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| Mr Anthony DeveyEast Riding of Yorkshire CouncilPlanning & Development ControlCounty Hall Cross StreetBeverleyNorth HumbersideHU17 9BA | **Our ref:** RA/2015/133730/01-L01**Your ref:** 15/03487/STPLF**Date:**  26 November 2015 |

Dear Mr Devey

**ERECTION OF 92 DWELLINGS WITH ASSOCIATED OPEN SPACE, DRAINAGE INFRASTRUCTURE AND LANDSCAPING** **DEVELOPMENT LAND SOUTH WEST OF GOOLE ROAD WEST COWICK EAST RIDING OF YORKSHIRE DN14 9TL**

Thank you for consulting us on the above planning application.

As long as there is no development within flood zone 3 (as indicated within the design and access statement), we have no objections to this proposal subject to the following condition:

**Condition (land raising)**

There shall be no land raising within flood zone 3.

**Reason:** to ensure future flood flows are not pushed onto others.

If you have any further questions, please do not hesitate to contact me.

Yours sincerely

**Nick Pedder**

Planning Adviser - Sustainable Places

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