

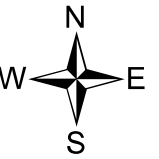
Flood Map for Planning for Land off Lee Lane, Royston

Date Created: 13.10.16 RFI: 24990

www.environment-agency.gov.uk

Scale: 1:10,000

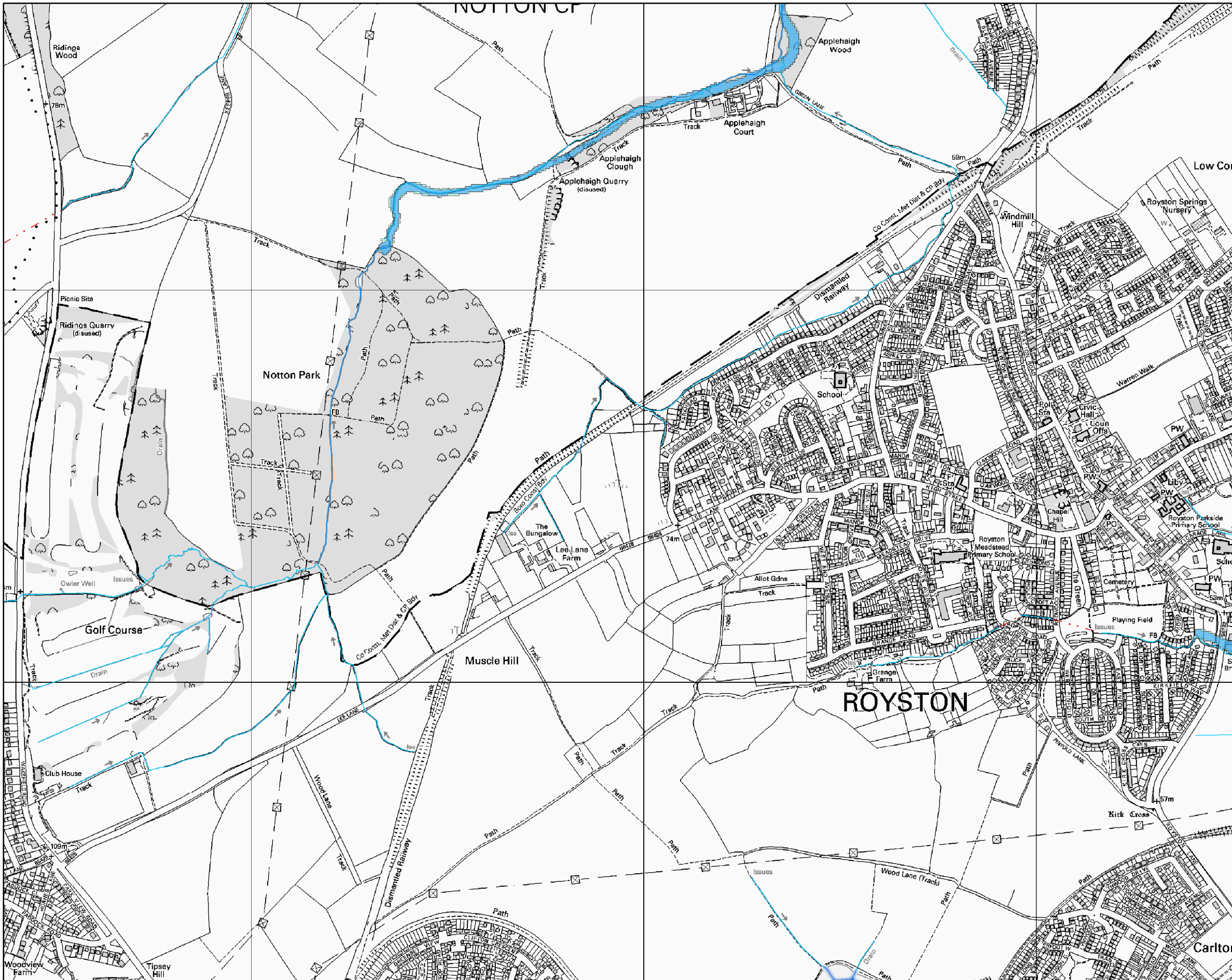
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LEGEND




