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For telephone enquiries ring :  
Stephanie Walden on (01274) 692349

18th June 2018

Dear Sir/Madam,

**Land Comprising Field At 438082 456352 Station Road Goldsborough - Outline application for up to 36 dwellings with access considered . (Revised scheme )**

Thank you for consulting Yorkshire Water regarding the above proposed development. If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and YW infrastructure:

**Construction shall not commence until it has been demonstrated to the satisfaction of the Local Planning Authority that on -site and off-site works to ensure an adequate water supply , that will not cause detriment to existing properties within the area , can be provided in a timely manner to serve the development . The approved scheme shall be fully implemented in accordance with the timing and phasing arrangements embodied within the scheme and the number of properties to be constructed within that phase , or within any other period or number of properties as may subsequently be agreed in writing , by the Local Planning Authority . (In the interest of public health and to protect the strategic water supply ).**

**The site shall be developed with separate systems of drainage for foul and surface water on and off site.  
(In the interest of satisfactory and sustainable drainage )**

**No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall , other than the existing local public sewerage , for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority .  
(To ensure that the site is properly drained and in order to prevent overloading , surface water is not discharged to the foul sewer network )**

The following information is relevant to the above conditions

**Water supply**

Due to the quantum of new development occurring within the Harrogate/Knaresborough/Boroughbridge area, reinforcement of the distribution network is required. YW is currently investigating the water supply requirements for the growth aspirations of Harrogate District Council and is aware that this site has been included in the emerging Local Plan housing allocations.

**Waste 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

The Technical Note prepared by JNP Group (Report TN002 Rev A dated 15/12/2017) is acceptable. In summary, the report states that sub-soil conditions support the use of soakaways and this is the method to be used throughout the site for surface water disposal. As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.

Foul water domestic waste should discharge to the 150mm diameter public foul water sewer recorded between 16 Station Road and Fairhaven. An off-site foul water sewer may be required. This may be provided by the developer and considered for adoption by means of a sewer adoption agreement under Section 104 of the Water Industry Act 1991. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991.

Yours faithfully

**Stephanie Walden**  
**Land Use Planning Manager**