



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**

19th February 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

Yorkshire Water maintains the objection

- 1.) As previously specified: "(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"
- a.) The deed of easement is explicit in the assertion that no works or development shall be constructed or carried out within the easement.





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b.) The proposed site layout indicates that although no buildings are proposed within the easement there is still a proposal to construct and carry out elements of the development within the easement . Clause (c) of the deed makes clear that no such works will be permitted within the easement.

c.) In practical terms YW requires that the easement remains as a sterile strip so that the strategic assets within which provide the public water supply are given adequate protection.

d.) The site layout should be amended to comply with the deed of easement after which YW can consider removing its objection.

Yours faithfully

Reuben Thornton
Developer Services Team