

Mr Tim Williams
East Riding of Yorkshire Council
Planning & Development Control
County Hall Cross Street
Beverley
North Humberside
HU17 9BA

Our ref: RA/2020/142150/01-L01
Your ref: 20/01992/PLF
Date: 15 October 2020

Dear Mr Williams

CHANGE OF USE AND EXTERNAL ALTERATIONS TO EXISTING FRAMED BUILDINGS TO CREATE A SPECIALIST DIVING CENTRE AND ENTERTAINMENT COMPLEX, COMPRISING OF INSTALLATION OF WALL AND ROOF CLADDING, INSTALLATION OF SOLAR PV PANELS, AIR SOURCE HEAT PUMP, PACKAGE TREATMENT PLANT, CONSTRUCTION OF CONCRETE BOUNDARY WALLS TO PROVIDE A SECURE BOAT STORAGE COMPOUND, CREATION OF VEHICULAR ACCESSES, CAR PARKING AND A BUND LAND NORTH OF GRANGE FARM COTTAGE ALDBROUGH ROAD EAST NEWTON EAST RIDING OF YORKSHIRE HU11 4SD

Thank you for consulting us on the above application. We have reviewed the information as submitted and have no objection subject to the following condition and comments in relation to groundwater protection.

Groundwater Protection

Groundwater is particularly sensitive in this location because the proposed development site is located upon Rowe Chalk Formation which is designed as a Principal aquifer.

From the application form and the drawing number 27 is clear that there will be some hazardous substances on the site. In particular from the drawing provided the storage tank will be underground.

The applicant has to use a private treatment facilities because there is no public sewer network nearby the site. Also for the new development they would like to use a ground source heat pumps

Underground storage of polluting substances poses particular risks to groundwater because of the problems of leak detection. The proposed development will be acceptable if a planning condition is included requiring submission and subsequent agreement of further details as set out below. Without this condition we would object to

the proposal in line with paragraph 170 of the National Planning Policy Framework because it cannot be guaranteed that the development will not present unacceptable risks to groundwater resources.

Condition

The development hereby permitted may not commence until such time as a scheme to install the underground tank has been submitted to, and approved in writing by, the local planning authority.

The scheme shall include the full structural details of the installation, including details of: excavation, the tank, tank surround, associated pipework and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes subsequently agreed, in writing, by the local planning authority.

Reason

To ensure that the underground storage tank does not harm the water environment in line with paragraph 170 of the National Planning Policy Framework and Position Statement D2 of the [‘The Environment Agency’s approach to groundwater protection’](#).

Informative

Package Treatment Plant – Environmental Permit

The Package Treatment plant associated with this development will require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional ‘Environmental Permitting Guidance’ can be found at: <https://www.gov.uk/environmental-permit-check-if-you-need-one>.

Ground Source Heat Pumps (open loop) outside of SPZ 1 and SPZ 2

The Environment Agency regulates open-loop ground source heating and cooling schemes. The proposed development will need:

- a groundwater investigation consent (section 32/3 of the Water Resources Act 1991) to drill and test pump
- a full abstraction licence (Water Resources Act 1991), if the volume of groundwater abstracted is greater than 20 m³/day
- an exemption, if you meet the criteria for a low risk activity, or environmental permit (under the Environmental Permitting (England & Wales) Regulations 2016 to discharge

The applicant is advised to contact the Environment Agency on 03708 506 506 for pre-permit application discussions. Further guidance can be found at:

<https://www.gov.uk/government/publications/new-ground-source-heating-and-cooling-scheme-form-and-guidance-notes>.

The Environment Agency Good Practice Guide relating to the installation and operation of open and closed loop ground source heating and cooling systems can be found on the Ground Source Heat Pump Association website at:

http://www.gshp.org.uk/pdf/EA_GSHC_Good_Practice_Guide.pdf.

We trust this advice is useful. If you have any questions, please do not hesitate to contact me.

Yours sincerely

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