to public sewer transfer, there are many uncharted Yorkshire Water assets currently not shown on our records.

The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site and are valid for a maximum period of twelve months:

Submitted Documents

Supplementary Notes stating in summary;

- proposed that BRE 365 testing will be undertaken to determine feasibility of infiltration methods of surface water disposal.

- awaiting topographical survey

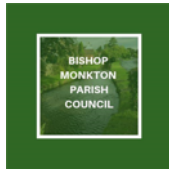
- proposed foul water point of connection was agreed previously by Yorkshire Water (YW) in pre-application enquiry response, document YW ref: A005176 dated 15 November 2024. Please note this response was only valid for 12 months and has expired.

A005176-Pre-Planning Sewerage Enquiry X224563 document attached.

Site Location Plan showing redline site boundary.

Illustrative Masterplan YK7142 PL003_D dated 31/01/2025 by CASS Design showing the indicative layout of the proposals.

Illustrative Drainage Layout Single Attenuation Basin Option 1 6170-WTWD-00-XX-DR-D-1101 revision P1 dated 21/11/2024 prepared by Weetwood showing the extent of the basin and potential flow rates to the beck.



Existing Infrastructure

The local Waste Water Treatment Works (WWTW) is Bishop Monkton. It is understood that the proposed development may cause the receiving waste water treatment works to fail an agreed standard.

Foul Water

At present the sewer network does not have sufficient available capacity to support the size of development proposed.

It is understood that the site is not allocated within the adopted Local Plan and as such the site has not been considered within the current Yorkshire Water Asset Management Plan (AMP) period. Should the site come forward as part of a planning application Yorkshire Water (YWS) would likely not support the proposal.

However, subject to the development being adopted, allocated as part of the local plan and/or planning permission being granted, a point of connection for foul water domestic waste will be offered and in which case development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed. Should the site benefit from the appropriate permissions, Yorkshire Water may carry out a feasibility study to determine suitable foul connection points, any available capacity in the public sewer network, together with timescales for any potential upgrading works required. Additionally, given the above, it is essential that the development is phased, a robust build plan and start date is submitted, to allow for any required improvements to the network and/or receiving waste water treatment works to be undertaken.

Please note, the previous proposed point of discharge for foul water referenced in the supplementary notes document is no longer valid.

Surface Water

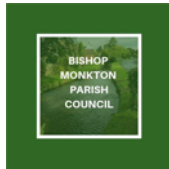
Yorkshire Water notes the proposal for sustainable management of surface water via attenuation basin with an outfall to Bishop Monkton Beck located to the south of this development. Yorkshire Water is supportive of this sustainable approach to surface water management.

Other Observations

Any new connection to an existing public sewer will require the prior approval of Yorkshire Water. You may apply online or obtain an application form from our website (www.yorkshirewater.com/developers/sewerage/sewerage-connections/) or by telephoning 0345 120 84 82.

An off-site foul and surface water sewer may be required which may be provided by the developer and considered for Code for Adoption under Section 104 of the Water Industry Act 1991. Please telephone 0345 120 84 82 for advice on sewer adoptions. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991 for which an application must be made in writing. For further information, please telephone 0345 120 84 82.

Prospectively adoptable sewers and pumping stations must be designed and constructed in



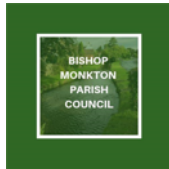
accordance with the Code for Adoption, pursuant to an agreement under Section 104 of the Water Industry Act 1991. We are happy to offer pre-development technical advice on any prospective sites that you would like to put forward for adoption, prior to submission of your adoption application.

An application to enter into a Section 104 agreement must be made in writing prior to any works commencing on site. Please contact our Sewer Adoption, Diversion and Requisition (telephone 0345 120 84 82) or email technical.sewerage@yorkshirewater.co.uk or visit - <https://www.yorkshirewater.com/developers/sewerage/sewer-adoptions/> for further information.

All the above comments are based upon the information and records available at the present time and are valid for a period of 12 months. The information contained in this letter together with that shown on any extract from the Statutory Sewer Map that may be enclosed is believed to be correct and is supplied in good faith. Please note that capacity in the public sewer network is not reserved for specific future development. It is used up on a 'first come, first served' basis. You should visit the site and establish the line and level of any public sewers affecting your proposals before the commencement of any design work.

Yours faithfully

Becca Khan
Town Planning Technician



Appendix B – JBA/Ousewem Technical Note, December 2024

JBA Consulting, Bishop Monkton Sinkhole Constraints for NFM, Project 2022s1443, December 2024. Reproduced in full as public-domain technical material obtained by the Parish Council. It is a catchment-level study and not a site-specific geotechnical assessment of Milner Farm.

TECHNICAL NOTE

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Client

Date
Author
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Subject

2022s1443
Ousewem
City of York Council via Bloom
Procurement Service Ltd
December 2024
Lucy Hyde
Michael McDonald
Bishop Monkton Sinkhole Constraints for NFM

JBA
consulting

1 Introduction

The area around Ripon and Bishop Monkton is known for being prone to subsidence, with the frequent occurrence of sinkholes at the surface due to dissolution in the underlying evaporite bearing (gypsum) deposits in Permian strata, comprising the Edlington and Roxby Formations.

JBA Consulting (JBA) have been commissioned by City of York Council via Bloom Procurement Service Ltd to provide a high level overview of karst, dissolution features, and mining geohazards and their implications for Natural Flood Management (NFM) implementation in the Bishop Monkton catchment upstream of the River Ure, North Yorkshire (Figure 1-1).

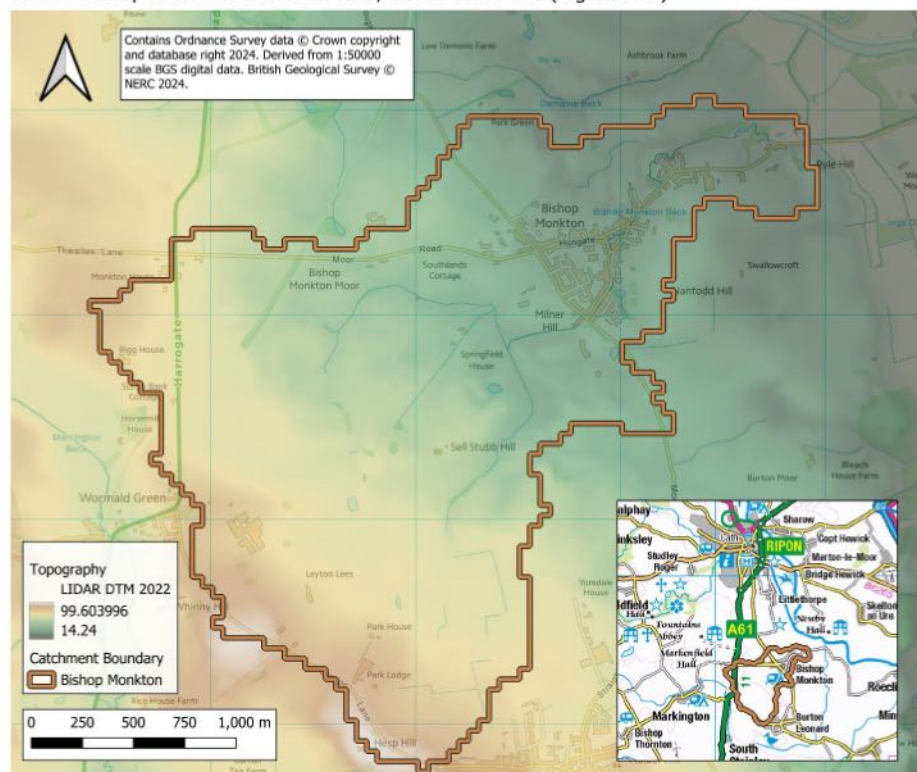


Figure 1-1: Topographic map within the Bishop Monkton catchment area

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2 Baseline Geology

The bedrock and superficial geology of the site and surrounding area are presented in Figure 2-1 and Figure 2-2.