Detailed River Network
CDS_CONTEXT.DRN.RIVERTYPE

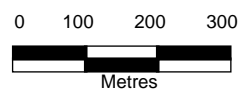
- Primary River
- Secondary River
- Tertiary River
- D/S of High Water Mark
- D/S of Seaward Extension
- Lake / Reservoir
- Canal
- - - Extended Culvert (greater than 50m)
- Canal Tunnel
- Underground River (inferred)
- Underground River (local knowledge)
- Flood Zone 2 (FZ2)
- Flood Zone 3 (FZ3)



Risk of Flooding by Surface Water for Land off Lee Lane, Royston

Legend

-  Flood Extent 1 in 30
-  Flood Extent 1 in 100
-  Flood Extent 1 in 1000



APPENDIX E

WATER AUTHORITY CONSULTATION



YorkshireWater

**Mr M Stokes
Arp Associates
Unit 5/6 Northwest Business Pk
1ST FLR Servia Hill
Woodhouse
Leeds
LS6 2QH**

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

**Tel: 0345 120 8482
Fax: (01274) 372 834**

**Your Ref:
Our Ref: S015357**

**Email:
Technical.Sewerage@yorkshirewater.co.uk**

**For telephone enquiries ring:
Chris Roberts on 0345 120 8482**

14th October 2016

Dear Mr Stokes,

Lee Lane, Royston - Pre-planning sewerage enquiry on R322541 - Residential

Thank you for your recent enquiry. Our charge of £152.00 (plus VAT) will be added to your account with us, reference ARP013. You will receive an invoice for your account in due course.

Please find enclosed a complimentary extract from the Statutory Sewer Map which indicates the recorded position of the public sewers. Please note that as of October 2011 and the private to public sewer transfer, there are many uncharted Yorkshire Water assets currently not shown on our records. The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site and are valid for a maximum period of twelve months.

Existing Infrastructure

There is a 450mm diameter public surface water sewer recorded within the site. No buildings, or other obstructions, are to be erected within 3.5 (three point 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 185 of the Water Industry Act 1991 an application should be made in writing. To discuss this matter, please telephone 0345 120 84 82.

There is an outfall to a watercourse, under the control of Yorkshire Water, located within the site. Vehicular access, including with large tankers, could be required at any time.

(Please note:- due to the change in legislation on 01/10/2011 there may be public sewers within the site boundary which is not recorded on the Statutory Sewer Map the presence of which should be taken into account in the design of the scheme)

Foul Water

Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

Foul water domestic waste should discharge to the 225 mm diameter public foul water sewer recorded in Parkhead Close, at a point approximately 40 metres from the site. Although this sewer is not shown on the attached sewer map, it has transferred as a public asset under the Private to Public sewer transfer.





From the information supplied, it is not possible to determine if the whole site will drain by gravity to the public sewer network. If the site, or part of it, will not drain by gravity, then it is likely that a sewage pumping station will be required to facilitate connection to the public sewer network. If sewage pumping is required foul water discharge must not exceed 5 (Five) litres per second.

Surface Water

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.

The local public sewer network does not have capacity to accept any discharge of surface water from the proposal site. If SuDS are not viable, the developer is advised to contact the Environment Agency/local Land Drainage Authority with a view to establishing a suitable watercourse for discharge.

It is understood that a watercourse is located through the site. This appears to be the obvious place for surface water disposal (if SuDS are not viable).

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.

Other Observations

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 0345 120 84 82.

An off-site foul and surface water sewer may be required which may be provided by the developer and considered for adoption under Section 104 of the Water Industry Act 1991. Please telephone 0345 120 84 82 for advice on sewer adoptions. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991 for which an application must be made in writing. For further information, please telephone 0345 120 84 82.

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 0345 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.



