

APPLICATION No : 17/01897/OUTMAJ

APPEAL REF: APP/E2734/W/19/3236153



Harrogate Road, Wetherby

**ANNEX E: ADDITIONAL HYDROLOGICAL  
TECHNICAL NOTE**

PR/KBE/44659-001-Issue 1

15 November 2019

## HARROGATE ROAD, WETHERBY HYDROLOGICAL ASSESSMENT REVIEW

### FOR HALLAM LAND MANAGEMENT LIMITED AND STOCKELD PARK

The report 40866-003 issued by Eastwood and Partners in May 2018 presents a hydrological assessment of the proposed development for Hallam Land Management Ltd and Stockeld Park West of Wetherby and its potential impact on the Kirk Deighton Special Area Conservation (SAC) / Site of Special Scientific Interest (SSSI). Both surface and groundwater issues are addressed with the report providing a review of the bedrock formations and superficial soil deposits.

The assessment of the bedrock formation and associated groundwater flows highlights the combined effect of the mudstone and clay preventing shallow groundwater flow from the proposed site from flowing towards the SAC / SSSI. The shallow dip in the bedrock is highly likely to form an impermeable barrier to any groundwater flows towards the SAC / SSSI. The natural dip of the bedrock below the proposed site and adjacent Bellway development also promotes southerly groundwater flows towards the River Wharfe for both the site alone and in-combination developments.

The indicative SAC / SSSI catchment presented in the report correctly shows surface water runoff routes due to the natural contours in the area. In addition to the proposed development lying outside the SAC / SSSI catchment, the proposed development is located at the head of an independent catchment that first directs flows north easterly before translating to an easterly direction towards Wetherby once north of the disused railway track. With respect to the Bellway development runoff contours, surface water flows are directed easterly with the north development area topography directing surface runoff towards Priest Hill in West Wetherby.

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Having confirmed and reviewed the above facts, there is a very low likelihood of water originating from the site alone or in-combination developments from being directed to or reaching the SAC / SSSI. Therefore, the effect of the proposed site alone and in-combination developments on the surface and groundwater flows is also considered sufficiently insignificant (de minimis) to have a hydrological impact on the SAC / SSSI.

Dr Keith Emmett