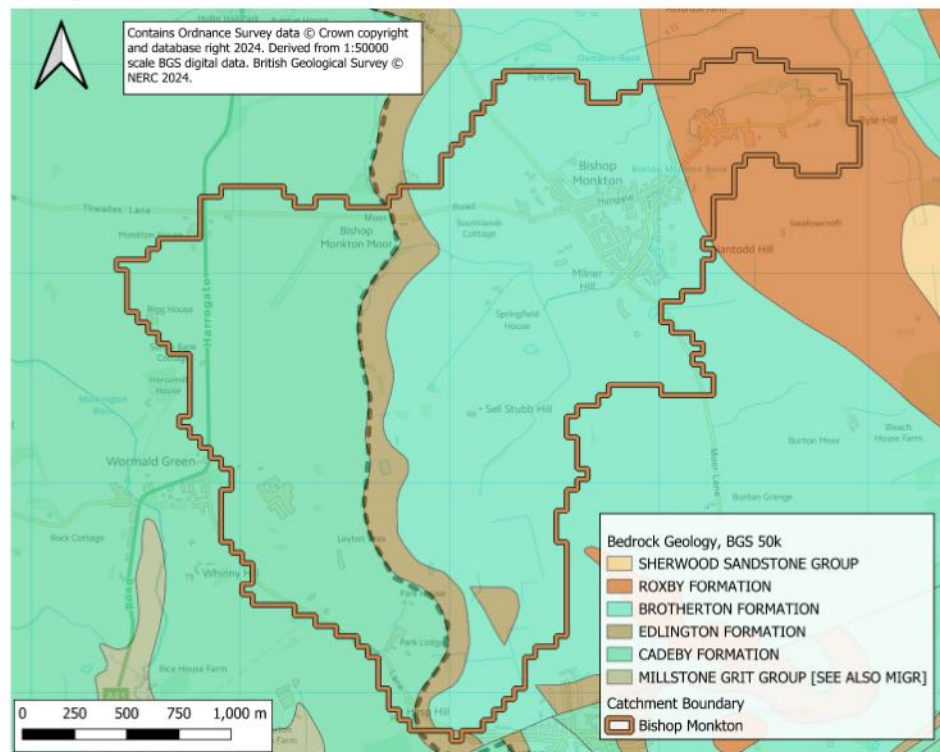


Figure 2-1: Bedrock geology underlying the site and surrounding area

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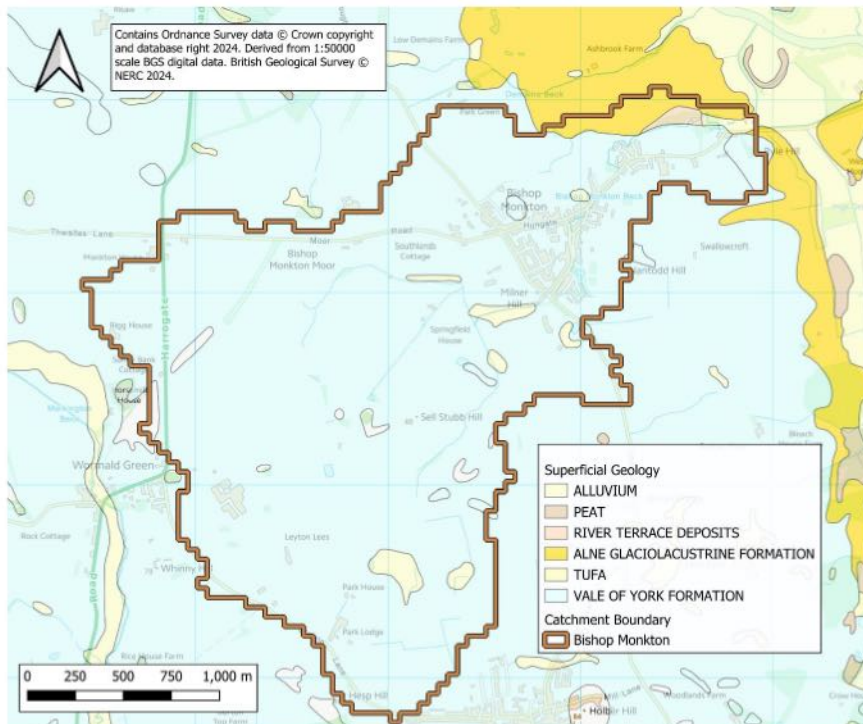


Figure 2-2: Superficial geology underlying the site and surrounding area

Data from BGS Borehole SE36SW16¹, located 1.4km south of Bishop Monkton village at Yoredale House is presented in Table 2-1. This and other boreholes indicate 0.4-12m of drift overlying bedrock within the catchment, and the gypsum bearing middle marl located at depths of 15-32m.

Table 2-1: BGS borehole SE36SW16

SE36SW16	Strata	Depth (m)
Drift	Stoney Soil	0.46
Upper Marl	Red Marl	2.44
Upper Magnesian Limestone	Limestone	11.28

¹ BGS GeoIndex <https://mapapps2.bgs.ac.uk/geoindex/home.html>

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Middle Marl	Red Marl	16.76
	Limestone	18.59
	Soft Red Marl	22.56
	Hard Red Marl & Gypsum	32.00
	Soft Limestone	32.92
	Red Marl	37.80
	Soft Red Blue Marl	39.01
Lower Magnesian Limestone	Limestone	42.68

The Permian units at the site comprise a sequence of easterly dipping dolomites, limestones, mudstones and gypsum bands. These are overlain by the Triassic Sherwood Sandstone Group, glacial and drift deposits.

The stratigraphy of these units is described by Dr Cooper (2020)² and illustrated in Figure 2-3:

- There are notable sequences of gypsum close to the surface within the Roxby Formation (10m gypsum) and Edlington Formation (35-50m gypsum), to a depth of 40-120m
- These sequences both overlie limestone aquifer units (the Cadeby and the Brotherton Formation) which facilitate the movement of groundwater from high ground in the west, through the gypsum layers, in the general direction of the River Ure.
- Caves and dissolution features form within the soluble gypsum and limestone units, particularly at the boundary where low sulphate water from limestone flows onto gypsum.
- Quaternary tills of the Vale of York formation overlie most of the site, with glaciolacustrine and river alluvium deposits nearer to the River Ure. These deposits control recharge into the underlying bedrock aquifers.

The dissolution features produced by this geology have resulted in a body of scientific papers and planning guidance for developments in Ripon. This is discussed further in Section 3.

² Chapter 16 Geohazards caused by gypsum and anhydrite in the UK: including dissolution, subsidence, sinkholes and heave, Anthony H. Cooper, 2020

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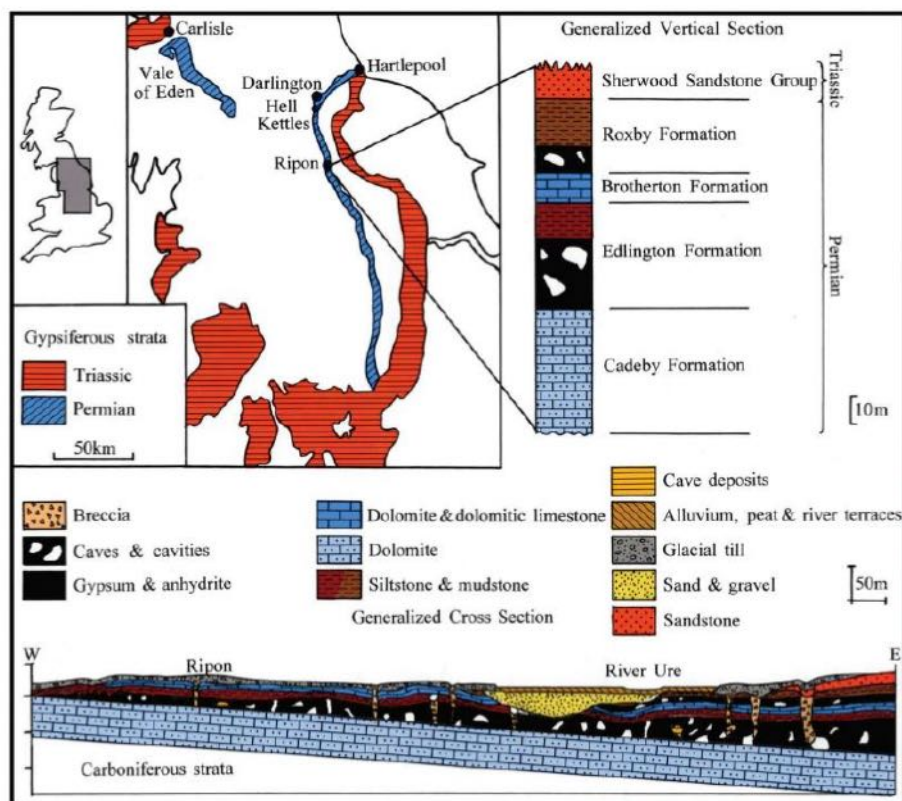


Figure 2-3: Reproduced from Cooper 2020; regional geology in the Ripon Area

Using EA and BGS Groundwater Vulnerability Map available on Magic Map³, the site and surrounding area is widely indicated to be at medium groundwater risk and extensive soluble rock risk, due to the presence of gypsum bearing strata and the interaction with groundwater within the limestone aquifers.

This report aims to identify and outline potential areas where sinkholes are present and may form in the future, together with the provision of high level advice on which NFM measures could be implemented and where.