YorkshireWater

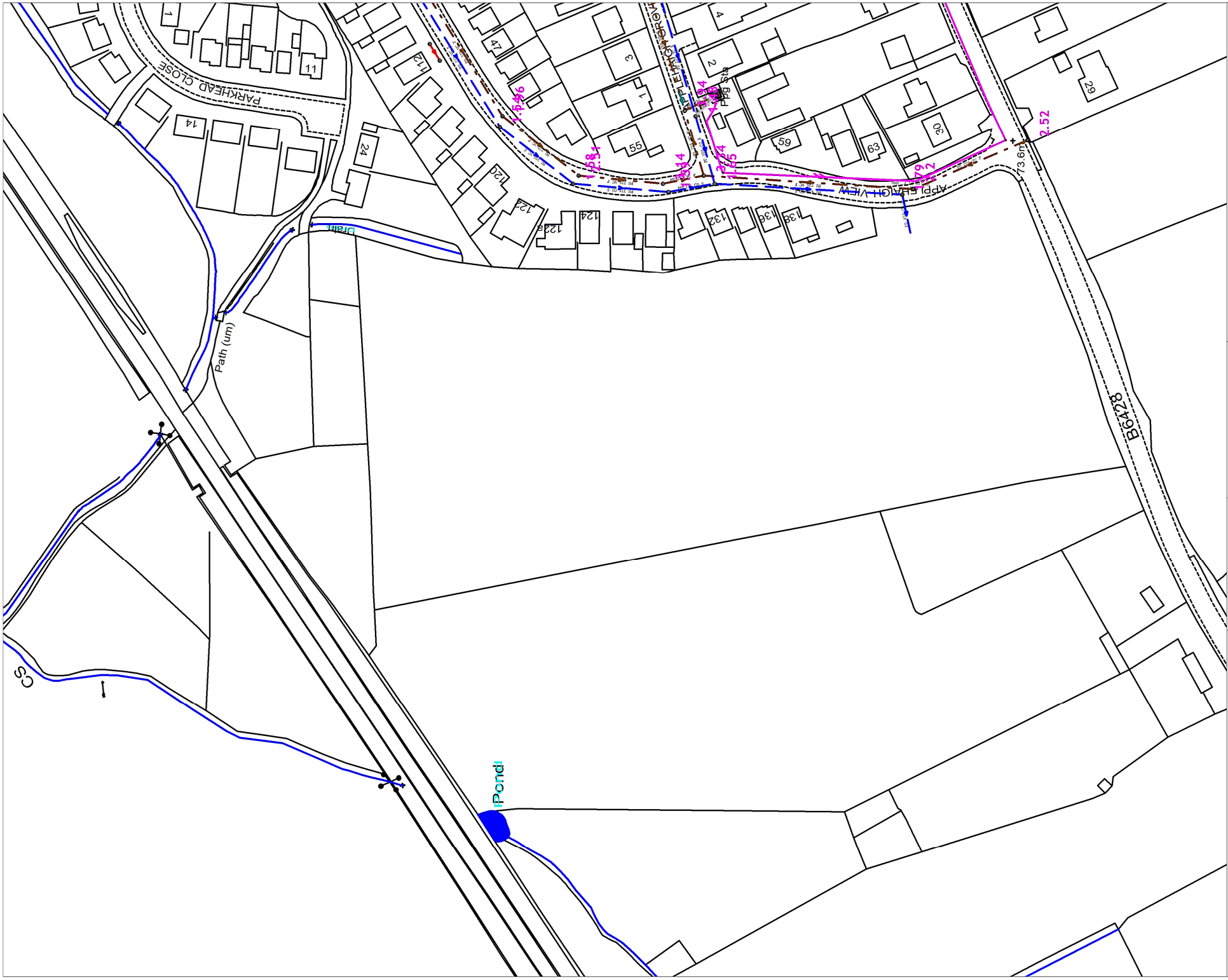
In this event, the developer may be required to enter into a formal agreement with Yorkshire Water Services under Section 115 Water Industry Act 1991 to discharge non-domestic flows into the public sewer network.

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 sincerely

A handwritten signature in black ink, appearing to read 'Chris Roberts'.

Chris Roberts
Sewerage Technician
Developer Services



434608 : 411357	Map Name : SE3411SE Yorkshire Water, PO Box 600, Halifax Road, Bradford BD6 2LZ Contact Name : YorMap Advisor C ROBERTS Contact Tel : 87 2582	Title Notes	Partial Key Foul Sewer = F Combined Sewer = C Surface Water Sewer = SW Trade Sewer = TD Partially Separate = PS	Date Rec : 14/10/2016, 09:39:21 Date Gen : 14/10/2016, 09:39:32
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		<p>This plan is furnished as a general guide only and no warranty are to be given upon the accuracy of the information shown. It is not to be used for any purpose other than that for which it is intended. No liability is accepted for any loss or damage arising from the use of this plan.</p>	
<p>Source : Sewer Network Enquiry</p>		<p>Date Rec : 14/10/2016, 09:39:21 Date Gen : 14/10/2016, 09:39:32</p>	

APPENDIX F

INDICATIVE DEVELOPMENT LAYOUT