

Appendix

B. Third Party Data

YORKSHIRE WATER PROTECTION OF MAINS AND SERVICES

1. The position of Yorkshire Water Services Ltd (YWS) apparatus shown on the existing mains record drawing(s) indicates the **general** position and nature of our apparatus and the accuracy of this information cannot be guaranteed. Any damage to YWS apparatus as a result of your works may have serious consequences and you will be held responsible for all costs incurred. Prior to commencing major works, the exact location of apparatus must be determined on site, if necessary by excavating trial holes. The actual position of such apparatus and that of service pipes which have not been indicated must be established on site by contacting the Customer Helpline on 0845 124 24 24 for both water and sewerage.
2. The public sewer and water network is lawfully retained in its existing position and the sewerage and water undertaker is entitled to have it remain so without any disturbance. The provisions of section 159 of the Water Industry Act 1991 provides that the undertaker may "inspect, maintain, adjust, repair or alter" the network. Those rights are given to enable the undertaker to perform its statutory duties. Any development of the land or any other action that unacceptably hindered the exercise of those rights would be unlawful. The provisions contained in Section 185 of the Water Industry Act 1991 state that where it is reasonable to do so, a person may require the water supply undertaker to alter or remove a pipe where it is necessary to enable that person to carry out a proposed change of use of the land. The provisions contained in Section 185 also require the person making the request to pay the full cost of carrying out the necessary works.
3. Ground levels over existing YWS apparatus are to be maintained. Sewers in highways will **generally** be laid to give 1200mm of cover from finished ground level working to kerb races, other permanent identification of the limits of the road or to an agreed line and level. Substantial increases or decreases to this 1200mm depth of cover will result in the sewer being re-laid at your expense. Water mains and services will **generally** be laid with a minimum of 750mm depth of cover however some mains and services usually those installed over 50 years ago may have less ground cover.
4. If surface levels are to be decreased / increased significantly the effects on existing water supply apparatus will be carefully considered and if any alterations are necessary, the costs of the alterations will be recharged to you in full. Outlets on fire hydrants must be no more than 300mm below the new levels and all surface boxes must be adjusted as part of the scheme.
5. To enable future repair works to be carried out without hindrance; any pipe, cable, duct, etc. installed parallel to a water main or service pipe should not be installed directly over or within 300mm of a water main or service pipe or 1000mm of a waste water asset. Where a pipe, cable, duct, etc. crosses a main or service it should preferably cross perpendicular or at an angle of no less than 45° and with a minimum clearance of 150mm. These requirements apply to activities within an existing highway and are relevant to the installation of pipes, cables, ducts, etc. up to and including 250mm in diameter (*see illustration below*). Necessary protection measures for installations greater than 250mm in diameter and/or in private land will need to be agreed on an individual basis. Installations within a new development site must comply with the National Joint Utilities Group publication Volume 2: NJUG Guidelines On The Positioning Of Underground Utilities Apparatus For New Development Sites.
6. All excavation works near to YW apparatus should be by hand digging only.
7. Backfilling with a suitable material to a minimum 300mm above YW apparatus is required.
8. Adequate support must be provided where any works pass under YW apparatus.
9. Jointing chambers, lighting columns and other structures must be installed in such a way that future repair or maintenance works to YW apparatus will not be hindered.
10. Apparatus such as; railings, sign posts, etc. must not be placed in such a way that they prevent access to or full operation of controlling valves, hydrants or similar apparatus. YWS surface boxes must not be covered or buried. Any adjustment, alteration or replacement of manhole covers must be agreed on site prior to the commencement of the works with a YWS Inspector who may be contacted via our Call Centre on 0845 124 24 24.
11. Explosives shall not be used within 100 metres of any Yorkshire Water Services apparatus or installations.
12. Vibrating plant should not be used directly over any apparatus. Movement or operation by vehicles or heavy plant is not to be permitted in the immediate vicinity of YWS plant or apparatus unless there has been prior consultation and, if necessary, adequate protection provided without cost to YWS.
13. **Under no circumstances** should thrust boring or similar trenchless techniques commence until the actual position of the Company's mains/services along the proposed route have been confirmed by trial holes.
14. Any alterations to the highway should be notified following the procedures outlined in the New Road and Street Works Act 1991 Code of Practice; Measures Necessary Where Apparatus Is Affected By Major Works (Diversionary Works).
15. You will be held responsible for any damage or loss to YWS apparatus during and after completion of work, caused by yourselves, your servant or agent. Any damage caused or observed to YWS plant or apparatus should be immediately reported to YWS. Should YW incur any costs as a result of non-compliance with the above, all costs will be rechargeable in full.
16. You should ensure that nothing is done on the site to prejudice the safety or operation of YWS employees, plant or apparatus.
17. In accordance with the New Roads and Street Works Act 1991, Chapter 22, Part 3, Section 80. The location of any identified YW asset "*which is not marked, or is wrongly marked, on the records made available*" should be communicated back to Yorkshire Water. The location of the apparatus should be identified on copies of the supplied plans which should be returned to Yorkshire Water (Asset Records Team) with photographic supporting evidence where possible.
18. The Government has decided that responsibility for private sewers serving two or more properties and lateral drains (the section of pipe beyond the boundary of a single property, connecting it to the public sewer) will be transferred to the water companies on Oct 1 2011.