³ <https://magic.defra.gov.uk/>

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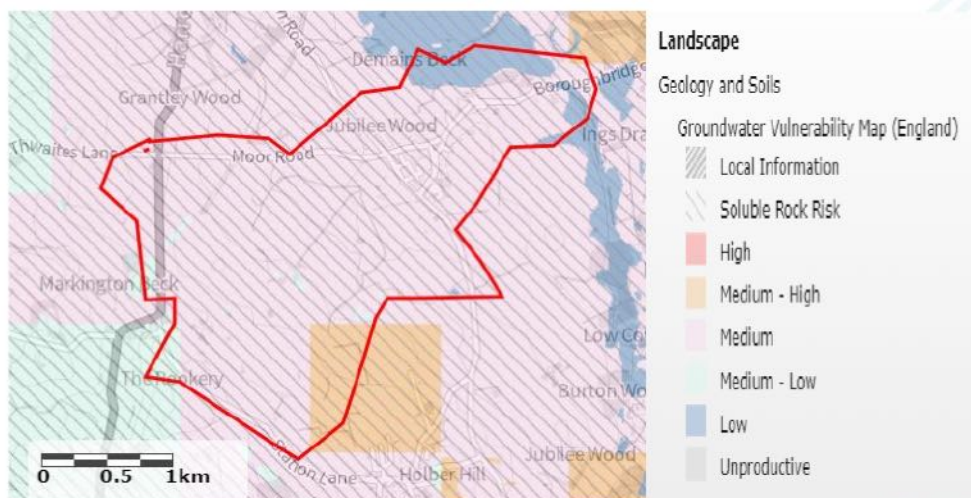
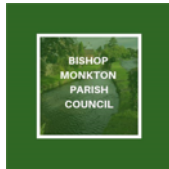


Figure 2-4: Magic Map Groundwater Vulnerability Map, with Bishop Monkton area outlined in red



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3 Gypsum Sinkholes

Gypsum, hydrated calcium sulphate, is a highly soluble mineral prone to rapid dissolution when rainfall with a slightly acidic pH percolates through it. Such dissolution gives rise to distinctive styles of weathering, leading to the development of cave systems which can pose geological hazards. Sinkholes, also called dolines, are near-surface karstic features that form from the collapse of a cavern roof, or subsidence of material into void spaces.

The BGS has comprehensively studied the risk associated with gypsum, in the area around Ripon, immediately to the north of Bishop Monkton. The same geological units that are found around Ripon occur in the study area, and so their findings can be extended to this area. The BGS describes the main mechanisms for sinkhole formation⁴:

- Subsidence– occurring where a thin layer of unconsolidated superficial deposits overlies a dissolved gypsum bedrock, and the overlying material is washed into fissures below by infiltration of water.
- Solution– generated via the dissolution of gypsum bedrock, with the dissolved material draining away in solution.
- Collapse– fluctuations in groundwater periodically wet overlying material, which remains saturated and without hydraulic support when groundwater levels fall.

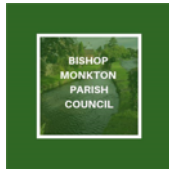
The BGS identifies several mechanisms that can trigger sinkhole formation⁵. They note “Whilst the process of gradual dissolution can cause a sinkhole to form at the surface, other factors, including human activity, can induce sinkholes to form” and list the following factors:

- Heavy rain or surface flooding can initiate the collapse of normally stable cavities, especially those developed within superficial deposits.
- Leaking drainage pipes, burst water mains, irrigation or even the act of emptying a swimming pool are all documented examples of sinkhole triggers.
- Construction and development are also potential triggers. Modifying surface drainage or altering the loads imposed on the ground without adequate support can cause sinkholes to develop.
- Drought or groundwater abstraction can cause sinkholes by changing the level of the water table. This removes the buoyant support that groundwater provides to a cavity. Draining these cavities can cause them to collapse. Additionally, abstracting removes sulphate rich groundwater and draws in low sulphate waters, accelerating dissolution.
- Mining can be a factor in causing sinkholes, either by dewatering and lowering of the water table, or by intercepting clay-filled voids that subsequently collapse.

The implementation of certain NFM measures, such as surface water storage/ponding could potentially act as similar triggers to those listed above. Cooper (2020) highlights global examples of subsidence events triggered by water abstraction and increased infiltration of

⁴ Ripon sinkhole November 2016 case study - British Geological Survey

⁵ <https://www.bgs.ac.uk/discovering-geology/earth-hazards/sinkholes/>



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water and fine material into gypsum beds, including from road drainage channels, surface runoff soakaways, and ground source heat pump systems⁶.

3.1 Sinkholes in Ripon

Ripon, located four kilometres north of the site, and within the same geological units, is associated with extensive, sometimes highly dangerous, subsidence and sinkhole formation, such as the Ure Bank Terrace sinkhole shown in Figure 3-1. Subsidence follows the pattern of jointing in the underlying bedrock.

According to Cooper & Burgess⁷:

"In this area, unusual hydrological conditions are caused by the presence of a deep buried valley intersecting the Permian and Triassic formations. The Magnesian Limestones act as a catchment area for water, which moves down dip and into the adjacent gypsum beds. It escapes from this sequence into the buried valley, dissolving the gypsum beds as it passes through them."

⁶ Cooper, Anthony H.. 2020 Chapter 16 Geohazards caused by gypsum and anhydrite in the UK: including dissolution, subsidence, sinkholes and heave. In: Giles, D.P.; Griffiths, J.S., (eds.) *Geological hazards in the UK: their occurrence, monitoring and mitigation engineering group working party report*. Geological Society of London, 403-423. (Engineering Geology Special Publications, 29, 29).

⁷ Cooper, A. H., I. C. Burgess, and A. C. Benfield. "Geology of the Country Around Harrogate: Memoir for 1: 50 000 Geological Sheet 62 (England and Wales)." (1993).



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Figure 3-1 Ure Bank Terrace, Ripon sinkhole collapse, April 1997, reproduced from Cooper 2007

The sinkholes in Ripon have been subject to extensive field research, particularly by Dr Anthony H. Cooper of Natural Environment Research Council and BGS. A map of sinkholes in the area is shown reproduced in Figure 3-2. The sinkholes do not directly correlate with outcropping units, as the gypsum is at depths of 40-120. The BGS⁸ have produced a three-dimensional geological model of the Ripon to help predict sinkhole formation.

It is inferred that the gypsum below Ripon contains extensive water filled (phreatic) maze caves⁹. Groundwater flow enlarges the caves, and cavern collapse can propagate into the overlying layers, leading to subsidence at the surface. Surface subsidence may occur as sagging of the ground to holes above voids, and are recorded up to 30m wide and 20m deep.

⁸ Case study on sinkhole research in Ripon, UK - YouTube

⁹ Chapter 16 Geohazards caused by gypsum and anhydrite in the UK: including dissolution, subsidence, sinkholes and heave, Anthony H. Cooper

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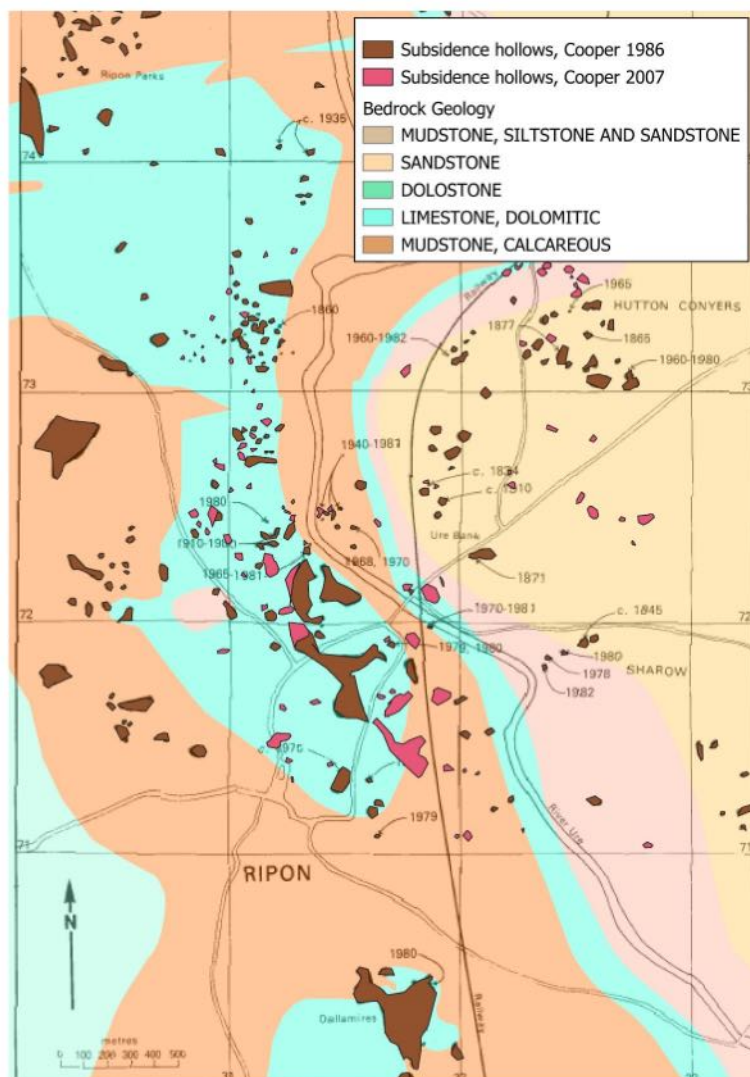
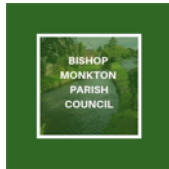


