

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

JBA Consulting
South Barn
Broughton
Skipton
BD23 3AE

Tel: 0845 120 8482
Fax: (01274) 372 834

FAO Chris Wright

Email:
Technical.Sewerage@yorkshrewater.co.uk

Your Ref:
Our Ref: N017527

For telephone enquiries ring:
Kashif Khan on (0845)120 8482

3rd January 2013

Dear Sir,

Land North of Coniston Way, Goleo Pre Planning Sewerage Enquiry on K256041

Thank you for your enquiry received 10th December 2012. Our charge of £86.00 (plus VAT) will be added to your account with us, reference JBA064. You will receive an invoice for your account in due course. Please find enclosed a complimentary extract from the Statutory Sewer Map. This indicates the recorded position of the public sewers. The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site:

There is a 900 mm diameter public combined sewer recorded crossing the site. No buildings are to be erected within 5 (five) metres, nor trees planted within 5 (five) metres of this public sewer. It may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer. If you wish to have this sewer diverted under Section 195 of the Water Industry Act 1991 an application should be made in writing. To discuss this matter, please telephone 0845 120 84 82.

Development of the site should take place with separate systems for foul and surface water drainage. The separate system should extend to the public sewer.

Foul water domestic waste should discharge to the 900 mm diameter public combined sewer recorded crossing/within the site.

The developer's attention is drawn to Requirement H3 of the Building Regulations 2000. This establishes a preferred hierarchy for surface water disposal. Consideration should firstly be given to discharge to soakaway, infiltration system and watercourse in that priority order.

Sustainable Drainage Systems (SUDS), for example the use of soakaways and/or permeable hardstanding etc, may be a suitable solution for surface water disposal appropriate in this situation. You are advised to seek comments on the suitability of SUDS in this instance from the appropriate authorities.

Where appropriate, soakaways, swales and infiltration trenches (SUDS) may be adopted as part of the public sewer network. Further information may be seen in the DEFRA publication 'Interim Code of Practice for Sustainable Drainage Systems' (ISBN 0-86017-904-4). If the developer is considering adoption of SUDS they should contact our Developer Services Team on 0845 120 84 82.

The local public sewer network does not have capacity to accept any discharge of surface water from the proposal site. The developer is advised to contact the Environment Agency/local Land Drainage

Authority (Goole & Airmyn IDD) with a view to establishing a suitable watercourse for discharge.

It is understood that a watercourse is located within the site. This appears to be the obvious place for surface water disposal.

Please note further restrictions on surface water disposal from the site may be imposed by other parties. You are strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority, with regard to surface water disposal from the site.

Prospectively adoptable sewers and pumping stations must be designed and constructed in accordance with the WRc publication "Sewers for Adoption - a design and construction guide for developers" 6th Edition as supplemented by Yorkshire Water's requirements, pursuant to an agreement under Section 104 of the Water Industry Act 1991. An application to enter into a Section 104 agreement must be made in writing prior to any works commencing on site. Please contact our Developer Services Team (telephone 0845 120 84 82) for further information.

The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network. No land drainage to be connected/discharged to public sewer.

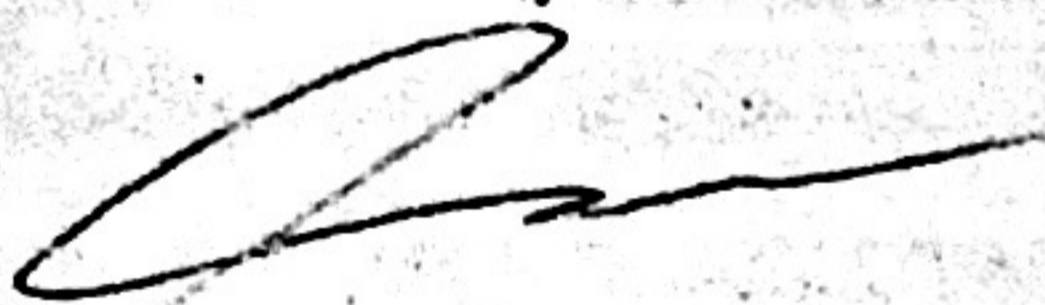
As a last resort, highway drainage may be accepted under certain circumstances. If it can be demonstrated, through satisfactory evidence, that SUDS are not a viable option, there are no watercourses or highway drains available and if capacity is available within the public sewer network, highway drainage discharges to the public sewer network may be permitted. In this event, the developer may be required to enter into a formal agreement with Yorkshire Water Services under Section 115 Water Industry Act 1991 to discharge non-domestic flows into the public sewer network.

The site is within an area that may be affected by coastal flooding. We would advise you to contact the Environment Agency for details.

Any new connection to an existing public sewer will require the prior approval of Yorkshire Water. You may obtain an application form from our website (www.yorkshirewater.com) or by telephoning 0845 120 84 82.