Private pumping stations will also transfer during the period 1 October 2011 – 1 Oct 2016. Records of these assets may not yet be shown on the existing mains record drawing(s). If you encounter any of these assets you must inform Yorkshire Water Services Ltd (YWS).

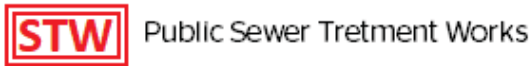
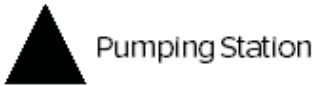
19. Please note that the information supplied on the enclosed plans is reproduced from Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence Number 1000019559.
20. This information is for guidance only and the position and depth of any YW apparatus is approximate only. Likewise, the nature and condition of any YW apparatus cannot be guaranteed. YW has no responsibility for recording the locations of privately owned apparatus. As of 1 October 2011, there may be some lateral drains and/or public sewers which are not documented on YW records but may still be present. For the avoidance of doubt, this information is not a substitute for appropriate professional and/or legal advice. YW accepts no responsibility for any inaccuracy or omissions in this information. The actual position of YW apparatus must be determined on site by excavating trial holes by hand. YW requires a minimum of two working days' written notice of the intention to excavate any trial holes before any excavation can be undertaken. If there are any queries in this respect please contact Yorkshire Water on 0845 124 24 24.