Figure 3-2 Location of subsidence hollows located by Dr Anthony Copper, 1986 and 2007, overlain by bedrock geology



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3.1.1 Planning Zonation

Due to the sinkhole risk, the city of Ripon has a planning zonation that limits building in areas with a high risk of gypsum subsidence. Zone C is the area with a risk of subsidence from gypsum dissolution at shallow depths.

The Ripon City Plan policy document, RCP4¹⁰, states that in Zone C:

"The ingress and egress of water into and from the ground can trigger subsidence in areas such as Zone C in Ripon. In this area **soakaways, water abstraction boreholes and open circulation ground source heat pumps should be avoided**. In addition care should be taken to ensure that water does not enter the ground from water and sewage pipes, which should be protected from breakage caused by subsidence."

Harrogate Borough Council require that any development in Zone C must have a ground stability report and declaration form signed by a Registered Ground Engineering Advisor¹¹.

Figure 3-3 shows these zones, and extrapolates the boundary into the Bishop Monkton site based on geological mapping. The majority of the area, including Bishop Monkton village, is within the extended Zone C, and soakaways or SuDs drainage or any NFM scheme that may increase infiltration into the underlying groundwater system and potentially increase the rate of gypsum dissolution, enlarging voids, and inducing collapse, would not generally be suitable within the catchment.

The western section of the catchment lies in Zone A, with no underlying gypsum. This part of the catchment does not have any extra planning development management requirements with respect to gypsum, although isolated outliers of gypsum may be found, leading to a need for control measures.

¹⁰ <https://cityplanripon.wordpress.com/wp-content/uploads/2018/05/appa-g-gypsum-dissolution-policy-bgs.pdf>

¹¹ Harrogate Borough Council - Local Plan 2014 - 2035 - Gypsum Related Subsidence in the Ripon Area
https://harrogate.objective.co.uk/portal/adopted_local_plan/adoptedlp?pointId=s1479135049404

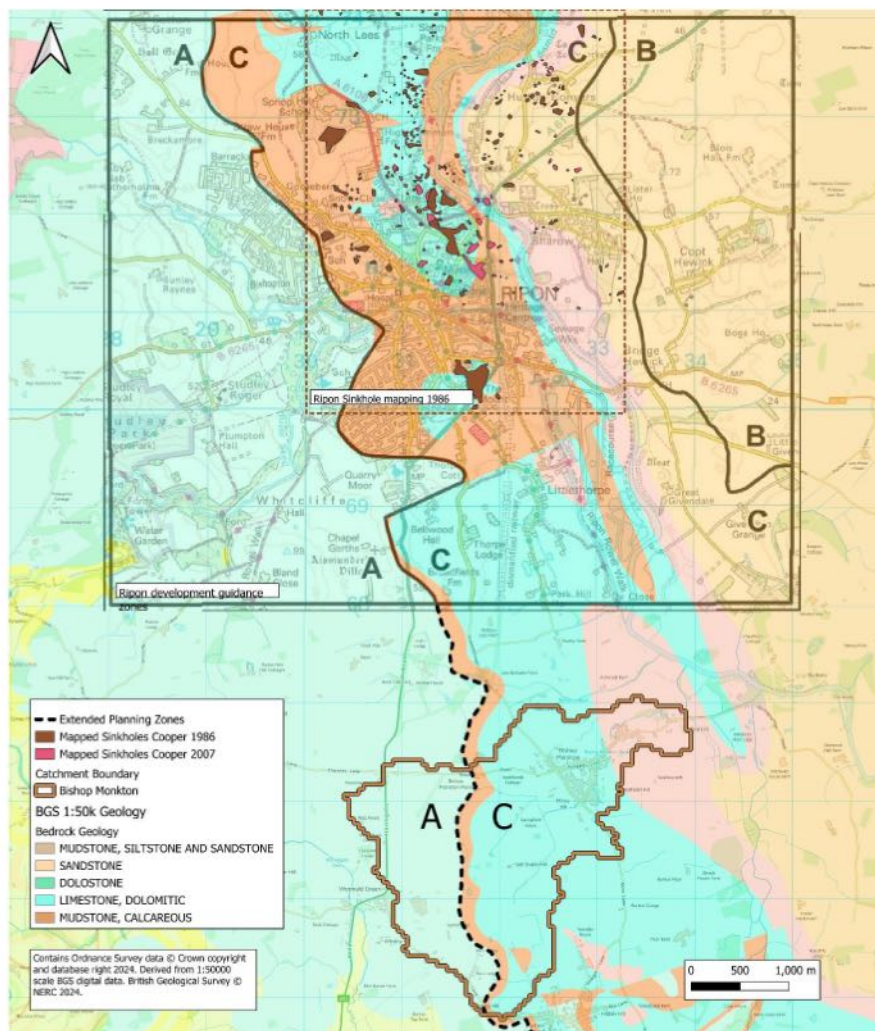
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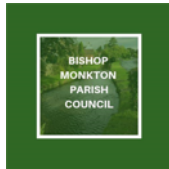
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3.2 Evidence of Sinkholes in the Bishop Monkton Area

The geological units at Ripon extend south through Bishop Monkton (Section 2). Although subsidence is most frequently recorded in the square mile of Ripon, the surrounding area is also affected.

Forty subsidence incidents recorded in the last 150 years between Nosterfield, Ripon, and Bishop Monkton¹². An 1830 report, reproduced by GeoInvestigate¹³, records a crater at Bishop Monckton [sic] 'within a short distance of the river' and reports from around the 1790s describe a hole opening near the site of (now demolished) Monkton Hall. GeoInvestigate also note the appearance of a small pond at Church Farm in Bishop Monkton on maps in 1891, and its growth up to 2003. They suggest this results from dissolution up to 1960s, and continued subsidence since. However, they note that there is minimal evidence of any collapse events in the last 80 years in the Bishop Monkton area, and suggest that sinkhole formation is relatively rare compared to the Ripon area.

A review of detailed OS mapping and satellite imagery in the catchment highlights does not show any definitive signs of sinkholes. The catchment contains productive land and is extensively covered in agriculture or urban land uses, therefore historic sinkholes may be filled or covered, masking their locations from satellite imagery. However, a pond located 500m south west of the village, appears to have grown in size since 2002 (Figure 3-4), possibly due to subsidence.

¹² Cooper, A.H. 1986, Subsidence and foundering of strata caused by the dissolution of Permian gypsum in the Ripon and Bedale areas, North Yorkshire, From HARWOOD, G.M. & SMITH, D.B. (eds), 1986, The English Zechstein and Related Topics, Geological I2 7 Society Special Publication No. 22, pp. 127-139.

¹³ GeoInvestigate Ground Stability Assessment Church Farm Bishop Monkton
<https://btckstorage.blob.core.windows.net/site303/Kebbell%20Church%20Farm/Kebbell%20Application/KebbellChurchFarmGroundStability10070620compressed.pdf>



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Figure 3-4 Growth of a pond south west of Bishop Monkton, contains Google Earth imagery. Lines show limit of water, dotted lines show high water mark

The British Geological Survey 1:10,000 mapping sheets SE36NW and SE36SW highlight subsidence hollows within the boundary of the site, an example of which is shown in Figure 3-5, with all the mapped subsidence hollows shown in Figure 3-6.

