



YorkshireWater

**Head of Planning & Development
Management
East Riding of Yorkshire Council
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**Yorkshire Water Services
Developer Services
Sewerage Technical Team
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**Your Ref: 24/03336/STPLF
Our Ref: A006152**

15th January 2025

Dear Sir/Madam,

Land South Of Raich Carter Way Dunswell – Creation of a park and ride with ancillary buildings including canopied waiting areas, welfare building and plant building; a bus depot; a petrol filling station with shop, car wash and EV charging bays; three drive through restaurants; creation of two vehicular accesses off Beverley Road; creation of two vehicular accesses off Raich Carter Way; and erection of an acoustic fence, with ancillary landscaping and infrastructure

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

Water Supply

NOTE- it appears from the submitted site layout that buildings will be sited over the public water supply infrastructure located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public water network and is not acceptable. We therefore OBJECT to the development layout as currently shown. I strongly advise that, prior to determination of this application, the site layout is amended to allow for adequate protection of the water mains.





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1.) A 1000mm diameter water main crosses the development site. The main is of strategic importance to the supply of Hull and the East Riding of Yorkshire.

a.) The water main is lawfully retained in its existing position and the water supply undertaker (Yorkshire Water) is entitled to have the pipe remain so without any disturbance. The provisions of Section 159 of the Water Industry Act 1991 provides that the water supply undertaker may "inspect, maintain, adjust, repair or alter" the pipe. These rights are given to enable the water supply undertaker to perform its statutory duties unhindered.

2.) In addition to its statutory rights Yorkshire Water (YW) has the benefit of an easement affording protection of the water main.

a.) The easement is a 12m wide strip of land, nominally 6m either side of the centre line of the main.

The deed of easement specifies that:

(a) within the said strip of land no building or erection or structure (save fence walls) shall be erected and no tree shall be planted

(b) the level of the surface of the said strip of land shall not be materially lowered so as to reduce the cover of soil and other material above the said water main

(c) within the said strip of land no stack or foldyard or ornamental garden or other works or development shall be constructed or carried out nor shall the surface be raised in such a way as to render the operation of gaining access to the said apparatus or of reinstating the premises thereafter materially more difficult or lengthy

(d) nothing shall be done caused or permitted within the said strip of land which may damage the said apparatus or pollute the water in the said water main

e.) Additionally, the deed comments on agricultural practices and specifies that hedging works must not obstruct the said apparatus.

3.) Accordingly YW objects to the layout of that part of the proposed development which encroaches within the easement. The conditions specified in the deed are necessary in order to provide adequate protection of the public water supply.

4.) The developer should be made aware of YW's 24" diameter water main along Beverley Road. It is the developer's responsibility to ensure that the water main is not affected by the construction of vehicular accesses.



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a.) Any conflict between construction in the highway and the water main can be resolved in accordance with the New Roads and Street Works Act and the HAUC Code of Practice "Measures Necessary Where Apparatus is Affected by Major Works (Diversionary Works). Under Section 84 of the New Roads and Street Works Act Yorkshire Water as a statutory undertaker is entitled to take such steps as deemed necessary to protect its interests in its apparatus.

b.) In the event of a conflict between construction work and YW's 24" main in the public highway the main can be diverted at the developer's cost.

c.) If necessary, the developer can apply for a mains diversion via the Developer Services section of the YW website:

<https://www.yorkshirewater.com/developers/water/water-main-diversion/>

5.) The position of apparatus shown on YW plans is indicative only. The exact position and depth of apparatus can only be determined by excavation or survey. -

For Assistance with main survey please contact YW on 03451 24 24 24.

Yours faithfully

Reuben Thornton
Developer Services Team