Property Identifier









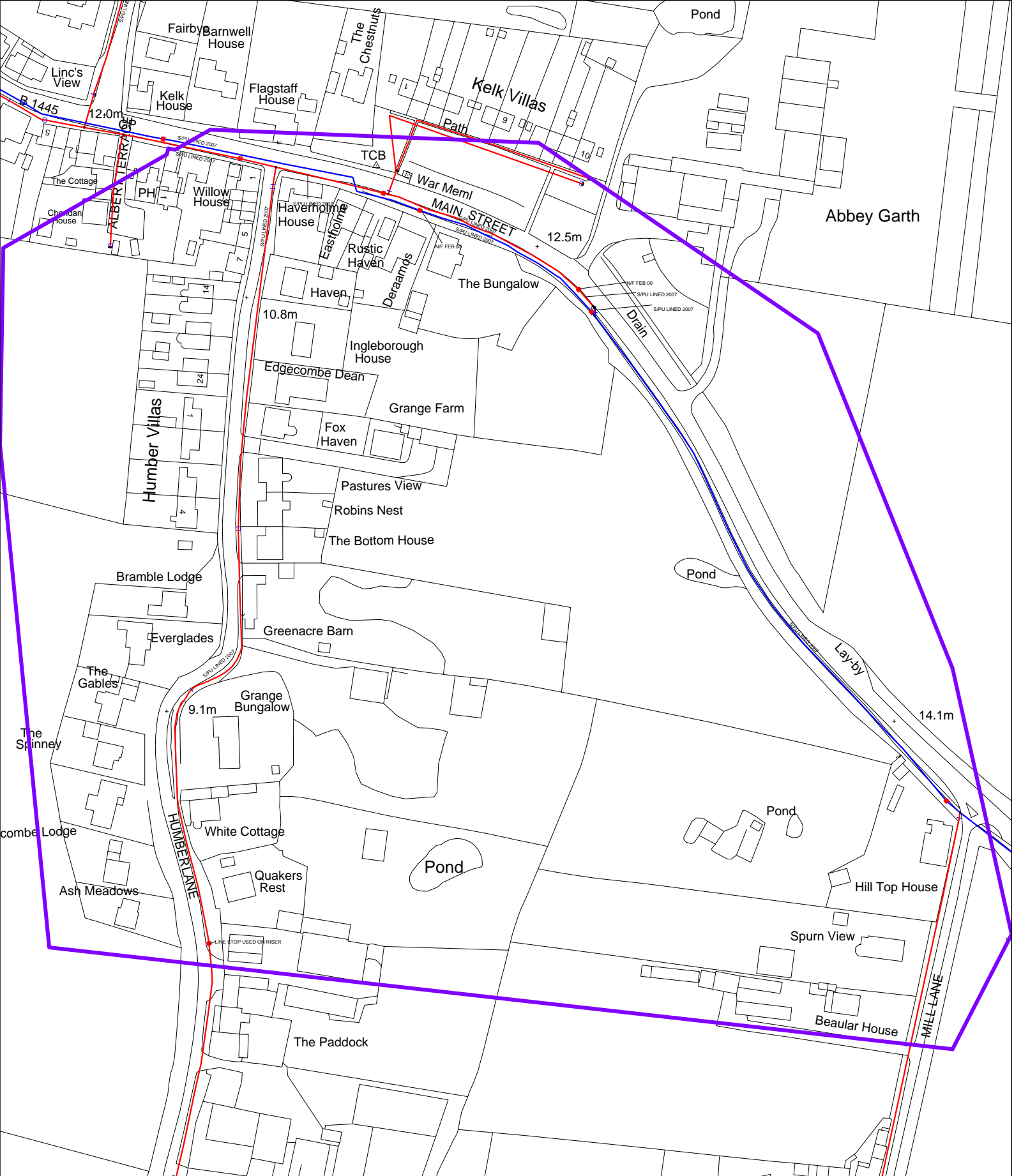
Sewer Legend

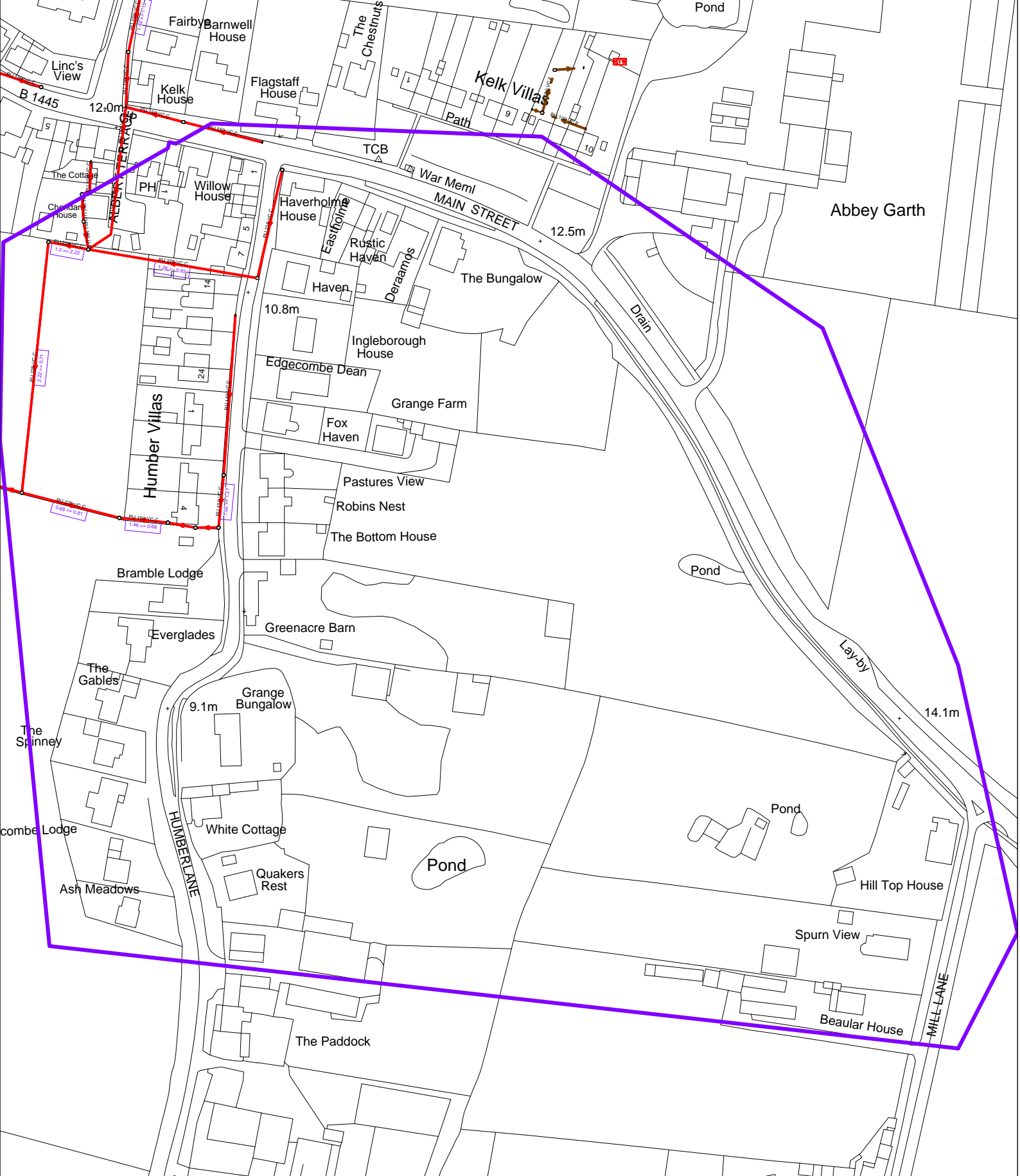
-  Combined Sewer
-  S24 Combined Sewer
-  Surface Water Sewer
-  S24 Surface Water Sewer
-  Foul Sewer
-  S24 Foul Sewer
-  Section 104 Sewer
-  Rising Main
-  Overflow Sewer
-  Abandoned Sewer
-  Syphone Sewer & Vacuum Sewer