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Figure 3-5 From BGS 1:10,000 sheet SE 36 NW, Contains British Geological Survey materials © UKRI 1996

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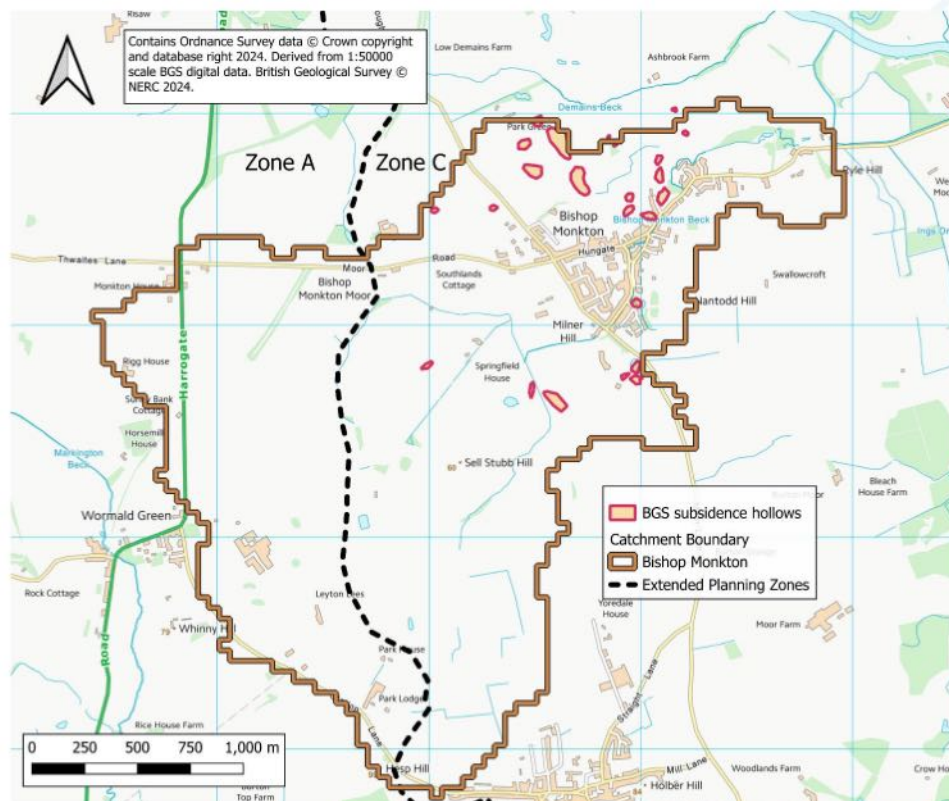


Figure 3-6: Subsidence hollows identified from BGS 1:10,000 SE36 NW and SE36SW mapping

The JFlow® 2D surface water flood model highlights locations where water pools on the surface indicating the presence of depressions in the local topography. These sites potentially may result from subsidence. Inspecting the Ripon area, subsidence hollows identified by Dr Copper 2007 and 1986 (Figure 3-2)¹⁴, align with areas of small depressions identified by the

¹⁴ ¹⁴ Cooper, A.H. 1986, Subsidence and foundering of strata caused by the dissolution of Permian gypsum in the Ripon and Bedale areas, North Yorkshire, From HARWOOD, G.M. & SMITH, D.B. (eds), 1986, The English Zechstein and Related Topics, Geological Society Special Publication No. 22, pp. 127-139.

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model, as shown in Figure 3-7. The JFlow® model may therefore help predict where additional sinkholes may appear in the future based off surface water flow pathways.

Outputs from the JFlow® model were inspected alongside satellite imagery in the Bishop Monkton area to identify potential depressions in the land surface which may be related to subsidence. Depressions with a depth greater than 0.5m were selected, as shown in Figure 3-8. This is potentially a useful screening tool, and allows the distinguishment of hollows. However, some erosion, or manmade hollows, may be picked up in this means that are not formed by subsurface dissolution.

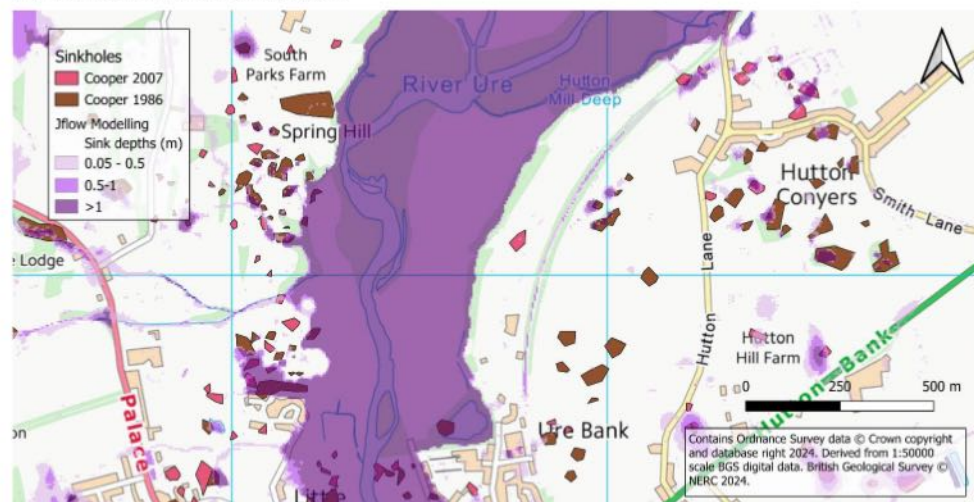


Figure 3-7 Example of JFlow® 2D surface water flood mapping in the Ripon Area, with subsidence hollows identified by Cooper 1986 and 2007

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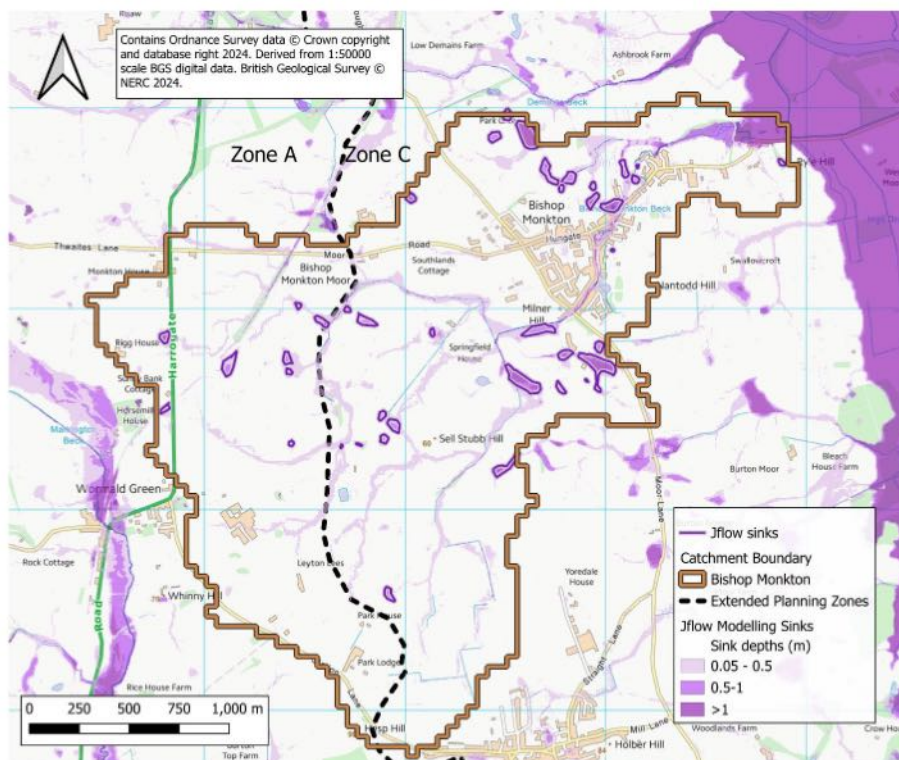


Figure 3-8: Identified depressions with a depth greater than 0.5m from JFlow modelling

The subsidence hollows and sinkholes identified by BGS mapping, along with the potential subsidence features identified using JFlow®, are shown in Figure 3-9.

The mapped features are widely distributed across the area. This is reflective of the pattern of spatial distribution in Ripon and the position of gypsum at depth. There is a greater density of subsidence features to the east of the extended Planning Zone boundary, within Zone C. It should also be noted that some historic sinkholes may have been infilled with sediment or soils, and therefore would not be picked up by satellite or field-based study, without additional surveys such as geophysical investigations.