All the above comments are based upon the information and records available at the present time. 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



Developer Services Team

LOWER AIRE AND DON
SUBSIDIARY OF DRAINAGE BOARDS

Telephone: 01430 441785
Fax: 01430 441785
Email: lower@lower-drainage.com
Website: www.lower-drainage.com

22nd January 2013

Our Ref: GB/SW/2888

Mr Chris Wright, Principal Engineer
JBA
Denison House
Hexthorpe Road
Doncaster DN4 0BF

Erection of Residential Development (Add'l Information) at land
North of The Hollies, 49 Coniston Way, Goole for
Mrs J Smith, Mrs C Webster & Mr D Belton
Application type: - Outline Planning Permission

Dear Mr Wright

Thank you for the confirmation regarding fees from your Client Mrs Jayne Smith

This is a chronological list of letters and documents from our archived files, going back some 5 years.
This is the result of the analysis

Planning Reference DC/02/04149/OUT/STRAT/JC2 dated 21st January 2008, our letter to East Riding of Yorkshire Council Planning Department, via James Chatfield reflects

Five years ago the Board objected to the 10.8 acres development, because the surface water storage as envisaged by Yorkshire Water would have been based on a 1 in 30 year return period, which is inadequate. The Board required and still requires a minimum of 1 in 100 of return period. We said that costs would be incurred by the Applicant as it is a commercial application. We needed a deed grant signing regarding the Board's 9 metre easement line along any existing or newly constructed drains; should they be adopted

On 25th April 2008, we received a substantial document from the East Riding of Yorkshire Council, a Flood Risk Assessment dated April 2008, marked "Final report by JBA Consulting"

On the 13th May 2008, we received the same report handed from East Riding of Yorkshire Council

On 7th May 2008, we wrote in reply to this document that in Section 5.4 of the report it stated that the surface water discharges would be to the Board's drains, not into the Yorkshire Water systems as previously indicated in the application. We asked for full details of the size and location, calculations of the proposed water surface systems, including on site water storage. We mentioned possible storage lagoons and a possible pumping station, and referred to the 9 metre easement rights.

The Board wrote again to East Riding of Yorkshire Council on the 14th July 2008, to a Mr James Chatfield, confirming that the Board would accept that issues raised could be included in reserved matters for the planning permission, on the strict understanding that no works were allowed to be done on-site unless beforehand a full written agreement had been made regarding all drainage related matters and prior payment of any commuted sums and other Board costs made.

On the 13th May 2009, a year later, a Mr Richard Parry of East Riding of Yorkshire Council contacted us and we wrote to Mr Parry following correspondence from a Mr John Fox, a concerned resident in Goole. We noted at this time that since our initial response in January 2008, 18 months before, the developers had not contacted the Board in any way, shape or form. No information had been sent by the Developers,

and again we reiterated our requirement for details of the on-site storage pumping station, flows calculations etc

We then received from FRYC a ten page planning permission document, Reference: DC/02/04149/OUT/STRAT, dated 3rd March 2010, giving outline planning permission, with the following relevant items -

That there was a 3 year deadline from the date of that approval, ie finishing by 3rd March 2013, (in approximately 6 weeks time) In particular, items in that document, are relevant as follows - Items 6, 7, 8, 9, 10, 11, 12, 27, 28, 32 and further item 4 under Notes to Applicant. Also reference is made to the particular reasons for the decision being made as an area of high flood risk.

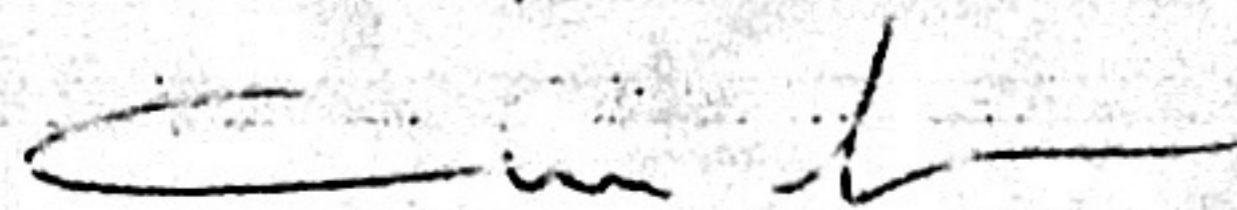
On the 17th March 2010, we wrote to a Mr Richard Parry of East Riding of Yorkshire Council and we referred to our various relevant clauses in the planning approval document and asked that an additional reference should be made regarding displacement of flood storage volume on the site by virtue of the buildings construction. No land should be increased in height on the site and any displacement of flood water by buildings on site to be designed for so there would be no net loss of flood storage on the site, due to this construction. If this is not done, this will increase the chance of flooding to existing adjacent dwellings to the proposed development

On the 15th January 2010, we wrote again to a Mr Richard Parry of East Riding of Yorkshire Council, following a meeting we had at our offices with him. We referred again to the 9 metre easement and referred to a drain on the west side of the site and that the Board would need a perimeter drain on the south side of the site, with a pumping station and on site storage. The Board would need payment of charges to date and no work should be done on site prior to final approval by the Board of the scheme

Following that letter to Mr Richard Parry, no correspondence regarding the site was made until 17th December 2012, from a Mr Chris Wright of JBA Consulting who forwarded a location plan of the site and asked how the Board stood on the application.

One final point, as the Board has received no information regarding any details of the proposed surface water details on the site or any supporting calculations, there is now a very tight window before the planning permission expires in approximately 6 weeks time. Accordingly if you wish the Board to look at this further information not yet supplied and report before the 3rd March 2013, the Board will require all details by 14th February 2013. If the information is not received by that date, the Board cannot give any undertaking that the works can be checked and reported back on them in time for the expiry of the planning approval. In addition, there will be further costs to the Board to look at this information, the cost for which we will advise you once we receive the detailed information requested

Yours sincerely



Graham Bate BSc C Eng MICE MStructE
Clerk & Engineer to the Board



D Extracts from ERYC SFRA

- Level 1 - Appendix C Small Map 9 Surface Water Hazard
- Level 2 - Figure B1 0.5% AEP plus Climate Change Water Depth
- Level 2 - Figure B2 0.5% AEP plus Climate Change Hazard
- Level 2 - Figure O 0.5% AEP Breach Flood Depths