Water Legend

-  Water Main 4" and below
-  Water Main 4" and above
-  Raw Water Main
-  Private Water Main
-  Fire Hydrant
-  Pumping Station





Public Waste Water Network 25/04/2022 14:13:35 OS Grid Coordinates: 534276 : 420581 Map Name : TA3420NW svcGISSafeMovePD

From: [Elgood, Jasper](#)
To: [Sophie Isaacs](#)
Subject: Your Enquiry: RFI/2022/260877
Date: 24 May 2022 13:12:18
Attachments: [image001.png](#)
[Planning advice for developers.pdf](#)
[Defences Details 260877.pdf](#)
[Flood History Map 260877.pdf](#)
[Supporting Information 260877.pdf](#)
[Asset Map 260877.pdf](#)
[Conditional Licence 260877.pdf](#)

You don't often get email from jasper.elgood@environment-agency.gov.uk. [Learn why this is important](#)

Our Ref: RFI/2022/260877

Dear Sophie,

RE: Provision of Product 4, 5 & 6 for Land East and West of Grange Farm, Humber Lane, Welwick, East Riding of Yorkshire, HU12

OSA

Request for information under the Freedom of Information Act 2000 (FOIA) / Environmental Information Regulations 2004 (EIR)

Thank you for your enquiry which was received on 25/4/22.

The requested data is attached. Please also find attached a 'Supporting Information' document which should be read in conjunction with this data.

This information is provided subject to the Open Government Licence ([here](#)). Please read for details of permitted use.

Planning Advice

If you are using our data to inform a development proposal, we encourage you to contact our Sustainable Places team for pre-planning application advice. Their advice can help you solve key environmental issues early, reduce the chance of an objection, and help you design a more sustainable development for proposed planning applications. If you would like to take advantage of this service, our advisers will be able to provide further information and estimated costs for any detailed advice. Please contact our Sustainable Places Team by e-mail at sp-yorkshire@environment-agency.gov.uk for further information.

For general enquiries relating to your development or our role within the planning system, please refer to the attached 'Planning advice for developers' document.

I hope that we have correctly interpreted your request. We respond to requests for recorded information that we hold under the Freedom of Information Act 2000 (FOIA) and the associated Environmental Information Regulations 2004 (EIR).

If you are not satisfied with our response to your request for information you can contact us within 2 calendar months to ask for our decision to be reviewed.

If you require any further help, please do not hesitate to contact me.