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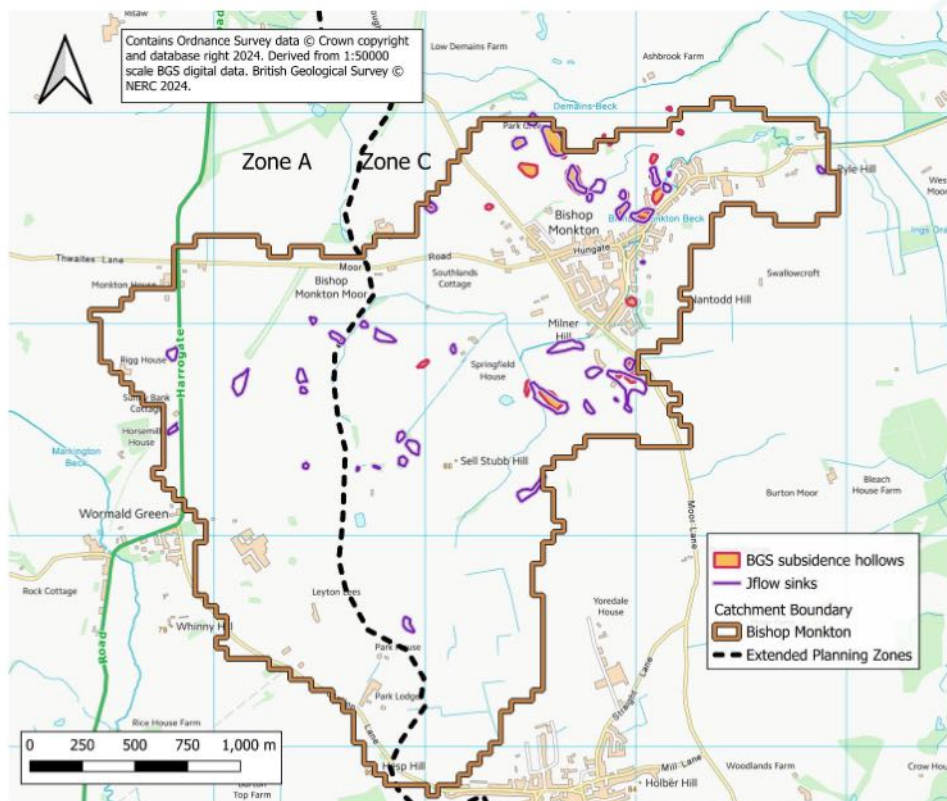


Figure 3-9: Locations of Mapped BGS subsidence hollows and JFlow® predicted sinkholes.

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4 Outline advice: NFM catchment risks

Due to the possible presence of sinkholes across the Bishop Monkton site, shown in Figure 4-2, coupled with the unpredictable nature of gypsum dissolution, the range of NFM options are likely to be limited within the boundaries of the study area. Increasing groundwater recharge in this area by reducing runoff and storing water at the surface, or any of the triggers discussed in section 3, may lead to increased groundwater levels or flow rates within the catchment, or wash fine material into the groundwater. This may in turn increase the risk of gypsum dissolution and subsequent sinkhole formations. Subsurface and urban water management is not recommended on gypsum based karst by the Government Office for Science¹⁵, and soakaways should generally be avoided in favour of well insulated pipes, Figure 4-1.

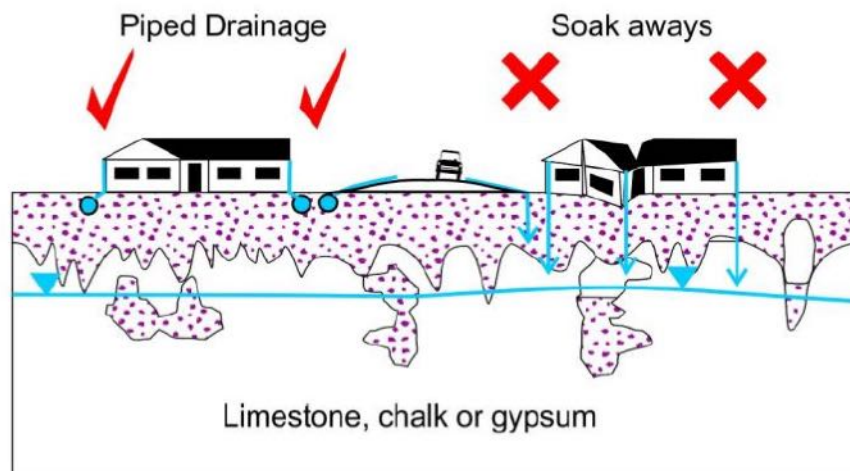


Figure 4-1 Reproduced from Cooper (2020)¹⁶: subsidence risk is reduced by reducing infiltration

Although the western section of the catchment lies in Zone A, with no underlying mapped gypsum bearing strata, and does not have any extra planning development management requirements,

¹⁵ Future of the subsurface: urban water management in the UK (annex) - GOV.UK

¹⁶ Cooper (2020). Chapter 16: Geohazards caused by gypsum and anhydrite in the UK: including dissolution, subsidence, sinkholes and heave. Chapter 16: Geohazards caused by gypsum and anhydrite in the UK: including dissolution, subsidence, sinkholes and heave. In: Giles, D.P.; Griffiths, J.S., (eds.) Geological hazards in the UK: their occurrence, monitoring and mitigation engineering group working party report. Geological Society of London, 403-423. (Engineering Geology Special Publications, 29, 29). British Geological Survey.

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measures taken on this part must be considered at the whole catchment scale. Any measures designed to reduce flood risk by increasing the movement of groundwater through gypsum layers underlying the catchment, may increase the risk of sinkhole formation.

The effectiveness of any NFM measures may also be reduced in areas where water discharges to sinkholes rather than the surface water drainage system. Discharges to sinkholes may be connected to the River Ure via a faster flowing karst network, potentially reducing the effectiveness of any "slow the flow" measures upstream.

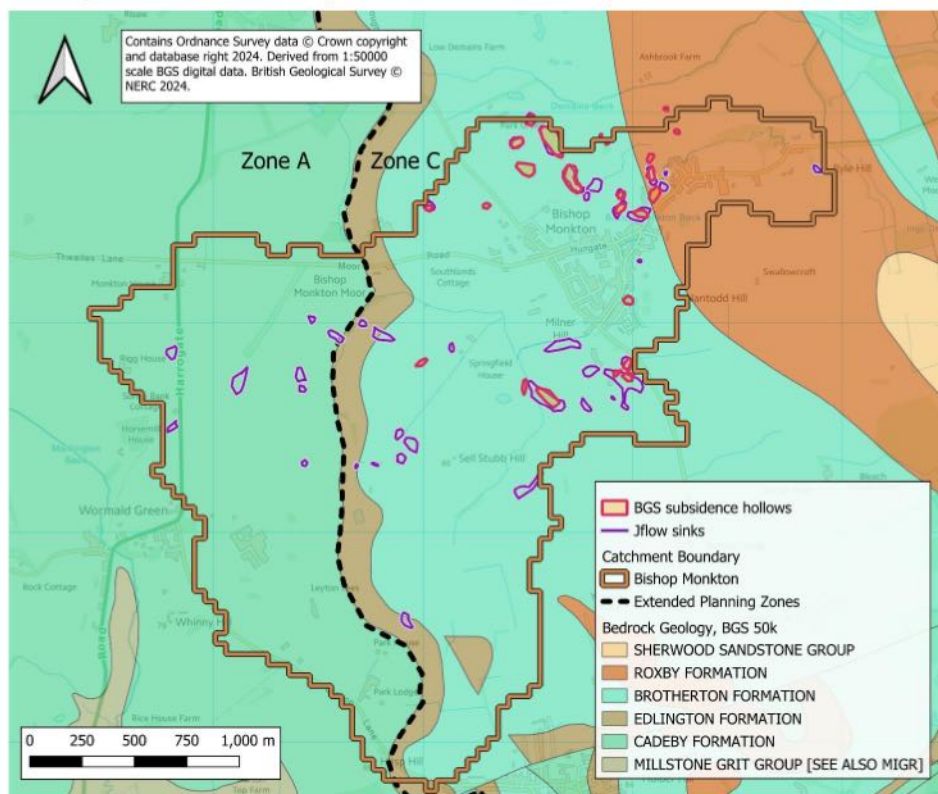


Figure 4-2: Summary figure; potential sinkholes within the catchment

Table 4-1 summarises the feasibility of differing NFM measures and their potential impact in relation to sinkhole development. The tables are ordered from the highest land surface elevation to the lowest elevation within the study area.

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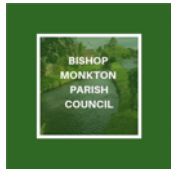


Table 4-1: NFM measures and their potential impact on sinkhole risk

NFM measure	Potential impact on sinkhole risk	Potential for development of new or existing sinkhole network
Soil and land management	These practices lead to limited change in water storage at the ground surface, with minimal impact upon infiltration rates.	Low-Mid
Woodland planting (including hedges)		Low-Mid
Run-off attenuation and management	These practices result in increased standing water on the surface; potentially leading to increased infiltration and increased groundwater levels and flows below the site.	High
Leaky barriers and in-channel storage		High
River and floodplain restoration	These practices will result in increased standing water on the surface; potentially leading to increased infiltration and increased groundwater levels and flows below the site.	High
Floodplain reconnection		High
Offline storage areas		High

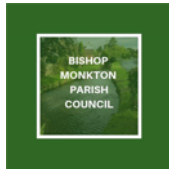
5 Summary

This soluble rock risk within this catchment potentially limits the viability of a number of NFM measures, which may lead to increased infiltration of water into the underlying groundwater system. Due to the presence of deposits of gypsum bearing strata across the catchment, all locations should be assumed to be susceptible to subsidence risk in the absence of any supporting survey information to demonstrate otherwise. As a general principle, any works which will result in standing water present on the ground surface for extended periods or result in an increase in recharge to groundwater should be avoided, as these could increase the rate of gypsum dissolution, enlarging voids, and inducing collapse. Any measures that are proposed within the site should be subject to a more detailed level of assessment than that presented in this document, which should include a detailed site appraisal and a program of ground investigations where appropriate.



Appendix C – Supporting Foul Drainage and Sewerage Evidence

This appendix reproduces the principal supporting source material relied upon in Chapter 3 concerning existing foul drainage and sewerage conditions in Bishop Monkton. The February 2026 Yorkshire Water pre-planning response specific to Milner Farm is reproduced separately at Appendix A.



C1 – Yorkshire Water consultation response, 25 May 2022 (Avant/Moor Road application)



Head of Planning Services
Harrogate Borough Council
Knapping Mount
West Grove Road
Harrogate
HG1 2AE

Your Ref: 20/05181/FULMAJ
Our Ref: X000545

Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
BD3 7AY

Tel: 0345 120 8482

Email:
planningconsultation@yorkshirewater.co.uk

25th May 2022

Dear Sir/Madam,

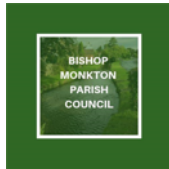
Land Comprising Field At 432447 466225 Moor Road Bishop Monkton – Residential development of 88 dwellings including access, landscaping and public open space (Revised)

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Waste Water

**If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:
No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works, the point(s) of connection and appropriate phasing of the necessary infrastructure, have been submitted to and approved by the local planning authority. If sewage pumping is required, the peak pumped foul water discharge rate must be agreed with the Local Planning Authority in consultation with the Statutory Sewerage Undertaker. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
(To ensure that no foul water discharges take place until proper provision has been made for their disposal)**





YorkshireWater

The development shall be carried out in strict accordance with the details indicated within the submitted report, "The Flood Risk Assessment (Rev v1.3) prepared by OEC Consulting Engineers (Report dated 29/03/22)", unless otherwise agreed in writing with the Local Planning Authority.

(In the interest of satisfactory and sustainable drainage)

1) To address the concerns raised by local residents within the area, we recommend that the construction of foul drainage is adequately phased. In addition, it is likely that the local highway drainage discharges to the public foul sewer network.

We recommend that the developer seeks permission (from the Highways Authority) to accept highway drainage from the site and discharge it to watercourse, to reduce the likelihood of sewer flooding during heavy rainfall events. If accepted, this will not impede the process of sewer adoption by Yorkshire Water (under Section 104, Water Industry Act 1991).

2) The Flood Risk Assessment (Rev v1.3) prepared by OEC Consulting Engineers (Report dated 29/03/22) is acceptable.

In summary, the report states that:

- a.) foul water will discharge to public foul sewer network;
- b.) sub-soil conditions are thought to not support the use of soakaways testing will be carried out to confirm; and
- c.) failing soakaways, a watercourse exists near to the site -- connection subject to Lead Local Flood Authority / Internal Drainage Board requirements.

2.) The submitted 'Drainage Covering Letter Rev B,' prepared by Haig Huddleston is acceptable.

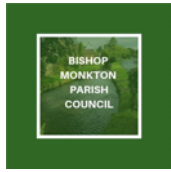
In summary, the letter states that

- a.) Foul water will discharge to public foul via pumping station at a pumped rate of 6 litre per second.
- b.) Surface water will discharge to watercourse via pumping station.

Yours faithfully

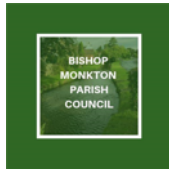
Reuben Thornton
Developer Services Team





Planning Application Ref: 26/03292/OUTMAJ

C2 – Yorkshire Water summary of meeting with Bishop Monkton Action Group, 10 March 2023 (email dated 16 March 2023)



Planning Application Ref: 26/03292/OUTMAJ

From: bishopmonktonactiongroup@gmail.com,

To: kennethmbarker43@gmail.com, JonathanHBeer@outlook.com, martinmjmc@aol.com, rwupton45@yahoo.com, paulwade1989@gmail.com,

Subject: Fwd: Summary of Meeting - 10 March 2023

Date: Thu, 16 Mar 2023 14:55

Attachments:

----- Forwarded message -----

From: **Kellie Foster** <Kellie.Foster@yorkshirewater.co.uk>

Date: Thu, 16 Mar 2023 at 10:21

Subject: Summary of Meeting - 10 March 2023

To: bishopmonktonactiongroup@gmail.com <bishopmonktonactiongroup@gmail.com>

Dear BMAG,

Thank you for meeting with Yorkshire Water colleagues last week. Although we did not agree on a number of points, it was important to explain our position. I hope that you are able to see where we are coming from and support our long term plans, for improvement in the Bishop Monkton area.

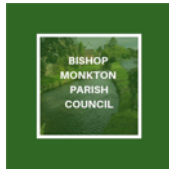
I am aware that our meeting was recorded and therefore we have not minuted the meeting, formally, but we did take notes. I have summarised our meeting below, as requested.

Concerns Raised

BMAG played a number of videos showing the surface water flooding issues in the village and concerns over sewage escapes. BMAG therefore expressed their concerns the new development would bring with it capacity issues, as BMAG state the sewage network is already under pressure.

A letter that I sent to Julian Smith MP was used as the basis for arguing that we will not be investing in Bishop Monkton for 25 years. As I said in the meeting, this was a misunderstanding and I apologise if my explanation in the letter to Mr Smith was not clear.

As you may know, water companies must put our business plan together in 5 year funding cycles, known as an AMP. In addition to this, we have long term investments plans that cover a 25 year period. Bishop Monkton has been identified for improvement within the next 25 year cycle. This is not to say that this site will be funded in year 1 or year 25 – it is simply a site we know needs long term investment. I cannot say when Bishop Monkton will receive investment as this has not yet been finalised, but it is as likely to be in year 1 as it is in year 25. As I said in the meeting, my role is to speak with elected officials and engage with them. This has been expanded to include groups such as BMAG. Therefore, if you're ever concerned about something I have written, please do get back in touch for clarity. I will, of course, endeavour to be as clear as possible in the future.



Also in that letter, I explained that unless we are called out to investigate whilst a sewage escape is happening, it is harder to assess the cause of it. I did not mean to state that every incident has been caused by a blockage – instead, I meant to explain that there could be quick solutions to *some* of the flooding incidents, but we need to be there to assess it.

Sustainable Development

BMAG explained that you do not want to stop sustainable development within Bishop Monkton. YW share this ambition – as a water company, it is not our place or our intention to put up barriers to growth and we will work with developers to ensure that sewage/water systems are sustainable.

The plans that have been submitted, but not yet approved, have not been objected to by Yorkshire Water. The reason for this is because the plans have separate sewage and surface water systems. Therefore, the amount of sewage entering our system, in our view, will not overwhelm the sewage system and the developments, from a water and waste perspective, are sustainable.

Operational Issues

Yorkshire Water do not deny that there are operational issues at Bishop Monkton and we are looking at long term improvement in the area.

However, these operational issues are our problem to fix and we are doing this. If we were to object to a planning application on the basis of our current operational issues, we would be prejudicing the planning application. Residents are welcome to explain their concerns and the planning authority should consider this.

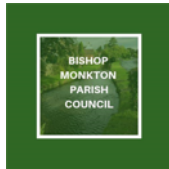
Because of the sustainable nature of the proposed developments, there will not be a large increase in the amount of sewage entering the network – it is surface water that causes a large amount of problems and the separate systems will remove this risk.

Therefore, expressing internal operational issues to a planning authority would, in our view, be unfairly prejudicial, whether this is during a consultation response or via a follow up letter.

Therefore, we will not be writing to the planning authority to inform them of our operational concerns. However, as I mentioned, this email is to BMAG and you can share it if you believe that it would be helpful.

Next Steps

We have identified that Bishop Monkton needs improvements and our operational and capital investment colleagues are investigating what needs to be done, practically, and when. Unfortunately, due to the level of work, this is not a quick piece of work but whenever I receive a significant update, I will share this with you and/or Councillor Nick Brown.