Yours sincerely,
Jasper

Jasper Elgood

Enquiries Officer | Enquiries Team | C&E Department | Yorkshire Area

Environment Agency

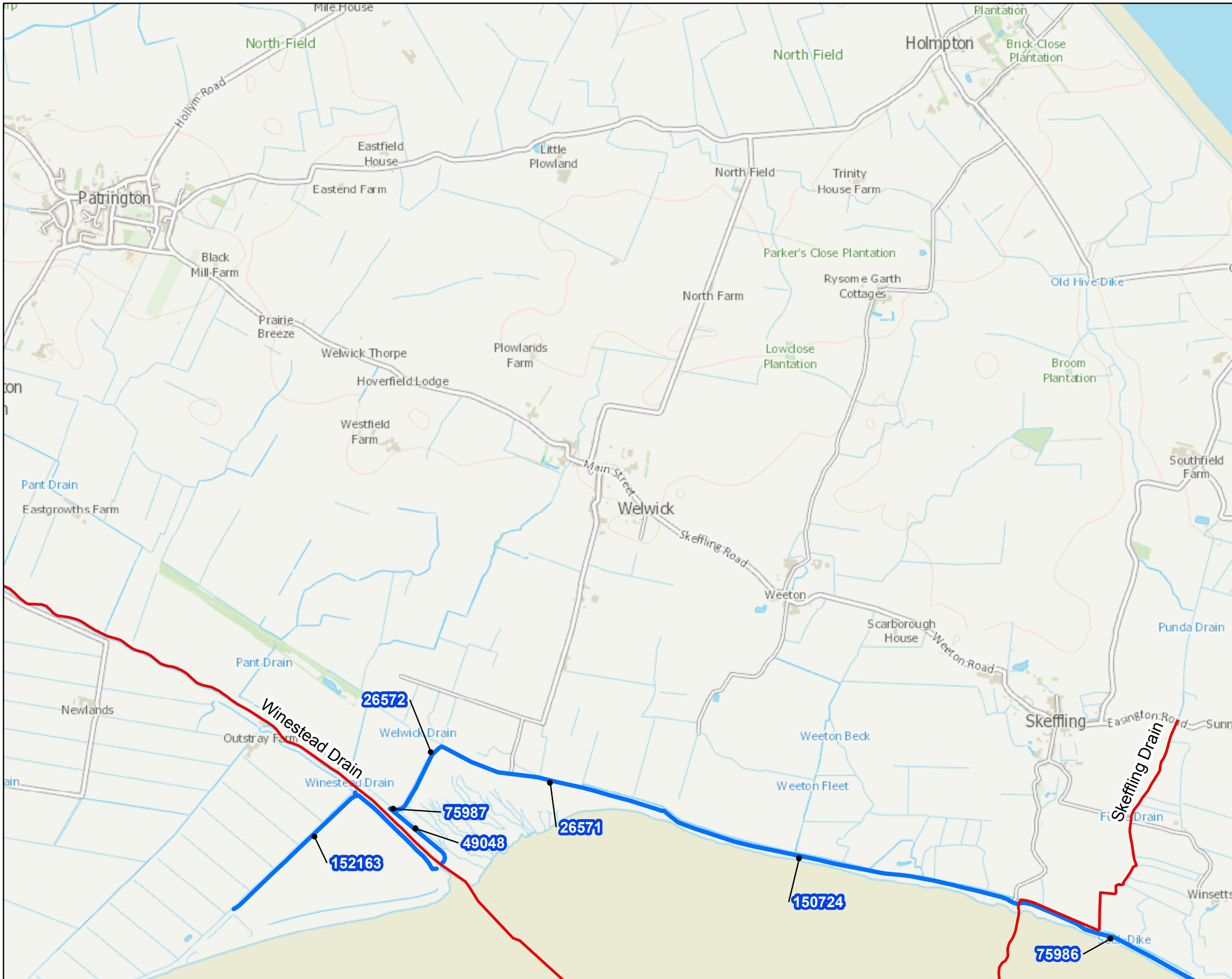
Jasper.Elgood@environment-agency.gov.uk

Enquiries Team Tel | 020 847 48174

Enquiries Team Email | neyorkshire@environment-agency.gov.uk



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Scale: 1:24,000



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LEGEND

- Main River
- Defences (EA maintained)**
- asset_sub_**
- Embankment

Defences (EA Maintained) - RFI/2022/260877

ASSET ID	DESCRIPTION	ASSET MAINTAINER	ASSETS TYPE	LENGTH (m)	ACTUAL Downstream Crest Level (mAOD)	ACTUAL Upstream Crest Level (mAOD)	PROTECTION	TARGET CONDITION	OVERALL CONDITION	DESIGN STANDARD OF PROTECTION (SOP)
150724		Environment Agency	Embankment	2291.73	4.90	5.11	Coastal	2	3	25
152163		Environment Agency	Embankment	1741.79	5.78	5.74	Coastal	2	2	200
26571		Environment Agency	Embankment	1181.70	5.07	4.66	Coastal	2	3	25
26572		Environment Agency	Embankment	308.46	4.67	5.27	Coastal	2	5	25
49048		Environment Agency	Embankment	491.42	5.01	4.77	Coastal	2	3	25
75986		Environment Agency	Embankment	2555.86	4.97	4.92	Coastal	2	3	25
75987		Environment Agency	Embankment	455.69	4.80	5.27	Coastal	2	3	25

2022/RFI/260877 Flood History Map centred on 534503E 420840N

Date created: 23/05/2022

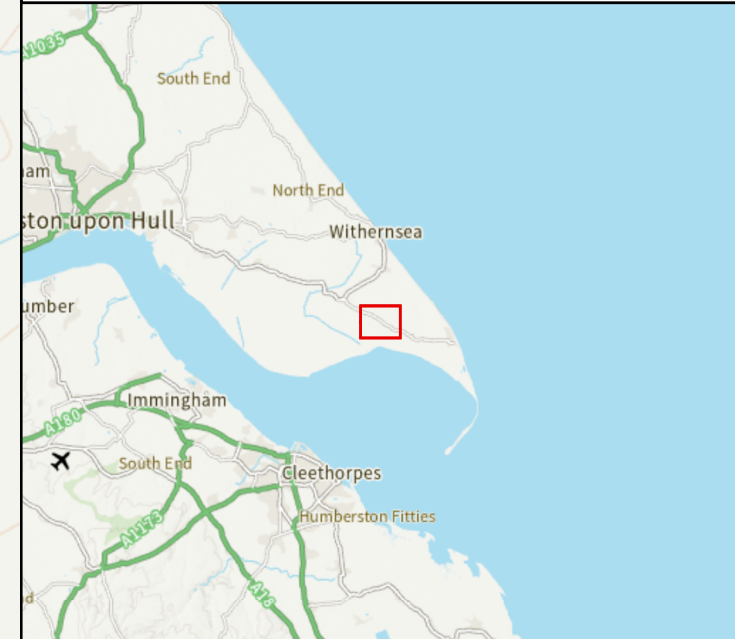


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Scale: 1:10,000

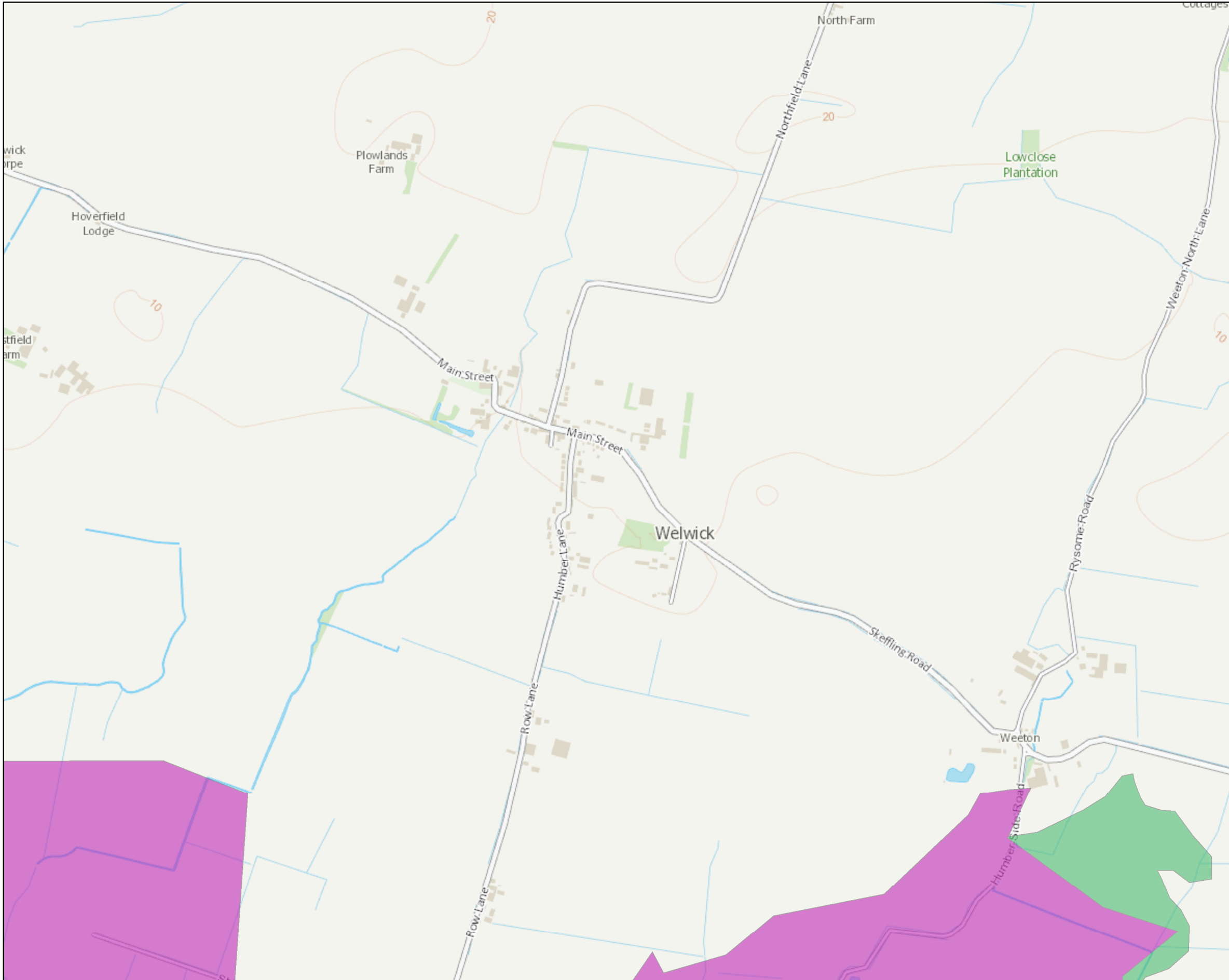


when reproduced @ A3



LEGEND

-  Main River
- Recorded Flood Outlines**
-  East Coast Tidal Event 5th December 2013
-  123 January 1982 - Skeffling



The Flood Map for Planning

The Flood Map for Planning (Rivers and Sea) can be viewed and downloaded as a PDF file on GOV.UK by following this link: <https://flood-map-for-planning.service.gov.uk> or downloaded in GIS format under an open data licence from the following address: <https://data.gov.uk/publisher/environment-agency>

Please type Flood Map for Planning in the search box.