Planning Application Ref: 26/03292/OUTMAJ

I am sorry that we cannot reach an agreement on our response to planning applications, but I hope that we can continue to work together for the betterment and improvement of Bishop Monkton.

With kind regards



Kellie Foster (she/her)
Corporate Affairs Advisor
Corporate Affairs
07977678955
Kellie.foster@yorkshirewater.co.uk
yorkshirewater.com

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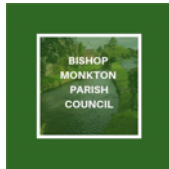
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Yorkshire Water Services Limited
Registered Office Western House, Halifax Road, Bradford, BD6 2SZ
Registered in England and Wales No 2366682



Planning Application Ref: 26/03292/OUTMAJ

C3 – Yorkshire Water correspondence to North Yorkshire Council, 4 July 2023



From: Kate Broadbank <Kate.Broadbank@northyorks.gov.uk>
Sent: 12 Jul 2023 11:41:36
To: dmuser.har@northyorks.gov.uk
Cc:
Subject: FW: Bishop Monkton YW
Attachments:

OFFICIAL - SENSITIVE

From: Kellie Foster <Kellie.Foster@yorkshirewater.co.uk>
Sent: 04 Jul 2023 16:16
To: Kate Broadbank <Kate.Broadbank@northyorks.gov.uk>
Cc: Tim MYATT <Tim.I.Myatt@yorkshirewater.co.uk>
Subject: FW: Bishop Monkton

Hi Kate,

Apologies for the delay in getting this information over to you.

Reasons for Not Objecting

In addition to the below, a significant factor in us choosing not to object to this development is that the area has been earmarked for development by the Local Authority; therefore, we do not feel it appropriate that as a water company, we would be stopping development. This is especially important when the Local Authority have indicated that this is an ideal location for development.

We feel it would be better to work with developers to create sustainable drainage solutions and have a positive, conducive relationship rather than trying to prevent development altogether. Whether or not development goes ahead is a question for the local authority.

Please note, it is not clear whether this area is still marked for development since the North Yorkshire council's merged at the beginning of the new financial year. I trust that you will be aware if this is still the case, but if you're not sure please let me know and I will clarify this with my colleague – he is on annual leave at the moment but returns to work next Monday.

Blockages

I am aware that concerns have been raised regarding sewage escapes and that members of the community feel that our sewer system is over capacity. This is not the case and the data we hold suggests that most, if not all, of the sewage escapes are caused by blockages. These blockages are predominantly caused by individuals misusing the sewer network.

For context, I have listed below each report of a sewage escape or restricted toilet use (RTU) we have had reported to us since the beginning of 2022:

5 April 2022 – sewage escape reported – we attended and there was no evidence of a sewage escape. However, the customer explained that they did have restricted toilet usage. We checked the sewer and could see a small blockage, though it is unlikely that this was the cause of the RTU, we cleared the blockage;

20 April 2022 – sewage escape reported – we attended and there was no evidence of a sewage escape. However, the customer did complain of RTU. There was an excessive amount of toilet paper found in the sewer network which may have accounted for the RTU and so we cleared the blockage. For context, the amount of toilet paper was more than you would expect to be in the sewer network and filled more than one large bin bag.

3 May 2022 - sewage escape reported – we attended and there was no evidence of a sewage escape. However, the customer did complain of RTU. There was an excessive amount of toilet paper found in the sewer network which may have accounted for the RTU and so we cleared the blockage. For context, the amount of toilet paper was more than you would expect to be in the sewer network and filled more than one large bin bag.

3 August 2022 – sewage escape reported – we attended and were advised by the customer that his son had attempted to clear a blockage in a manhole chamber. He went too far in to the sewer and got the plunger stuck. When we entered the sewer, we found not only the plunger but also a number of drainage rods which contributed to a significant blockage.

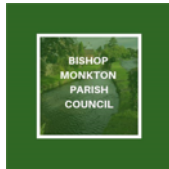
24 September 2022 – RTU reported – we attended and carried out a CCTV survey. We found there was a soft blockage which was cleared but we also found 3m of drainage rods which will have accounted for the blockage building up.

3 October 2022 – RTU reported – we attended and there were no problems with our assets. This was a private plumbing issue which the customer was responsible for resolving themselves.

20 March 2023 - RTU reported – we attended and there was a blockage of fats, oils and grease (FOGs). We cleared the blockage which resolved the issue of RTU. Please note that a blockage of this nature is also referred to a "fatberg" when they become significant.

29 April 2023 – RTU reported – we attended but there were no causes evident. We carried out a CCTV survey and there was a blockage approximately 4 meters from the home. We cleared this blockage.

As you can see, when we have had sewage escapes reported, these are generally not caused by capacity issues which would be exacerbated by additional properties joining our network. There may be issues and sewage escapes that have not been reported to us, but we cannot base our decision making on information that is not available to us.



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We do acknowledge that the network is getting close to capacity, and we are taking steps to improve the resilience of the network. However, we would not expect a development of this size, with sustainable drainage of surface water, would add much pressure to the network.

I hope this is of assistance to the local authority, but if I can be of any further assistance, please do not hesitate to contact me.

With kind regards

Kellie



C4 – Environment Agency 2024 EDM Storm Overflow Regulatory extract – Bishop Monkton No. 2 STW

2024 EDM STORM OVERFLOW REGULATORY						
Unique ID	Site Name (WaSC operational) [optional]	Outlet Discharge NGR (EA Consents Database)	WFD Waterbody Catchment Name (Cycle 3) (discharge outlet)	Receiving Water / Environment (common name) (EA Consents Database)	Total Duration (hh:mm:ss) all spills prior to processing through 12- 24h count method	Counted spills using 12-24h count method
YWS01246	BIRCHES LANE/CSO	SK3664079810	Drone/Whitting from Source to River Rother	TRIBUTARY OF THE RIVER MOSS	83:00:00	37
YWS00806	BIRDS EDGE/CSO	SE2041007970	Deerne from Source to Bentley Brook	RIVER DEARNE	25:14:59	9
YWS01757	BIRDS ROYD LANE/NO 2 CSO	SE1472622552	Calder from Ryburn Confluence to River Cx	RIVER CALDER	55:32:00	55
YWS01919	BIRK ROAD/CSO	SE3726106230	Deerne from Cawthorne Dyke to Lundwood	TRIBUTARY OF THE RIVER DEARNE	0:00:00	0
YWS01803	BIRKENSHAW/NO 4 CSO	SE2112026890	Batley Beck from Source to River Calder	NUTTER BECK	80:15:00	12
YWS01398	BIRLEY MANSFIELD RD/CSO	SK3943084260	Shire Brook	SHIRE BROOK	120:29:59	36
YWS01109	BIRSTALL/CSO	SE2237225830	Batley Beck from Source to River Calder	SMITHIES BECK	9:15:00	8
YWS00224	BIRSTWITH/NO 2 CSO	SE2446459675	Nidd from Burstwith to Oak Beck	RIVER NIDD	84:15:00	20
YWS01251	BISHOP BURTON/CSO	SE9890040000	High Hunsley to Arram Area	NEARBY DITCH	219:30:00	37
YWS00292	BISHOP MONKTON/NO 2 STW/3XDWF O	SE3373066930	Ure from River Skell to River Tutt	BISHOP MONKTON BECK	1513:45:00	138
YWS00293	BISHOP MONKTON/NO 2 STW/6XDWF O	SE3370066800	Ure from River Skell to River Tutt	BISHOP MONKTON BECK	110:00:00	46
YWS00551	BISHOP WILTON/STW	SE7920054300	Bishop Wilton Beck Catch (trib of Blackfoss)	BISHOP WILTON BECK	623:44:59	83
YWS00401	BISHOPDYKE/CSO	SE5745037800	Cause Stillfleet bk - Kelfield and Wharfe d/s	BISHOP DIKE	59:30:00	16
YWS01282	BLACK SWAN/CSO	SE2995051338	Crimple Beck from Source to Park Beck	CRIMPLE BECK OR RIVER CRIMPLE	74:30:00	25
YWS00901	BLACKBURN MEADOWS/STW	SK4051092000	Don from River Don Works to River Rother	RIVER DON	913:15:00	64
YWS00902	BLACKBURN MEADOWS/STW	SK4025092110	Don from River Rother to River Deerne	RIVER DON	344:30:00	33
YWS00026	BLACKBURN/CSO	SK3889092820	Blackburn Brook from Source to River Don	BLACKBURN BROOK	28:45:00	24

The Bishop Monkton entries record 46 counted spills totalling 110 hours from the 6XDWF overflow and 138 counted spills totalling 151 hours 45 minutes from the separate 3XDWF outlet. Chapter 3 does not present these figures as evidence of a permit breach.