What is the Flood Map for Planning?

The Flood Map for Planning provides information on flooding from rivers and the sea for England and Wales. The Flood Map also has information on flood defences and the areas benefiting from those flood defences.

The Flood Map for Planning shows the following:

1. Flood Zone 3 (dark blue area on the enclosed map): natural flood plain area that could be affected by flooding from rivers and/or the sea – not taking into account the presence of any flood defences
 - For flooding from rivers the map indicates the extent of a flood with a 1% (1 in 100) chance of happening each year;
 - For flooding from the sea the map shows the extent of a flood with a 0.5% (1 in 200) chance of happening each year.
2. Flood Zone 2 (light blue area): natural flood plain area that could be affected by flooding from rivers and/or the sea – not taking into account the presence of any flood defences. Flood Zone 2:
 - indicates the extent of a flood with a 0.1% (1 in 1000) chance of happening each year.
 - and/or indicates the greatest recorded historic flood, whichever is greater.
3. Flood defences built in the last five years to protect against river floods with a 1% (1 in 100) chance of happening each year, together with some natural or constructed entities which retain, store or channel water and which may protect against smaller floods.
4. Areas benefiting from flood defences - areas that benefit from the flood defences shown, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would flood.

Flood History

To the best of our knowledge there is no known flood history for this site. However, in close proximity to this location we do have some flood history available (see enclosed map). The extent of flooding, and/or flood level information is only shown for those watercourses surveyed after the flood. Other flooding may have occurred which is not shown. This is the best information currently available.

Name	Start Date	End Date	Flood Source	Flood Cause	Flood Map Status	Historical Flood Map Status	Source of data
East Coast Tidal Event 5th December 2013	05/12/2013	06/12/2013	main river	overtopping of defences	considered and accepted	considered and accepted	Aerial Photography
123 January 1982 - Skeffling	01/01/1982	31/01/1982	ordinary watercourse	obstruction/blockage - channel	considered and accepted	considered and accepted	Survey

Water causing flooding can come from different places, for example from rivers or the sea; surface water (i.e. rainwater flowing over or accumulating on the ground before it is able to enter rivers or the drainage system); overflowing or backing up of sewers or drainage systems which have been overwhelmed or from groundwater rising up from underground aquifers.

Please note that this record doesn't include all of the flooding that may have occurred including and since 4th August 2021.

Given the process of recording, verifying and updating our record from major floods is extensive and may take a considerable amount of time.

Assets

Asset Location Map

Please find attached asset map(s) showing location of all (Agency and non Agency maintained) flood defences.

Description of Works

See attached table with description of the defences shown on the above drawing, including condition ratings, upstream and downstream crest levels, where available.

Risk of Flooding – Environment Agency Defences

The risk of flooding in this area is now reduced by the presence of flood defences that we maintain, but there still is a residual risk of flooding if these were to breach or be overtopped by a flood greater than that for which they were designed.

Risk of Flooding – Privately Maintained Defences

You will see that the Environment Agency does not maintain any of those defences. However we undertake regular risk based visual inspections. We do not hold design levels and have no height information on these defences.

Asset Condition Ratings

The performance of a flood defence asset is recorded as the condition of the asset. Our asset inspectors subjectively assess the conditions of assets (during visual inspection site visits) with reference to a national standard template. Each asset is given a rating between one and five with one being very good condition and five being very poor. A condition rating of 3, or 'fair' is the minimal acceptable standard for a critical asset, such as a defence wall that protects properties. We are striving to improve all assets below 'fair' to an acceptable standard.

Asset inspections are done on average every six months, although some critical assets are assessed on a more regular basis. It is possible that adjacent assets are inspected on different dates, which may result in two assets of a similar state of repair having different condition ratings.

Condition ratings of assets may also be affected by the time of year the surveys are conducted, as vegetation may obscure the asset in the summer months, or accessibility may be an issue during winter months. These factors would not usually affect the recorded condition rating of an asset unless the asset is on a borderline between two ratings.

Asset Standard of Protection

Please note that the provided Design Standard of Protection is an estimate and should not be relied on. Please note that where available the defended flood extents provide more reliable information relating to the protection offered by the defence (i.e. at which return period the water levels are likely to overtop the defence). If available and required the defended flood extents can be provided on request.

Please note that information about high ground, structures (such as weirs, control gates or screens) and channels (culverts) are no longer given out in Product 4, unless specifically requested. If you'd like to see this data, please let us know.

Modelling

Please note that as you requested both Product 4 and 6, in order to avoid duplication of information, data provided in digital form such as in-channel water levels, flows and location of the cross sections are not provided as maps and tables in pdf format.

Humber Extreme Water Levels, 2021, Humber Tribs – Winestead, 2020

We have provided you with a copy of the Model Data Files for the 2021 Humber Extreme Water Levels and 2020 Humber Tribs – Winestead. Also provided is a copy of the Modelling Reports (Product 5). They can be downloaded from the ShareFile link below:

2021 Humber Extreme Water Levels: <https://ea.sharefile.com/d-s3eea8866f2794003842e8309da1606d1>

2020 Humber Tribs – Winestead: <https://ea.sharefile.com/d-s11da1aad8d864d8daf30a875df45cdbc>

There is a Conditional Data Licence associated with the provision of the Model. This sets out the Terms and Conditions for the uses of the Data.

Climate Change

Updated guidance on how climate change could affect flood risk to new development - '[Flood risk assessments: climate change allowances](#)' was published on gov.uk on 19 February 2016. You should confirm the flood risk vulnerability classification and lifetime of your proposed development in line with NPPF and apply the appropriate climate change allowances.

Bespoke Flood Risk Assessment (FRA) advice:

If the pre-application advice is required with regards the preparation of a site-specific Flood Risk Assessment, this can be requested via the Yorkshire Sustainable Places team (email: sp-yorkshire@environment-agency.gov.uk). Charges may apply for any advice that is provided, this currently stands at £100 per hour per person. The [.gov.uk](#) pages provide a good starting point on what to include within a site-specific Flood Risk Assessment and can be accessed via <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>. A site-specific Flood Risk Assessment will need to consider flood risks from all sources, including those associated with defence failure (e.g. breach) and accounting for the predicted impacts as a result of climate change. Please contact the Sustainable Places team if you require advice on how to include these within a Flood Risk Assessment.

Other

Surface Water Map

Lead Local Flood Authorities (LLFA) are responsible for managing local flood risk from surface water flooding and groundwater flooding. You should check with the LLFA as they may have more up to date information regarding this type of flooding.

The Risk of Flooding from Surface Water Flood Map can be viewed and downloaded as a PDF file on GOV.UK by following this link: <https://flood-warning-information.service.gov.uk/long-term-flood-risk>

Surface Water Drainage

The Lead Local Flood Authority is the statutory consultee for planning matters relating to surface water drainage, therefore it is recommended they should be consulted separately regarding this.

Surface water discharge from new development should ideally 'mimic' the pre-development situation using a sustainable drainage system so that the flow and volume of water in watercourses is not increased.

A permit may be required, under the Environmental Permitting Regulations 2016 from the Environment Agency for any proposed works or structures in, under, over or within eight metres of a 'main river' (e.g. a new outfall). A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Risk of Flooding from Reservoirs Map

Outlines and simplified depth and velocity maps can be viewed on our website:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/#x=438988&y=406600&scale=2>

Please, zoom into the location of interest, and then click on the inundated location for details. As a result a list of reservoirs will be provided with supporting information and a links to other data, such as estimated depths and speed of flooding, at the bottom of the result page.

A map of showing the outlines can also be provided on request.

Flood Warning

The site is not covered by a Flood Warning.

LIDAR Data

Please note that our LiDAR data is now available free of charge (Open Data) from <http://environment.data.gov.uk/ds/survey/index.jsp#/survey> (once zoomed to the relevant location the available LiDAR products will be listed below the map).

Two LIDAR products are available:

1. Tiled LIDAR data - The full tiled dataset consists of historic LIDAR data which has been gathered since 1998. For some areas we have carried out repeat surveys and data is available in a range of resolutions.
2. Composite LIDAR data - The composite dataset is derived from a combination of our full tiled dataset which has been merged and re-sampled to give the best possible spatial coverage.

Light Detection and Ranging (LIDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. This technique results in the production of an accurate, cost-effective terrain model suitable for assessing flood risk and other environmental applications.

The Environment Agency owns two LIDAR systems, which are installed in a survey aircraft along with its other operational remote sensing instruments.

The aircraft is positioned and navigated using Global Positioning System (GPS) corrected to known ground reference points. The aircraft typically flies at a height of about 800 metres above ground level and a scanning mirror allows a swath width of about 600 metres to be surveyed during a flight.

The Rights & Responsibilities of a Riverside Owner

The owner of property adjacent to a watercourse is usually deemed to be the riparian owner and, as such, has both riparian rights and responsibilities with regard to the watercourse within their ownership.

For more information on Rights and Responsibilities of a riverside owner, you can visit our website at:

<https://www.gov.uk/guidance/owning-a-watercourse>

Ordnance Survey Data

Under the terms of our licence agreement with the Ordnance Survey, we are unable to supply the OS data. Under this agreement we can only supply OS data to consultants/contractors carrying out work on our behalf.